The Stables
Coleshill Estate
Oxfordshire

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The Stables, Coleshill Estate, Oxfordshire

Historic Building Investigation and Recording

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Summary

Coleshill House was constructed in the mid 17th century and it was of outstanding architectural significance, forming one of the first examples of neo-classical architecture in the country. Unfortunately the house was pulled down in the 1950s following a devastating fire and the estate, which includes a very well preserved mid 19th century model farm, was given to the National Trust.

In the 1830s a new stableyard was constructed a short distance to the north of the house and the north range from this has also recently been severely damaged in a fire. The National Trust will restore this structure, which has been partially gutted, and prior to this work they have commissioned Oxford Archaeology to undertake historic building investigation and recording.

The investigation has helped to confirm the nature of the construction of the building, the different uses of each area and the secondary alterations to the structure.

Prior to the recent fire the exterior of the building remained close to its original form but some alterations had been undertaken to the interior, partly relating to a phase of re-use during the Second World War. This phase of the stableyard was one of the most interesting aspects of the building's history because it was reused by the Auxiliary Units, a highly secretive organization which would have formed an important part of Britain's resistance in the event of a Nazi invasion.

Nothing in the project has cast any real doubt on the 1830s date for the construction of the structure although an unusual quirk was noted in the fact that the external brickwork surrounding each of the windows was not bonded to the brickwork immediately inside forming the inner surroundings to the openings. This creates straight joints in the window jambs between the inner and outer brickwork and although this could indicate different phases of work this is considered to be unlikely in this case. In this building it is more likely that the structural breaks result from different grades of bricklayer undertaking the finer external work (including rubbed brick lintels) to the lower grade bricklayer undertaking the internal work. It could be that the main shell of the building had already been erected when the higher grade brick layer came to site to create the external brickwork around the openings.

1 INTRODUCTION

1.1 Scope of work

1.1.1 Oxford Archaeology (OA) was commissioned by the National Trust (NT) to undertake historic building recording on a range within a stableyard at their Coleshill estate NT HBSMR Event No. ENA8616). The building was substantially damaged in a fire on 31 July 2016 and the recording has been undertaken prior to the repair and reconstruction of the building. The stables forms part of a larger complex of buildings which form a single Grade II listed building.

1.1.2 The National Trust's archaeological survey of the Buscot and Coleshill Estate (1992) describes the overall stable range thus:

1.1.3 *A long building of three ranges, north-west (the longest section, north-east and east, enclosing a stone setted yard with the rear of the Clock House (153630) on the south side. The two storey buildings are constructed of coursed limestone rubble with brick dressings round doors and windows and brick quoins. The roof which is half hipped at each end is covered with stone tiles. There are three ridge chimney stacks toward the west end of the north west range. The buildings were built as stables and coach house in about 1830, the ground floor with high ceilings, the doorways having a window incorporated within the doorframe over the door, also there are full size sash windows. The upper floor has a low ceiling with half size sash windows, this upper floor probably accommodated grooms and possibly other estate workers or servants. The western end of the north-west range is still used as two cottages with the accommodation on the upper floor.*

1.1.4 Prior to the fire the building was in use as two tenanted cottages and as a light industrial premises. The garden area immediately to the north, including a lean-to against the stables range, is used by Coleshill Organics.

1.1.5 The fire essentially gutted the building, destroying the timber roof and upper floor structure. The stone walls remained standing although some sections of the uppermost part of the walls have been dismantled.

1.2 Methodology

1.2.1 A brief for a detailed programme of salvage and recording was prepared by NT in August 2016, shortly after the fire. OA briefly visited the site at this stage and took some general external photographs. However, this detailed piece of work was not commissioned and instead a reduced programme of recording was undertaken in April 2017 following the scaffolding of the building and the clearance of the interior.

1.2.2 This recording was undertaken broadly at Level 2 (as defined by Historic England in *Understanding Historic Buildings: a Guide to Good Recording Practice* (2016).

1.2.3 The Historic England guidance document states that Level 2 *'is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be 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 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...'*

1.2.4 The building recording consisted of three main elements: a drawn record, a descriptive, written record and a photographic record. Particular attention was paid to the architecture, use, construction and evolution of the building in order to understand how it functioned.

1.2.5 Historical research has also been undertaken to place the recording in its context. This has been largely based on easily available maps, secondary sources and websites (see bibliography) as well as research previously undertaken by Laura Gangadeen (NT Curator). Another very valuable previous study has been a University of Southampton PhD thesis on the History of Coleshill House undertaken in 2012 by Karen Fielder.

1.2.6 Laura Gangadeen's work and particularly that of Karen Fielder included detailed archival research so this information has been included where of relevance. However, the digital version of Karen Fielder's thesis which has been seen does not include the many plans or maps which are copyright images. Laura Gangadeen's work uncovered a considerable number of documents apparently relating to the construction of the stables in the 1830s.

1.3 Aims and Objectives

1.3.1 The main aim of the current project was to investigate, interpret and record for posterity the stables range which was severely damaged in the fire and which is to be repaired/reconstructed.

1.3.2 A wider aim was to add to the overall understanding of the Coleshill Estate and how this building fitted within it.

1.3.3 The final aim was to produce a report detailing the results of the project and to create an ordered archive.

1.4 Location

1.4.1 The stables forms part of a range of structures just to the north-west of the site of Coleshill House which itself was destroyed by fire in 1952. The stables are c.500 m north-east from the model farm which includes the NT Estate Office and other NT visitor facilities.

1.4.2 The Coleshill Estate (and wider Coleshill parish) is c.10 km to the north-east of Swindon and c.4 km north-east of the town of Highworth.

2 HISTORICAL BACKGROUND

2.1 Coleshill House and estate

2.1.1 Coleshill is mentioned in Domesday, having been created by Edward the Confessor, and in 1086 it was given to Winchester Abbey. In the mid 14th century William Edington, Bishop of Winchester, gave the land to a Priory of the Augustinian Brothers of Penitence that had been established at Edington in 1351.

2.1.2 Following the dissolution of the monasteries (1536-1541) the priory's lands were acquired by Thomas Seymour but after his execution in 1549 the manor passed to Anne Seymour Duchess of Somerset. In 1563 Queen Elizabeth granted the site of the manor to Arthur Lord Grey of Wilton and his heirs.

2.1.3 In 1601 Coleshill Manor was passed to Thomas Freke and Richard Swayne and then in 1626 it was sold to Henry Pratt (created baronet in 1641) an Alderman of the City of London. Sir Henry was succeeded in 1647 by his son Sir George Pratt and in the following 15 years he constructed Coleshill House which was, prior to its destruction in a mid 20th century fire among the

country's most important pieces of country house architecture. The building was among the earliest examples of neo-classical architecture in Britain.

2.1.4 The exact chronology and attribution of Coleshill House has been the subject of ongoing debate and it is beyond the scope of the current project to fully examine this. However, it is known with relative certainty that Inigo Jones played some role in the design, as did Roger Pratt, another influential (but less celebrated) architect who happened to be the cousin of Sir George Pratt.

2.1.5 It has been suggested that in 1647 Sir George Pratt commenced the construction of a new house at Coleshill on a site in the cucumber garden but that this was abandoned in c.1649 when Roger Pratt returned home from Italy and persuaded Sir George to start a new house on a different site at Colehill. This is said to have been on the advice of Inigo Jones. The exact date that construction commenced is not known (and Jones died in 1652) but the interiors were completed by 1662.

2.1.6 In 1674 the manor passed to George's sister Mary who was married to Thomas Pleydell and the estate then remained within this family until immediately after the Second World War.

2.1.7 The 17th century house had formal gardens with three roughly square walled terraced gardens which ran down the slope to the south-west of the house and a survey by William Brudenell in 1666 (Fig 2) also shows a series of side courts with a wall running along the village street.

2.1.8 Brudenell's plan shows that in 1666 the main east-to-west road through Coleshill ran closer to the north side of the house than it currently does and that it probably ran very close to the stable in the current project. The plan shows the gardens/grounds of Coleshill House to the south side of this road and various buildings on the north side of it.

2.1.9 Karen Fielder's study of Coleshill states that *'soon after Brudenell's plan was made some of the side courts were removed to make way for what is now the Clock House and probably for stables and other ancilliary buildings set in a service yard'.*

2.1.10 During the second quarter of the 18th century Sir Mark Stuart-Pleydell began to alter the gardens to introduce more informality and then in the later 18th century this was taken further by Jacob Pleydell-Bouverie. This included re-routing the old village thoroughfare to create a greater distance from the house to the public road. A plan dated 1775 and held at the Berkshire Record Office still shows the old route of the main road through the village passing relatively close to the clock house and with various buildings on the north side of this road (Fig 3). There are some buildings sketched on the plan on the south side of this road and one of these would probably have been very close to the building in the current study although its alignment is different. Another sketch plan survives dated 1797 (Fig 4) showing Coleshill House and the area immediately to the north and this plan strongly suggests that by this date the old road had been removed. This plan only shows a road passing east-to-west further from the house. It is also worth noting that the plan does not show any buildings in the area which later became the stableyard.

2.1.11 Through the 18th and early 19th century the Playdell-Bouverie family are known to have been great estate improving landowners and when William Cobbett visited in 1826 he said:

2.1.12 'I saw also at Coleshill the most complete farm-yard that I ever saw, and that I believe there is in all England, many and complete as English farm-yards are. This was the contrivance of Mr. Palmer, Lord Folkestone's bailiff and steward. The master gives all the credit of plantation, and farm, to the servant; but the servant ascribes a good deal of it to the master. Between them, at any rate, here are some most admirable objects in rural affairs. And here, too, there is no misery amongst those who do the work'.

2.1.13 Courtleaze Farm

2.1.14 In 1854 the Earl of Radnor constructed the model farm, known as Courtleaze Farm, c.500 m to the west of Coleshill House and this was intended to act as the Home Farm of the overall estate. This replaced the previous farmstead so admired by Cobbett in 1826. This farmstead does not include the stables in the current project but it is worthy of note to provide a fuller understanding of the estate.

2.1.15 Second World War

2.1.16 One of the most significant and interesting phases of Coleshill's history, and that of the current stableyard, came during the Second World War when the house was requisitioned to form the training headquarters for a new military group called the Auxiliary Units, a specialist part of the Home Guard. These highly secret units were intended to act as Britain's resistance following (or during) a Nazi invasion by using 'irregular warfare' and guerrilla tactics such as assassination, ambush, booby traps, demolition and sabotage.

2.1.17 Most of the information below on the Second World War history of Coleshill is taken from the website of the British Resistance Archive (http://www.coleshillhouse.com/) who have undertaken considerable research into this aspect of the site's history.

2.1.18 The units were initiated by Churchill in early July 1940, shortly after the fall of France and when the threat of an attempted invasion from Nazi Germany was approaching its peak. The men that formed the auxiliary units were civilians but they had to be exceptionally brave and dedicated. Men were expected to shoot themselves and/or each other before being captured and it was anticipated that life expectancy would be very short. The work of the auxiliary units was to be concentrated in a period of c.3 weeks following the invasion and resistance operations would be undertaken every night.

2.1.19 The units were formed of small groups of men dispersed around the country, particularly around the coastal areas most at risk from invasion, and each group had a secret underground bunker or operational base constructed by the Royal Engineers.

2.1.20 There were c.3500 of these men and they were initially trained at Coleshill which had been selected and requisitioned in the summer of 1940 as the HQ for the units. The first course was held on August 22 1940. Coleshill was partly chosen due to its central location, partly the fact that the only occupants were the sisters Mary and Katherine Pleydell-Bouverie and partly due to a family connection whereby the brother of the man tasked with finding a suitable location owned Buscot estate, adjacent to Coleshill.

2.1.21 The estate at Coleshill was developed as a training area with dummy tanks and aircraft, training bunkers and large quantities of weapons. Officers were based in the main house but the other ranks initially lived in (and over) stables and outbuildings close to the house (ie the yard which includes the stable range in the current study). The website of the British Resistance Archive (http://www.coleshillhouse.com/) suggests that the main administrative offices were in the eastern range, above the coach house (not destroyed in the fire) so outside the direct scope of the current recording. These included a typists office at the north-east corner of the block and three offices to the south of this (including an orderly room and the Camp Commandant's office).

2.1.22 The website states that the north range which forms the focus of the current report was used to provide dormitories (upstairs) and lecture rooms. A set of Nissen huts were subsequently erected in the grounds at Coleshill to provide alternative accommodation.

2.1.23 Although the immediate threat of invasion greatly receded following the Battle of Britain the Auxiliary Units were only stood down in November 1944, well after D-Day and Operation Overlord.

2.1.24 Post-war period

2.1.25 Shortly after the war the house was sold by the Playdell-Bouverie family to Ernest Cook, grandson of Thomas Cook the travel agent. Renovations to the building were being undertaken by Cook in 1952 when it was devastated by a fire. The ruined shell at least partially survived the fire and due to the architectural significance of the building the preservation of the remains as a ruin was considered as was the reconstruction of the building. However, in January 1953 Berkshire County Council granted permission to demolish the structure due to its dangerous condition and it was pulled down at some point following this.

2.1.26 Four gate piers were all that remained from Jones' 17th-century mansion and the estate was subsequently given to the National Trust.

2.2 Stables at Coleshill

2.2.1 The stables range which forms the focus of the current project is believed to have been constructed in c.1830. However, these replaced earlier sets of stables and it would be useful to briefly summarise the documentary references to stables at Coleshill.

2.2.2 As referred to above it is believed that soon after 1666 a service yard was created to the north-west of Coleshill House and this included a stable block. This historic stable block survives as a long roofless ruin, immediately opposite the dovecote, on the south side of the east-to-west track which provides the main access to the stableyard. In 1991 the National Trust undertook a Vernacular Building Survey on this structure and this states that the building pre-dates the construction of Coleshill House.

2.2.3 A stable is referred to by Celia Fiennes when she visited in 1694-5 when she undertook her tour and commented: *'one servant lay over ye Brewhouse and another in ye stable to guard against robbery'.* This is understood to have created one side of an enclosed courtyard on the approach to the house.

2.2.4 As briefly mentioned above the gardens at Coleshill were gradually altered during the 18th century to move away from the formality of the 17th-century design and agricultural improvements were also undertaken during the same period. Simpson's survey map from 1775 (Fig 3) shows one proposal but Fielder reports that various schemes were prepared for the rearrangement of the service yards and the realignment of the village road away from the house. A substantial building is shown on the 1775 plan to the north-west of the house on the south side of the old road through the village and this was almost certainly the old stables.

2.2.5 Karen Fielder's thesis includes a valuable summary of works undertaken at Coleshill and this includes a number of documentary references to repair work on the stables in 1788-89. These works include:

- Reslating stables,
- taking off slates on north side of stables
- hipping both ends of the stables
- various carpentry at stables (taking out arches etc)
- Plastering in stables
- Pitching in stables

2.2.6 Fielder states that these works comprised the remodeling of the old stable block, a building which Sally Jeffery has identified as being in a ruinous state at this date. The orientation of the stable block was reversed at this stage by opening new doors on the north side of the building. The reorientation of the building by opening new doorways to the south would support the theory that this building had stood on the south side of the former road through the village, with the main doors facing south into a yard, but when the road immediately north was removed it allowed the stableyard to be placed on that side of the building.

2.2.7 A sketch plan from 1797 survives and this again shows a building to the north-west of the house in the same location as the possible stables on the 1775 plan. This building would probably have been c.50-100 m to the west of the stable building in the current project.

2.2.8 In addition there are also references to works to stables in 1800-1801. These include

- Repairs to stables
- Building end wall to stables
- Repairing slates and plastering in stables
- Taking down bulging wall at great stable
- Taking down and rebuilding SW wall of stable

2.2.9 A report was produced in 1814 on the Coleshill estate by Daniel Asher Alexander and this states that *'the other offices of stables, coach house etc are in very good condition'.*

2.2.10 Research undertaken by Laura Gangadeen (NT Curator) at the Berkshire Record Office has identified a wealth of information from 1833 and 1834 relating to the construction of a new set of Stables. This includes building accounts which specify materials (bricks, lime, pitching, timber, nails). The accounts include various references to the materials being for the 'New Stables' so they must have been for a new building rather than the repair of an existing building and this is supported by the sheer quantity of materials being ordered.

2.2.11 It is assumed that the stables being constructed in 1833-4 are the ones to the north-west of the house which include the range forming the focus of the current study. Both Laura Gangadeen and Karen Fielder's studies each date this stable block complex to the 1830s in a phase of works undertaken by William Pleydell-Bouverie, the Third Earl of Radnor.

2.2.12 A plan of the Parish of Coleshill survives showing the new stableyard (Fig 5) and this plan must be from soon after the construction of the stableyard in 1833-4. The plan is undated and although a date of c.1830 has previously been suggested it must post-date the works in 1833-4. This plan shows a narrow lean-to along the western half of the north side of the stables.

2.2.13 An 1833 inventory of the estate identifies seven distinct spaces in the stable block: Groom's Stable, Groom's Bedroom, Groom's Saddle Room, Coachman's Bedroom, Coach House Stable, Coach House and Garden Room.

2.2.14 The stableyard is shown on the 1841 Tithe map (Fig 6) and although the scale is small the arrangement of the yard appears the same as that on the 1830s plan. The 1841 map again shows a narrow lean-to to the western half of the north elevation but no lean-to range to the eastern half of the north elevation.

2.2.15 In 1843 JC Louden produced a 'Design for Re-arranging the Pleasure Grounds at Coleshill' (Fig 7) and this included a plan of the stableyard. The main difference with the slightly earlier plan is that Louden's scheme shows a deeper lean-to on the west side of the north wall (similar to the arrangement today) but again with no lean-to to the east. It may therefore be that the deeper lean-to which partially survives today was added by Louden.

2.2.16 The 1876 Ordnance Survey (OS) map shows this deeper lean-to but it also shows a further lean-to immediately to the east which survives today. No significant differences are shown on the 1899 (Fig 8) or 1919 OS maps with regard to the stables in the current study although there is a small projection at the east end of the northern lean-tos.

2.2.17 A very useful plan has been provided to OA by the NT showing the Plan of the Stable Drains at Coleshill House. This is undated but it still shows the buildings in use as stables and probably dates from the late 19th or early 20th century.

3 DESCRIPTION

3.1 General description

3.1.1 Stableyard and setting

3.1.2 The building that forms the focus of the current study is the central section of the north-west facing range of the stableyard. The stableyard comprises an irregular group of buildings arranged around a stone-sett yard, lying to the north-west of the former site of Coleshill House. The overall stables block has a hook shaped plan (or an inverted 'J') which wraps around the northern and eastern sides of the yard while at the southern corner is the rear of the detached 17th century clock house.

3.1.3 The stables is a two storey building with a hipped roof (stone slate covered) and the walls are formed from roughly coursed rubble-stone wall and brick dressings.

3.1.4 The north-west range of the yard is by far the longest structure in the group (c.66m in length) although only the central c.40 m has been gutted by fire and this is the section that has been principally recorded in the current project. At the north-eastern end of this range the structure returns towards the south-east with a c.17 m long section which incorporates the main garages or coach houses. Beyond this the structure steps towards the Clock Tower with a c.22 m long range which incorporated further stables.

3.1.5 In the current project the orientation of the stableyard complex has been simplified and the north-western range has been referred to as the north range.

3.1.6 On the north side of the stableyard there is a garden area with areas of planting and various sheds, greenhouses and lean-tos against the stables. This area is used by Coleshill Organics. The main access to the yard is along a track from the west which links to the 1850s model farm (Courtleaze Farm). One of the landmarks along this track is a circular dovecote just to the west of the stableyard. As outlined above in the historical background it is believed that this track was formerly the main east-west route through the village prior to works in the last quarter of the 18thcentury to move this route further away from Coleshill House.

3.2 External description: north range of stableyard

3.2.1 The ***south elevation*** of the stableyard's north range faces into the yard. It is 20 bays long and as with the rest of the ranges it is formed from roughly coursed rubble limestone with brick dressings around openings. The arrangement of doors and windows reflects the building's internal layout. At ground floor there are 13 windows and seven doorways into this range. Above four of the doors there are first floor loading doors to former haylofts over the stables while the other three doorways align with internal flights of stairs across the building. Each of these bays have regular smaller windows at first floor instead of loading doors.

3.2.2 The windows and doors have largely been removed from the main fire-damaged section of the range but it is clear from the adjacent sections that those at ground floor were eight-over-

eight timber sashes while those at first floor were four-over-four sashes. The sills are formed from shallow pieces of softwood and the windows all appear to have been 20th-century replacements. The sills all appear to have reformed stonework beneath them and there are numerous patch repairs to the jambs (and some fully reformed jambs). It is understood that two of the windows in this part of the building were replaced in 2011 (info from NT).

3.2.3 The openings all have red brick dressings to the jambs and rubbed-brick, flat-arch lintels. Some of these brick lintels have been dismantled following the fire and it is interesting to note that alternate bricks have a fake 'joint' whereby a shallow horizontal groove has been formed in the brick face and filled with a sliver of white mortar. The lintel is entirely formed from full, soldier course bricks but the fake joints give the appearance of bonding with alternate half bricks.

3.2.4 The window frames are painted white but doors and main door frames are painted the estate brown colour, as are downpipes and gutters.

3.2.5 The ***north elevation*** (rear) faces the garden area and in the central fire-damaged section of the building this part of the north wall is largely obscured by various lean-to ranges which are described separately below. The north wall of the main range is again formed from roughly coursed limestone rubble and the main features of note in the fire-damaged section are three windows towards the western end of this area which illuminated living quarters within the building. These three windows are not edged in brickwork, unlike all the primary openings in the south elevation, so it is likely that they are secondary insertions. It is not possible to examine their external face closely however because they are immediately above a lean-to projection.

3.3 Internal description: north range of stableyard

3.3.1 General

3.3.2 As outlined elsewhere only the fire-damaged section of the North Range has been recorded and only the interior of this section has been inspected in the current project. This section is essentially the central 13 bays and the western edge of this area is marked by one of the brick chimney stacks. There is a further stack two bays to the east of this and then also a stack one bay to the west of the eastern end of the fire-damaged part of the building.

3.3.3 The interior has of course been greatly altered by the fire which gutted this part of the building but we have a good indication of the historic layout of the ground floor from an undated plan which shows the drains in the overall stableyard as well as the internal arrangement of rooms at ground floor level.

3.3.4 Following the fire the ground and first floors can each be divided into four areas: the two largest spaces at each floor level are towards the centre of the range and divided by an off-centre stone wall (off centre to west). At the east and west ends of these spaces there is a chimney stack and beyond these there are further smaller rooms at each floor level.

3.3.5 The interior of the overall north range had three flights of stairs, each one traversing the range from a doorway in the south wall up to a first floor landing against the north wall. The easternmost flight of stairs survives as it is immediately outside the fire-damaged part of the building and the westernmost set of stairs also essentially survives although it has been damaged by the fire. The other set of stairs, towards the east has been entirely destroyed and/or removed.

3.3.6 Ground floor

3.3.7 At ground floor level the easternmost room (to the east of the chimney stack) is shown as a ***Harness Room*** on the undated plan (Room G1 in the current study). This room has a stone flag floor (stones 40 cm^2) and there are some small fragments surviving from a former lath and plaster ceiling. The east side of the room is formed from a stud partition clad in tongue and groove boarding and at the southern end of this there is a doorway which leads to the foot of a flight of stairs on the other side of this partition (outside the area seriously damaged by fire). At the northern end of this stud partition there is a cupboard under the stairs which is also clad in tongue-and-groove boarding and which had numerous hooks fixed to walls.

3.3.8 The boarded east wall incorporates a row of long timber brackets for harnesses and the imprint survives from c.6 former brackets for saddles. These saddle brackets comprise a circular projection (for the bridle) below a larger double-pitch rack for the saddle itself.

3.3.9 The other three walls of the Harness Room are now of exposed rubble stone but it is clear that prior to the fire they would have been clad in vertical tongue-and-groove boards. A fragment of the boarding survives at the south-east corner of the room. The stonework in each of these walls incorporate three horizontal 'lacing' pieces (10 cm tall) and there is brickwork surrounding each of the openings. There is a huge number of nails fixed to the lacing pieces and these would clearly have secured the boarding. The lacing pieces are set at 1 m, 1.9 m and 3.4 m above floor level and their face projects very slightly forward from that of the stonework to ensure that the boarding fixed to them would also be slightly in front of the stonework. In addition to the three main lacing pieces there is also another horizontal timber at the base of the wall (only partially surviving) to which would have been fixed the skirting, although very little of the skirting now survives.

3.3.10 Immediately above the uppermost lacing piece there are sockets in the north and south walls for first floor common joists with the sockets lined by brickwork. These joists must have been supported by an east-to-west binder which itself was supported by the north-to-south principal joists. This arrangement differs from the rest of the range where the common joists spanned east-to-west. The stump of one common joist survives at the north-eastern corner of the room and it measures c.20 x 7 cm. At 2.15 m above floor there are regular putlog holes in the north, south and west walls.

3.3.11 The west wall of the Harness Room incorporates a large brick chimney breast with opening for fireplace although the fire surround has been lost, presumably in the fire.

3.3.12 To the west of the Harness Room there is now a large open-plan space extending for six bays but the undated plan shows that historically the eastern bay of this area was a ***Saddle Room*** (G2 in current study) and there was a flight of stairs immediately to the west of this dividing the Saddle Room from a set of stables to the west. The partition to the west side of the Saddle Room has now been entirely lost, together with the flight of stairs, presumably in the recent fire, but it appears that the character of this room would have been very similar to that of the Harness Room. The floor of the Saddle Room is formed from stone slabs, the same as those in the Harness Room, and the surviving walls in this area are also similar to those in the Harness Room. They are constructed from rubble stone walls with three horizontal lacing timber pieces which have nails to show that this room was clad in vertical boarding. The walls have brickwork surrounding openings (ie a window in the south wall and a doorway through to the Harness Room) and there is a large central chimney stack with fire place in the east wall. The fire surround has been lost (presumably in the fire).

3.3.13 To the west of the footprint of the former Saddle Room and flight of stairs there is a four-bay area which the undated plan shows to have been one of the main sets of ***Stables*** in this range (Room G3 in the current study). The fire has gutted this area but some evidence does survive relating to the historic use of this area.

3.3.14 The main surviving features which survive from the stables is an east-to-west row of four cast-iron bases set within the floor extending along the spine of the building. These would clearly have secured the fronts of the stalls as well as the partitions which divided each stall from the adjacent one. There are also four corresponding sockets in the north wall, aligned with each of the bases, where the north end of each of the stall dividers would have been fixed. These sockets are c.1.8 m above floor level.

3.3.15 The location of the bases and sockets show that there would have been three regular stalls in the western part of this area, extending up to the north wall, and that each of these would have been c. 2 m wide. There would also then have been a wider loose box to the east of these. It's also interesting to note that to the west of the western cast-iron base there is a slot or a shallow trench in the floor extending up to the west wall of this area. This would clearly have related to the front wall of the stalls but there is no corresponding trench in front of the other stalls. It is also interesting to note that this evidence is different from the undated plan which shows six regular stalls in this area.

3.3.16 Unlike in the Harness Room to the east there are no clear sockets for common first floor joists in the north and south walls of this six-bay area (Stables and former Saddle Room) so presumably here the common joists would have spanned east-to-west between principal joists. The principal joists have been lost but there are five large sockets in the north and south walls from the former principals. There are also smaller, brick-lined sockets in the stone west wall of this area from the common joists here. However, the east wall of this area does not have similar small sockets and (possibly due to this wall incorporating a chimney stack) and there may have been a principal immediately in front of it.

3.3.17 The internal face of the walls in this area again incorporate three timber lacing pieces although there would not have been uniform vertical boarding as in the Saddle and Harness Rooms. In the south wall there is a plaster coating above the central lacing piece (ie above 2.1 m above floor) and there is a similar arrangement in the west wall and the western half of the north wall. Presumably there was vertical boarding below this in these areas but in the eastern half of the north wall the plaster continues full height down to the ground. The distinction in the north wall between the mid-height plaster and the full height plaster corresponds with the three narrower stalls so clearly the loose box would have had full height plaster on its north wall. The plaster, which is probably primary, is soft and lime based but without hair mixed in.

3.3.18 The floor in the stables is now formed from a concrete slab and there is a clear edge at the eastern end where it would have adjoined with flight of stairs.

3.3.19 There are four windows and two doors in the south wall of this area (including the footprint of the Saddle Room), each of which are lined in brickwork and one of the unusual features of this is that the brickwork on the front face is not keyed into the brickwork behind forming the rear edges of the opening. This feature is found throughout the area recorded to the ground and first floor openings. The vertical joints to the coursing to the front bricks does not correspond to the rear bricks and this creates irregular vertical joints within the window and door jambs. This brickwork forming the jambs would not have been intended to be visible as it would have been behind boarding or plaster.

3.3.20 Vertical structural joints in brickwork would normally suggest two separate phases of construction and the evidence of these openings could be interpreted as showing that the wall was refaced or the openings reformed. However, in this case it seems more likely that the distinction is merely a quirk of the way that the building was constructed. It is quite possible that there were two different grades of bricklayer employed during the original construction: a lower grade bricklayer who undertook the building's main shell and the internal brickwork that wouldn't be seen and a higher grade bricklayer who would have undertaken the external

brickwork including the rubbed brick lintels. The higher grade brick layer may have come in to undertake his work after the rest of the building's shell was complete. The character of the bricks to the front and rear faces of the openings is very similar to each other and this suggests that the work was all undertaken at the same phase, as does the way that this feature is found so consistently throughout the building.

3.3.21 There are some small bricks (c.4-5 cm tall) incorporated into the inner brickwork but there are few of these and generally the bricks are c.6.5 cm tall. Ten course of the brick (internal and external) measure c.75 cm although there is some minor variation in this.

3.3.22 The brickwork not being bonded together could result in some structural weakness but the main strength of the wall is formed by the stonework that continues through and the bricks not being bonded would have been a very minor structural issue.

3.3.23 The undated plan shows that the three bays to the west of the Stable Stalls comprised the main ***loose boxes*** for horses and that there was a passage along the south wall with doorway linking the two areas. However the layout and function of this area had been altered at some point after the plan (probably in the mid 20th century) and before the recent fire. The three bays of the boxes shown on the plan had been divided into two roughly equally sized spaces (G4 and G4 in the current study) by a north-to-south concrete block wall aligned with the western jamb of the doorway in the south wall.

3.3.24 This external doorway now enters into a small lobby with doorways to the north and west within the concrete block walls and a WC immediately to the east which is contemporary with the rest of the 20th-century rearrangement of this area. The external door in the south wall is tall and incorporates splayed reveals and a light above. The hallway which it enters has a tall ceiling and a high picture rail on the west wall. This wall is of concrete block and has plaster on chicken-wire mesh so it is part of the mid 20th-century rearrangements. The WC has a mid 20th-century quarry tile floor and plaster held by a metal mesh on the concrete block walls. The concrete blockwork is a very dark colour and its character is more suggestive of it being from a phase towards the mid 20th century rather than the late 20th century. It may even survive from the Second World War when the building is known to have been reused. The doorway from the adjacent stable stalls area remains although it has been partially blocked by the WC and there is a distinct step down due to the difference in floor levels between the spaces.

3.3.25 The roughly square plan room to the north of the WCs (G4) appears to have been a small office-type room with a boarded floor, slightly raised above the main floor slab and plastered walls held by 20th-century chicken-wire mesh. A series of vertical imprints are visible on each of the walls from former uprights and it appears that this room was dry-lined at some point prior to the recent fire. The charred remains of one of these studs survives immediately in-front of the chicken-wire plaster. The historic walls to north and east have older (primary) plasterwork above c.2.1 m, surviving from when this area formed the loose boxes and there are also surviving fragments of an historic lath and plaster high up. Similarly to elsewhere there are common joist sockets along the east wall lined in brickwork.

3.3.26 As referred to above this area is shown on the undated plan (probably late 19th or early 20th century) as boxes and that it was converted, probably in the mid 20th century, to the office type room with concrete block walls and 'chicken-wire' plaster. This could have been undertaken during the Second World War use of the building by the Auxiliary Units. Then at some point after this the dry-lining was added so this room must have remained in use.

3.3.27 The two-bay area to the west of the north-to-south concrete block wall is now a single open space but the undated plan shows that it formerly incorporated the western half of the loose

boxes (G5) as well as another room shown on the plan as the Washing Room (G6). The wall between these rooms shown on the plan has now been entirely lost, presumably in the recent fire and this suggests that it was a stud partition rather than of brick or stone. However, there is an imprint in the floor from where the wall formerly stood as well as evidence of it in the north and south walls.

3.3.28 It is likely that the eastern part of this area was an office-type room, accessed from the small lobby to the south-east referred to above, and it extended the full north-to-south depth of the range. It has a pink colour plaster similar to that in the room to the east with various imprints such as noticeboard, cables etc. There is also a clear horizontal line at c.2.5 m above the floor which must have been from a ceiling. There is no plaster above this line to the concrete block walls although there is an older plaster above this on the primary north and south walls from when this area formed the loose boxes.

3.3.29 The western part of the north wall (ie in the former location of the Washing Room) is formed from bare rubble stone and there is no modern plaster. There is a clear vertical line in the wall between the modern plastered area to the east and the bare stonework to the west and this aligns with a slight imprint in the floor from a former partition, probably of mid or later 20th century date. However, the older plasterwork above c.2 m (above the mid 20th-century ceiling) continues westwards for c.50 cm beyond this vertical line below. At this point slightly to the west there is then a vertical line in the older plasterwork which continues up to the westernmost principal joist. To the west of this line there are three timber lacing pieces built into the stone wall, matching the construction in the eastern half of the range and again with numerous nails to show that this Washing Room was clad in vertical boarding. In addition to the three main horizontal lacing pieces there is also a piece at the base of the wall for skirting.

3.3.30 The west wall of this area (west wall of former washing room) has modern plaster on chicken-wire mesh below c.2.5 m and no plaster above this. Nails to the lacing pieces above the plaster show that it was clad in boarding. This wall incorporates a brick flue and there is a recess from a former removed fireplace. There are doorways to either side of this leading to the adjacent spaces.

3.3.31 There are two windows in the south wall of this area: the eastern of these has been blocked above the secondary ceiling height by mid 20th century brickwork but the western window would have aligned with what was the Washing Room. There does not appear to have been a low secondary ceiling in this area so the upper part of the window has not been blocked.

3.3.32 To the west of the former Washing Room and the brick chimney stack there is a north-to-south flight of stairs aligned with a door in the external south wall. The stairs substantially survived the fire, suggesting that at this level it was largely contained to the east of the stack, and a tongue and the groove boarded partition on the west side of the stairs also largely survived. This partition was formed from studwork with brick nogging (infill). The boards extend the full height of the stairs and they are each 26 cm wide. There is a simple architrave around the internal doors at the foot of the stairs.

3.3.33 The room immediately to the west of the flight of stairs is shown on the undated plan as a further loose box for horses although this does not appear to correspond to the current form of the room (G7 in the current study). The floor here is boarded and there are various surviving features including a plain 19th-century fireplace with softwood surround against the west wall, shelving to either side of this (?) and architraves around the two doorways at each end of the east wall. In the northern of these doorways the primary six-panel door survives. There also appears to have formerly been a picture rail and another similar rail at a higher level fixed to the walls. The shelving is secondary, possibly dating from the mid 20th century.

3.3.34 The door at the north-east corner of this room leads to a space under the stairs which has been clad in tongue-and-groove boarding and has had some later shelves installed. A series of eight vertical slits have been formed in the boarding in the north wall approximately 1.5 m above floor level and with the longest slits measuring c. 25 cm. These slits form a simple decorative pattern and they could have formed a simple vent to allow some air flow from the cavity behind. The face of the stone wall can just be seen c.5 cm behind the boarding.

3.3.35 First floor

3.3.36 In the 13 bays of the North Range which form the focus of the current project the first floor structure has been entirely destroyed in the recent fire (and/or in the subsequent clearance). A scaffolding deck has however been inserted however to allow the investigation and recording of this level. Unlike at ground floor level there is no surviving plan showing the internal layout of rooms at first floor although it is known that this area was used as dormitory space during the Second World War when the Auxiliary Units were using this building.

3.3.37 The room above the Harness Room at the east end of the fire-damaged section of the first floor (Room F1 in current study) has primary pink plaster, and a stud partition to the east side although this has been almost entirely destroyed in the recent fire. Fragments of lath and plaster survive to this wall and also to a ceiling which has also almost entirely been lost. A primary fireplace survives to the west wall with timber surround.

3.3.38 The six-bay area to the west of the chimney stack (ie above the Saddle Room, stairs and stables) is now a large single space, similar to the arrangement at ground floor, but evidence does survive showing that there was a partition dividing the four western bays (F3) from the two eastern bays in this area (F2). Immediately west of the stack the north wall is covered in primary plaster for the first 4.5 m and then the rest of the north wall is bare stone with traces of limewash. The plastered area must relate to a room in the eastern bay together with the landing at the top of the flight of stairs. The south wall of this area is also plastered for the easternmost c.4.5 m to confirm that the former partition at this point extended across the full width of the range. The rest of the south wall is limewashed.

3.3.39 Within the eastern wall there survives the fragmentary remains of a small, probably primary fireplace. The main stone lintel over the fireplace survives but the mantelpiece itself has been lost. Another minor feature of note in the former eastern room is that the eastern 2.1 m of the north wall is a slightly different beige colour to the rest of the wall and similarly the northern 56 cm of the east wall. These patches suggest that there was a feature such as a large cupboard built against this wall.

3.3.40 There are no windows or any other features in the north wall but the south wall has six openings: five windows and one loading door which must have allowed access to a hayloft above the stables. The timberwork in the windows and door themselves were all destroyed in the fire (and/or removed in the subsequent clearance) but the timber lintels survive (albeit severely burnt) to the inner face of the wall over the openings. The lintels measure 9 cm tall by 29 cm wide and they would have been immediately behind rubbed brick lintels to the external face (discussed above in the external description).

3.3.41 The openings in the rubble stone south wall are lined in brickwork and as discussed above there is an unusual feature whereby the bricks to the inner side of the jambs are not bonded to those in the external face of the jambs.

3.3.42 The west wall of this area is constructed from stone and it has a doorway at the south end lined in brickwork allowing access to the adjacent space. There are no fireplaces within this wall and although the lower two thirds of the wall is limewashed the gabled upper third is bare

stone. There is a lacing piece in the wall at this point, aligned with the eaves in the north and south walls, and presumably there was a ceiling at this height.

3.3.43 The four bays to the west of this stone wall now form a single space (above the Boxes and Washing Room below) but again there is evidence surviving relating to the former subdivision of this area. The west face of the stone wall is limewashed for its lower two thirds, similarly to the east face, although on this side there is no lacing piece. The upper third is bare stone suggesting that there was a ceiling at this height.

3.3.44 Both the north and south walls are of limewashed stone for their easternmost 5.3 m but to the west of this they are clad in what appears to be primary plaster. This plaster has two coats: a rough base layer and a finer surface and its character would be consistent of a date from the first half of the 19th century. Clearly this area was historically divided into two roughly equally sized rooms: the eastern room (F4) was probably another hayloft with limewashed stone walls and a loading door in the south wall but the western room (F5) had a higher status and may well have formed mews accommodation.

3.3.45 In the west half of this area (ie F5) there are two windows in both the north wall and the south wall which would each have illuminated the probable mews living quarters. Each of these windows survive, albeit with fire damage. The windows in the north wall are four-over-four sashes, with angled boarded reveals, and as referred to in the external description it is believed that they are secondary insertions. Between the windows there is the faint imprint of a vertical feature which may have been a cross wall dividing the space. In the west wall there is a small fireplace with a concrete surround which is probably of 20th century date and behind this there appears to be the faint imprint of a former mantelpiece, presumably from a former (primary) surround.

3.3.46 At the western end of the fire-damaged part of the building there is a room which would have formed part of the living quarters in this area (F6) . This room has plastered walls, a primary doorway at the north end of the west wall and an attractive (primary) cast-iron fireplace in the west wall.

3.3.47 There is also a vertical imprint against the north and south walls of what appears to have been a former cross wall c.2.6 m to the east of the end wall (ie the wall adjacent to the stairs). This would have subdivided Room F6 into two very narrow spaces and it seems more likely that this was a secondary alteration, possibly from the Second World War period alterations rather than part of the primary layout. It is understood that this general range incorporated dormitory accommodation but it is also likely to have included some very small private rooms.

3.3.48 Roof

3.3.49 ***The roof*** of the central section of the building was totally destroyed in the fire and the collapsed timbers were removed from the interior before the start of recording. However, there is no reason to doubt that the primary roof survived in this area and that its form would have closely followed that of the roof which remains visible in the non-damaged section of the building towards the north-east. The roof of the non-damaged section to the south-west was obscured at the time of the recording by a tarpaulin covering.

3.3.50 The roof has king-post trusses formed from pit-sawn softwood (nailed) and their form would support an 1830s date for the building. Each truss has a tie-beam (21 x 14 cm), principal rafters (16 x 10 cm), a king post (27 x 11 cm) with joggled head and base and four raking struts (9.5 x 9.5 cm). Two purlins (15 x 13 cm) rest on top of each principal rafter, with only very slight notches in the rafter being tenoned or notched and fixed by nails. Common rafters (10 x 8 cm) run over the purlins and these are nailed to the wall plate. The tops of the common rafters are nailed to a tall thin ridge piece which is set just above the height of the main king posts. The

ridge piece is supported within a small slot in the top of each of the joggled heads of the king posts.

3.3.51 The ends of the tie-beams rest on two wall plates: an inner plate (10 x 10 cm) at the inner edge of the wall and an outer plate (20 x 10 cm) at the outer edge of the wall. The king-post is fixed to the tie-beam with a vertical iron bolt up through the underside of the tie but there are no other iron straps or fixings (eg towards eaves) as are sometimes found with this type of truss.

3.3.52 East-to-west ceiling joists (9 x 6 cm) are nailed to the underside of the tie-beams

3.4 Rear Lean-tos: description

3.4.1 As referred to above there are three main lean-to ranges against the north side of the building although only two of these adjoin the fire-damaged part of the building which forms the focus of the current recording. To the western half of the fire-damaged area there is a larger lean-to (c.14.5 m x 5.8 m) with a shallow-pitch roof while to the eastern half is a narrower structure (c.16 m x c.2.7 m deep).

3.4.2 The narrower, eastern lean-to, which map evidence shows was constructed between 1843 and 1876 is c.16 m long by c.2.7 m deep has a concrete tile-covered single pitch roof and stud walls clad in weather-boarding. The roof is supported by six simple half trusses with principal rafter (17 x 8 cm), tie-beam (22 x 8 cm) and post close to the wall. The roof has a single mid-point purlin together with a further similar horizontal rail towards the top. The top of each principal rafter is housed in a socket in the main stone wall of the stables

3.4.3 One simple but interesting feature of the half trusses is what appears to have been a system of rollers which it is understood was used for storing a long ladder. Each half truss has a single roller fixed to its top and then at the east end, aligned with the rollers is a squat door where the ladder could have been pushed into or out of the building. This conveyor may have been original to the lean-to.

3.4.4 The larger lean-to is (c.14.5 x 5.8 m) has a rubble stone north wall with the upper part reformed and there appears to be a quoin within this wall which may indicate a former corner or opening. The earliest two plans of the stableyard (one dating from the 1830s and the Tithe Map dating from 1841) each show a lean-to in this general location which is narrower than the current building but a deeper structure is shown on the proposal plan by JC Louden dated 1843. It may therefore be that this structure essentially survives from Louden's improvement works. This structure has a secondary (20th-century) roof covered by asbestos sheeting.

4 Conclusion

4.1.1 The stableyard at Coleshill is a Grade II listed building and a valuable illustration of one aspect of how this country estate would have functioned. Coleshill House was a building of great national significance forming one of the earliest neo-classical buildings in the country and the stables were located close to this building. However, the house was demolished following a devastating fire in 1952 and the group of service buildings which includes the stables now form a slightly incongruous survival. The loss of the main house clearly affects the understanding of the stableyard and issues such as why it is located here and its wider history.

4.1.2 The north range of the stableyard has been seriously damaged in a fire and Oxford Archaeology have been commissioned to undertake building recording on the structure prior to its reconstruction.

4.1.3 A detailed set of building accounts survives from 1833-4 which relate to the construction of a new set of stables, and it is safe to assume that these stables were ones which form the focus

of the current study. The character of the building and the nature of the construction (particularly the roof trusses) is suggestive of a date from c.1760-c.1840 so the 1830s is within this although it may have been a somewhat old fashioned (or traditional) structure when it was built.

4.1.4 An assessment should be made of the potential of the surviving roof timbers for dendrochronological analysis to provide further confirmation of the date of the building.

4.1.5 The external form and character of the building appears to have survived relatively well prior to the fire. The arrangement of openings was almost entirely original with almost all the windows and doors facing the stableyard to the south. It is possible to identify the location of the main stalls, loose boxes, harness room, saddle room, hay loft and mews accommodation.

4.1.6 One of the curious constructional features of the building is the fact that the brickwork surrounding the openings in the external face of the main south wall is not bonded or keyed into the brickwork immediately behind which forms the internal lining around the openings. The character of both sections of brickwork is similar to each other and it is likely that despite them not being bonded they are essentially all primary. It may well be that two different grades of bricklayer were employed: a higher grade for the external face including the rubbed brick lintels and a lower grade brick layer for the interiors. In this scenario the main shell could have been largely completed when the high-grade brick layer came to site to undertake his work.

4.1.7 There are two lean-to ranges to the rear, each of which date from the mid 19th century (albeit with later alterations including the replacement of part of the roof). The narrower lean-to has a set of rollers fixed to each half truss which were used to store a long ladder. The larger lean-to has been significantly altered it appears to have been an early addition to the stableyard undertaken by JC Louden, the important garden designer and theorist.

4.1.8 In addition to forming a good example of a late Georgian estate building the stableyard has an additional historic significance due to it being used for training by the Auxiliary Units during the Second World War. These highly specialised units would have formed a key part of Britain's 'resistance' which would have attempted to fight the German army through irregular guerrilla tactics in the weeks immediately following an invasion. It is believed that this range had barracks accommodation on the first floor and also lecture rooms.

APPENDIX A BIBLIOGRAPHY

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c.1830s map of the Parish of Coleshill (D/EPb P4)

Coleshill Tithe Map, 1841 (D/D1/40/1)

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List description

Name: COLESHILL PARK, CLOCK HOUSE AND ADJOINING STABLE BLOCK WITH LINK WALL AND GATES

List entry Number: 1182381

County: Oxfordshire
District: Vale of White Horse

Parish: Coleshill
Grade: II

Date first listed: 21-Nov-1966

Date of most recent amendment: 23-Nov-1990
Details

COLESHILL SU2393 6/50 Coleshill Park, Clock 21/11/66 House and adjoining Stable Block (formerly listed as Stable Block Coleshill) with link wall and gates GV II Service block of brewery and laundry. Late C17. In Cotswold vernacular style for Coleshill House. Rubble stone and stone dressings with gabled slate and machine tiled roofs. Central range facing SE with NE and SW projecting wings which together form a three sided courtyard. One storey and attic with stone ridge stacks with reconstituted stone tops. Central wooden Doric clock tower added in 1830. 3 gabled 2-light casement dormers and further louvred dormer on the NE wing. 3 Tudor arched doorways with plank doors. 2 central windows on principal range with original ovolo moulded mullions with flat-headed dripstones and leaded lights. All other similar windows are C19. 4 gables to the rear all with C19 openings. Large C18 Stable Block to the NE of rubble stone with C19 gauged brick dressings and stone tiled roofs with half hips to each end. Linked to Clock House by rubble wall and gates.

Listing NGR: SU2393293787

Figure 1: Site location

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Figure 2: Extract from William Brudenell's plan (1666)

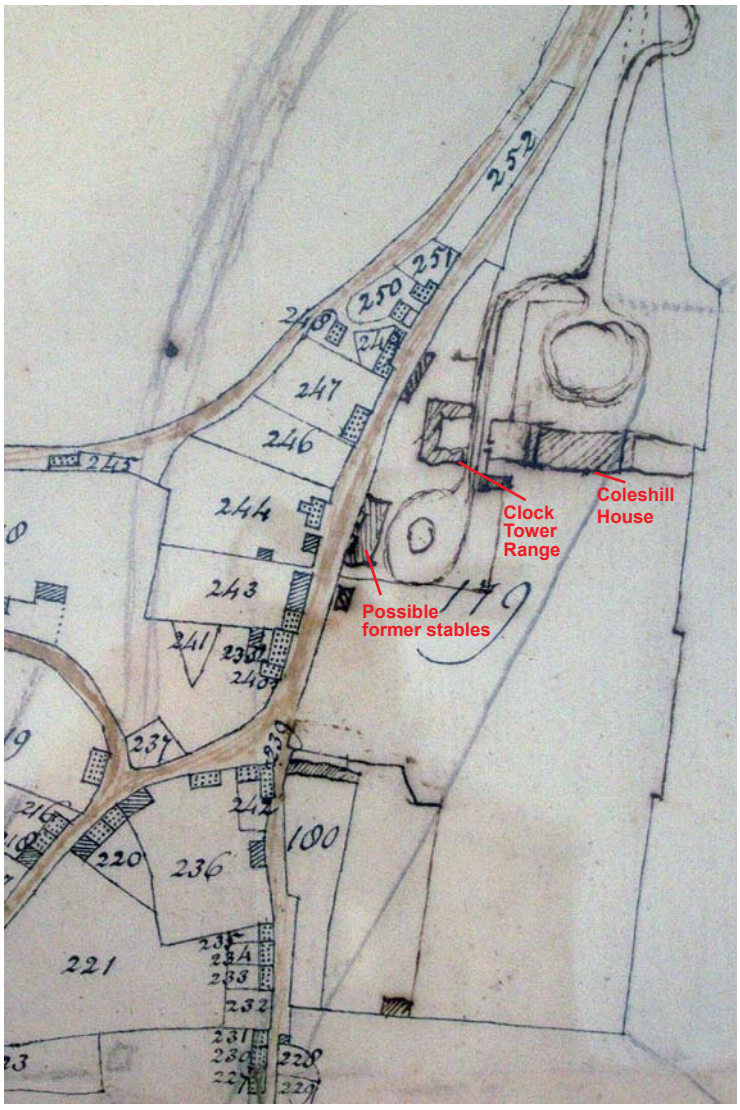

Figure 3: William Simpson's Survey of Coleshill (1775)

Figure 4: Sketch scheme for improving the grounds at Coleshill (1795)

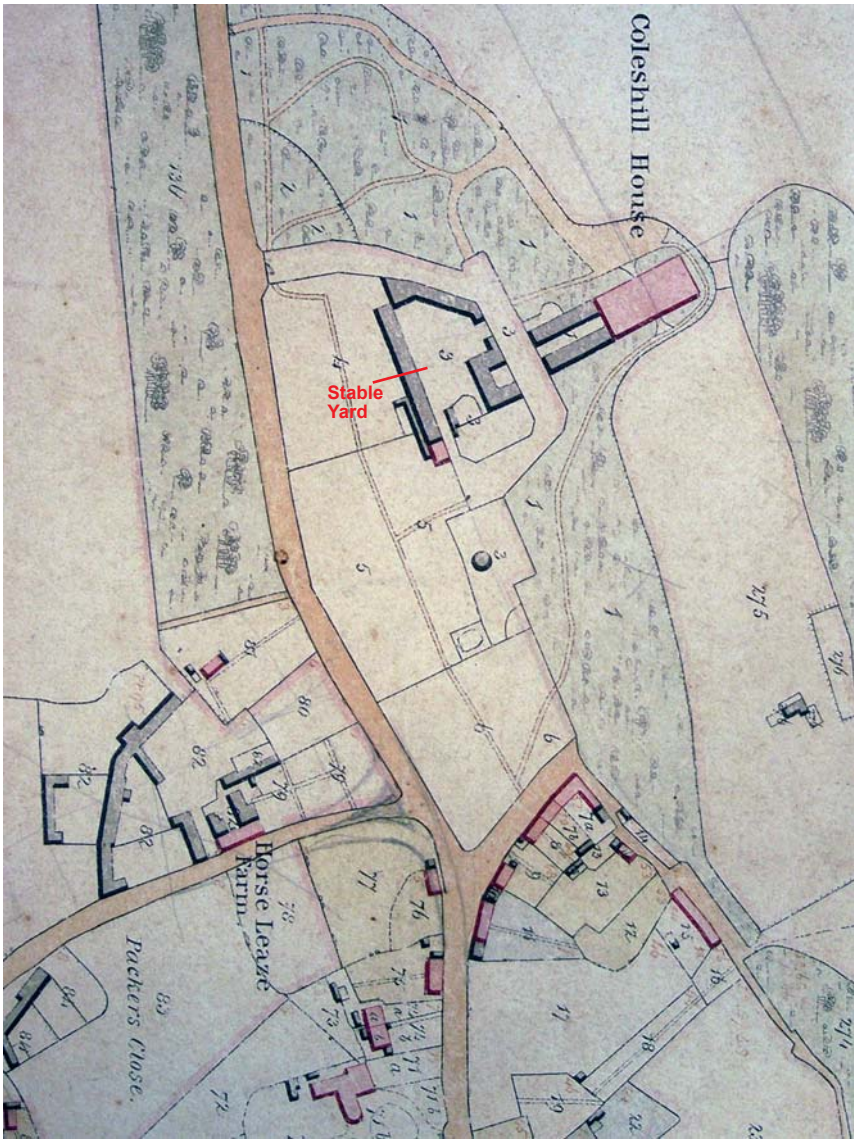

Figure 5: Map of the Parish of Coleshill (c.1830s)

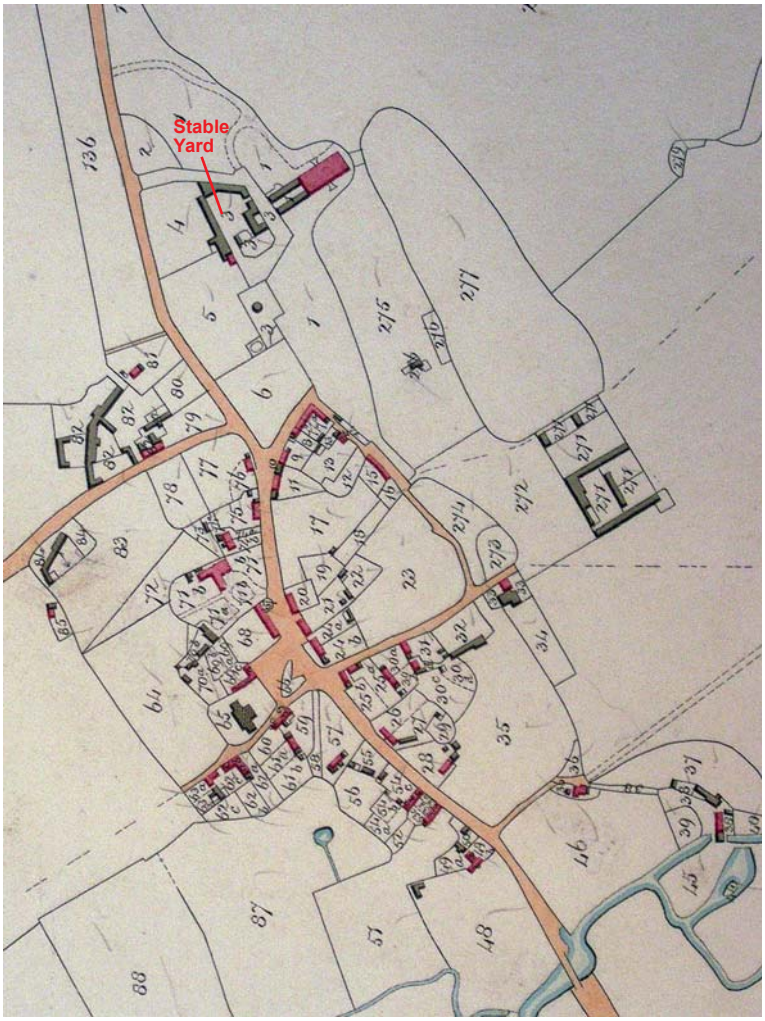

Figure 6: Coleshill Tithe map (1841)

Figure 7: JC Louden's plan for Coleshill House and grounds (1843)

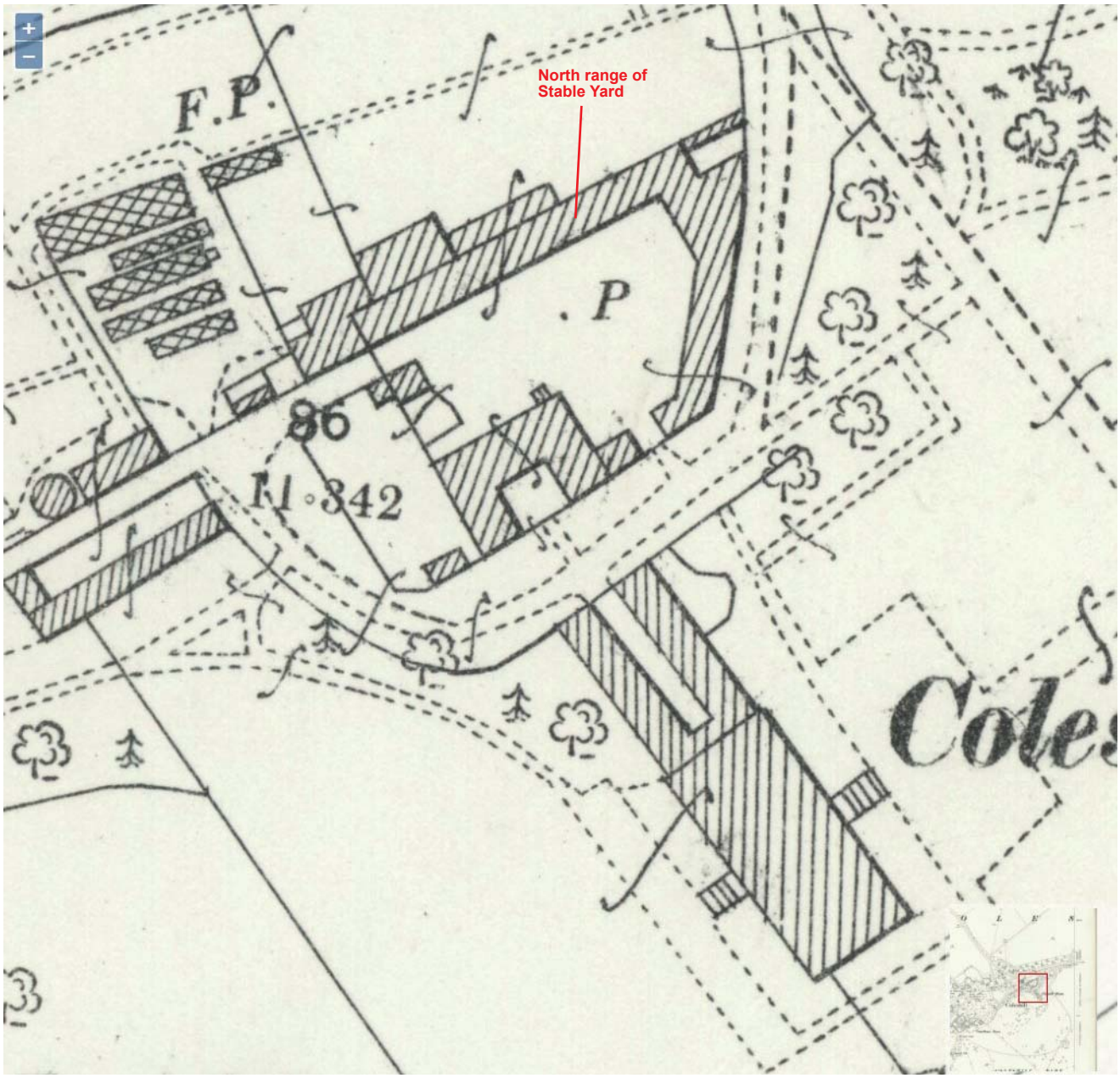

Figure 8: Second edition OS map (1899)

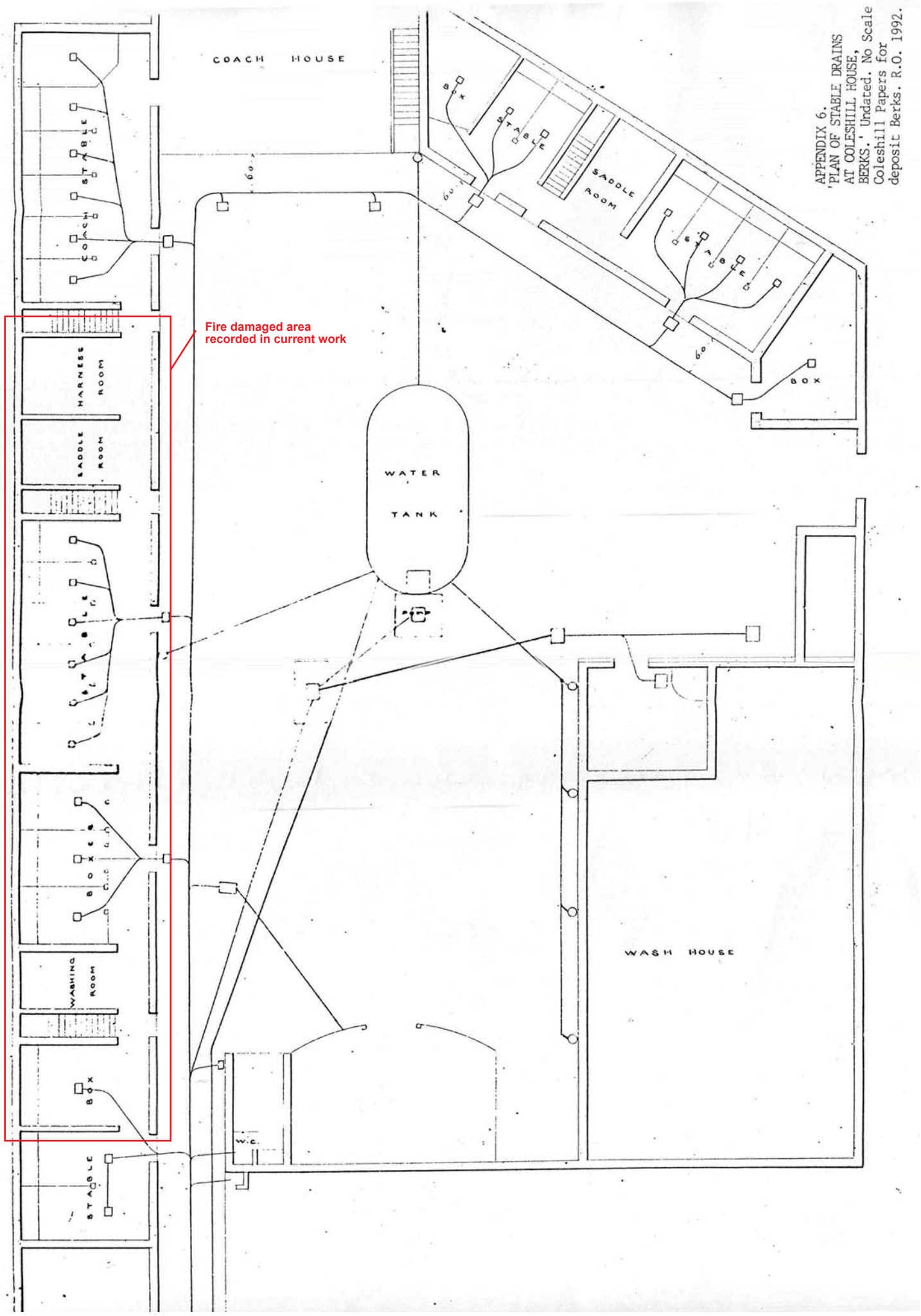

Figure 9: Undated drain plan

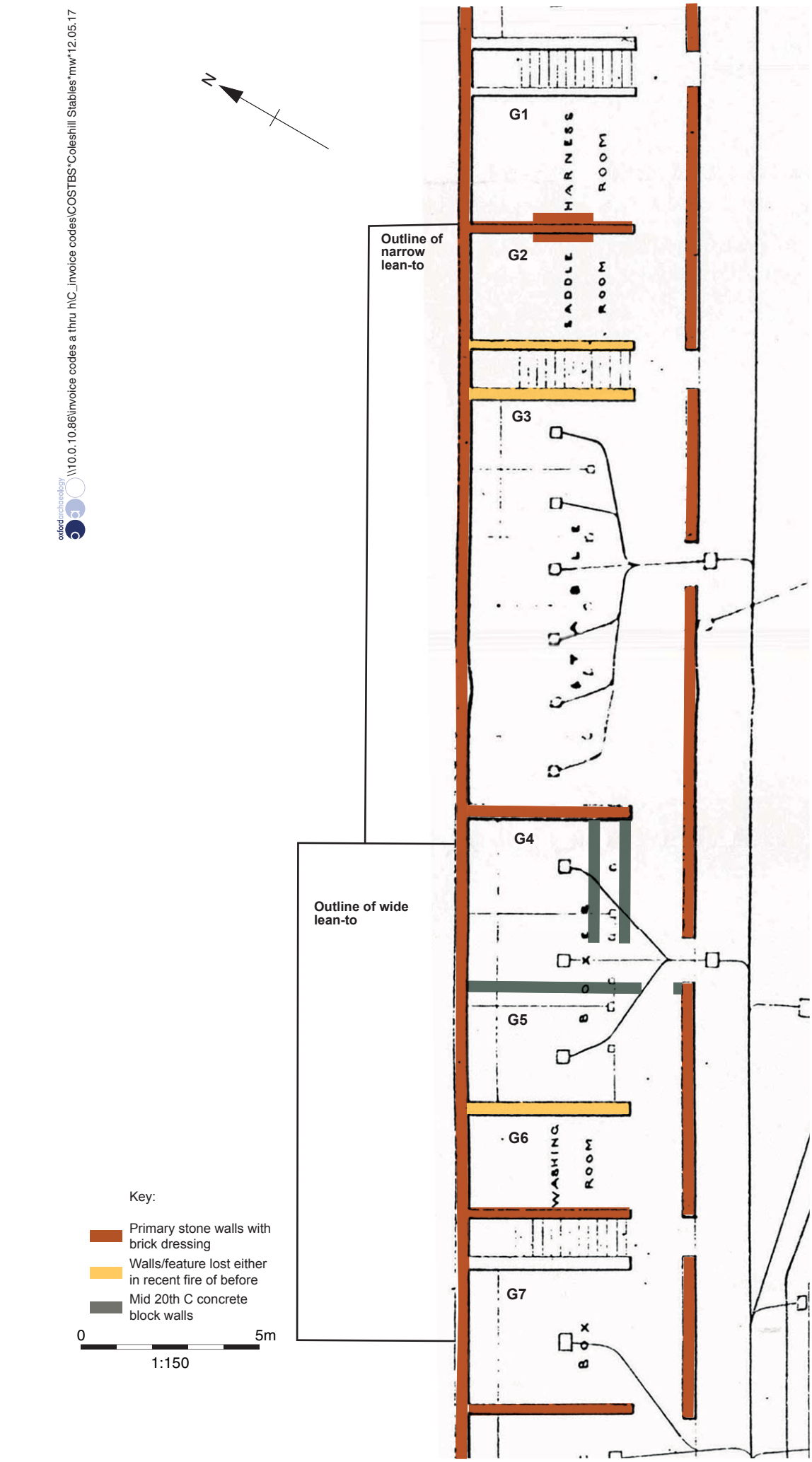

Figure 10: Ground floor plan (annotated drain plan)

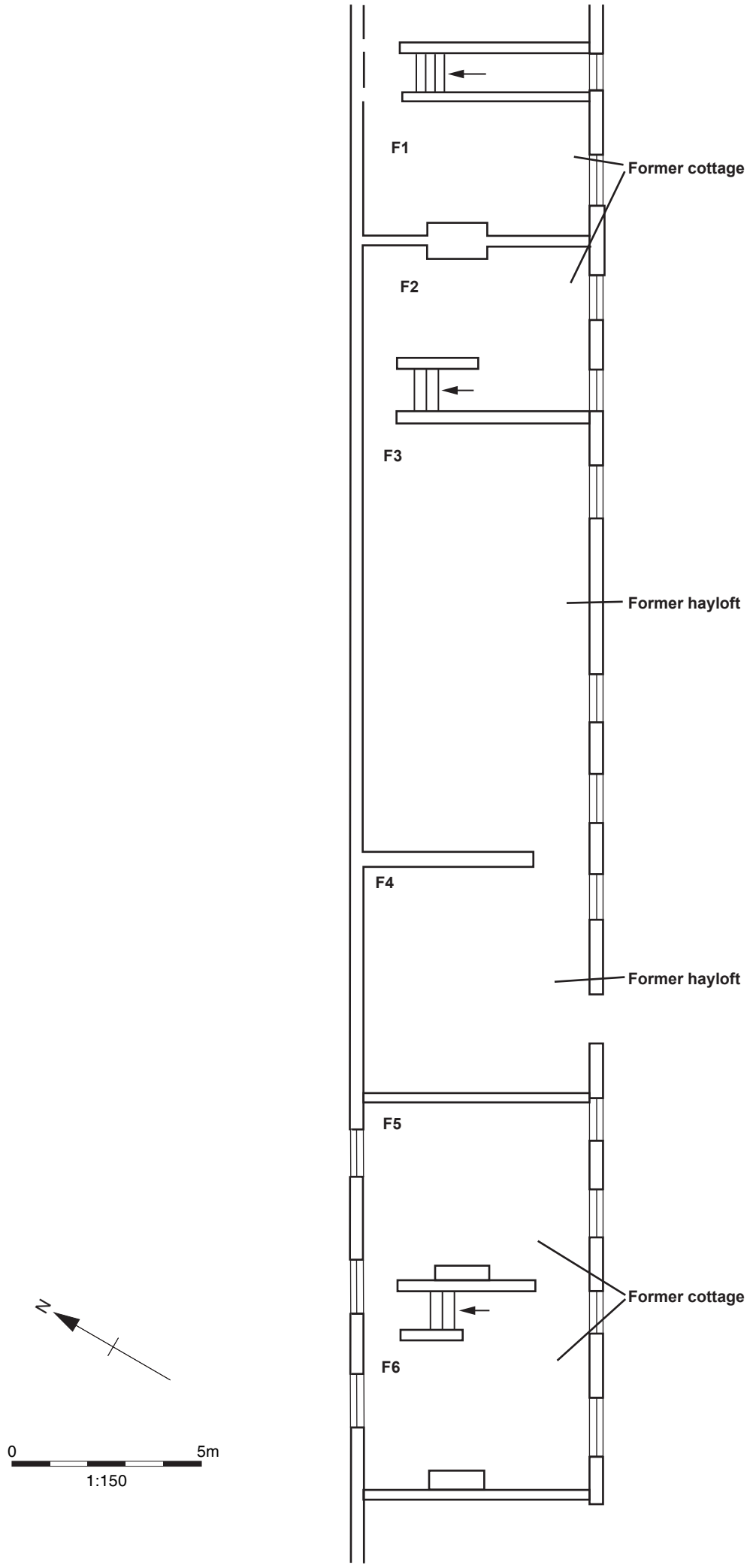

Figure 11: Schematic first floor plan

Plate 1: South elevation of fire damaged range before erection of scaffolding

Plate 2: South side of North Range of stableyard, before erection of scaffolding

Plate 3: South wall of North Range of stableyard

Plate 4: Part of south wall of North Range

Plate 5: Windows in North Range of Stableyard in area not damaged by fire

Plate 6: General view of south wall after erection of scaffolding

Plate 7: Typical doorway in south wall before erection of scaffolding

Plate 8: Typical window towards west end of south wall

Plate 9: Window and door towards west end of range

Plate 10: Typical lintel and doorway in North Range

Plate 11: Window to G5 with infilled upper section due to lower inserted ceiling

Plate 12: Typical first floor window jambs facing south

Plate 13: General view of eastern part of stableyard not damaged in fire

Plate 14: General view to rear (north)

Plate 15: Narrower lean-to range to rear

Plate 16: Wider lean-to range to rear

Plate 17: Doorway at east end of narrow lean-to range

Plate 18: Interior of narrow lean-to range

Plate 19: Internal detail of narrow lean-to range

Plate 20: Roller in narrow lean-to from possible former conveyor belt

Plate 21: Roller and door in narrow lean-to

Plate 22: General view within narrow lean-to

Plate 23: General view within wider lean-to

Plate 24: General view within wider lean-to

Plate 25: East side of former Harness Room (G1)

Plate 26: Saddle bracket in former Harness Room (G1)

Plate 27: South side of former Harness Room (G1)

Plate 28: Harness brackets in G1)

Plate 29: Fireplace in west wall of Harness Room (G1)

Plate 30: Fireplace in east wall of former Saddle Room (G2)

Plate 31: Stonework above doorway between G1 and G2

Plate 32: East wall of former Saddle Room (G2)

Plate 33: North wall of G3 (former Stable)

Plate 34: Upper part of north wall of G3 (former Stable)

Plate 35: North wall of G3

Plate 36: West wall of G3

Plate 37: South wall of G3

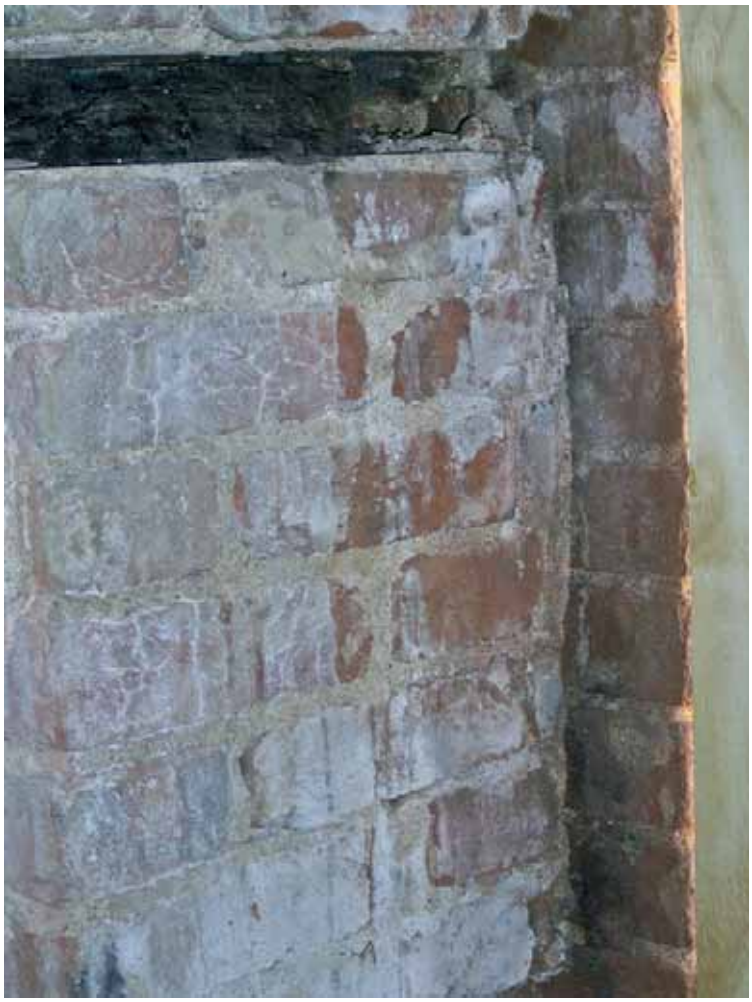

Plate 38: Jambs of window in G3 showing brick courses not aligning

Plate 39: Row of stall partition bases in G3

Plate 40: Stall partition base in G3

Plate 41: East wall of G4

Plate 42: North wall of G4

Plate 43: Fragment from dry-lining in east wall of G4

Plate 44: Upper part of east wall of G4

Plate 45: Concrete blockwork forming south wall of G4

Plate 46: Concrete blockwork forming west wall of G4

Plate 47: North wall of G4 and G5

Plate 48: East wall of G5

Plate 49: Blockwork above window in G5

Plate 50: West wall of Washing Room (G6)

Plate 51: West wall of Washing Room (G6)

Plate 52: Upper part of north wall in G5/G6

Plate 53: South wall of G5/G6

Plate 54: First floor fireplace in F5

Plate 55: Flight of stairs to west of G6

Plate 56: Partition adjacent to stairs by G6

Plate 57: Door at NE corner of G7

Plate 58: Shelves under stairs to east of G7

Plate 59: Shelves in north wall under stairs to east of G7

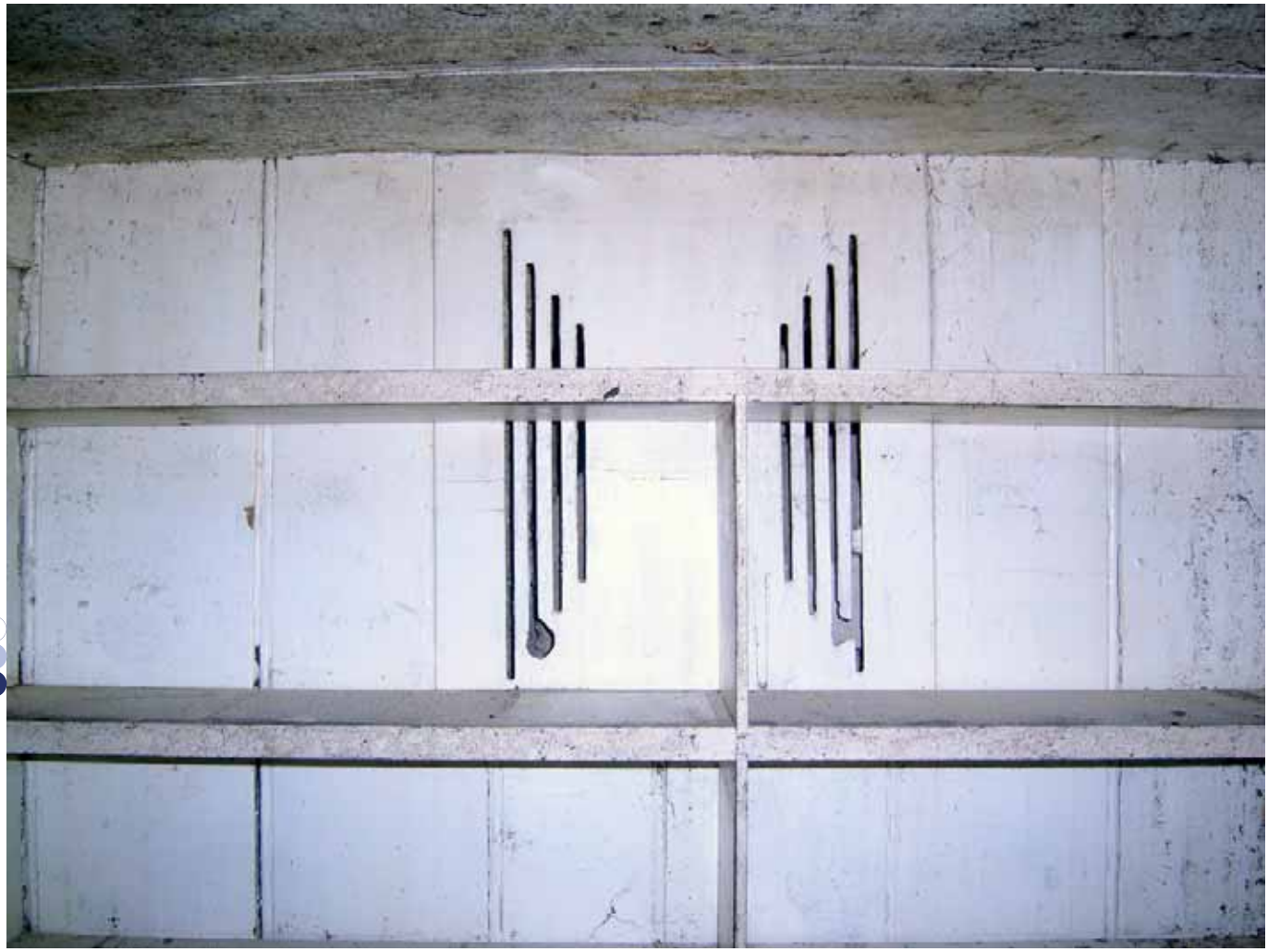

Plate 60: Possible vent in north wall under stairs

Plate 61: General view of Room G7

Plate 62: Fireplace in G7

Plate 63: First floor fireplace in F6

Plate 64: Upper part of west wall of G7

Plate 65: Truncated principal joist in north wall of G7

Plate 66: South wall of F1

Plate 67: North wall of F1

Plate 68: Fireplace in west wall of F1

Plate 69: Surviving roof truss to east of F1

Plate 70: Surviving roof truss to east of F1

Plate 71: Roof details to east of F1

Plate 72: Truss details to east of F1

Plate 73: Wall plate with rafter feet in F1

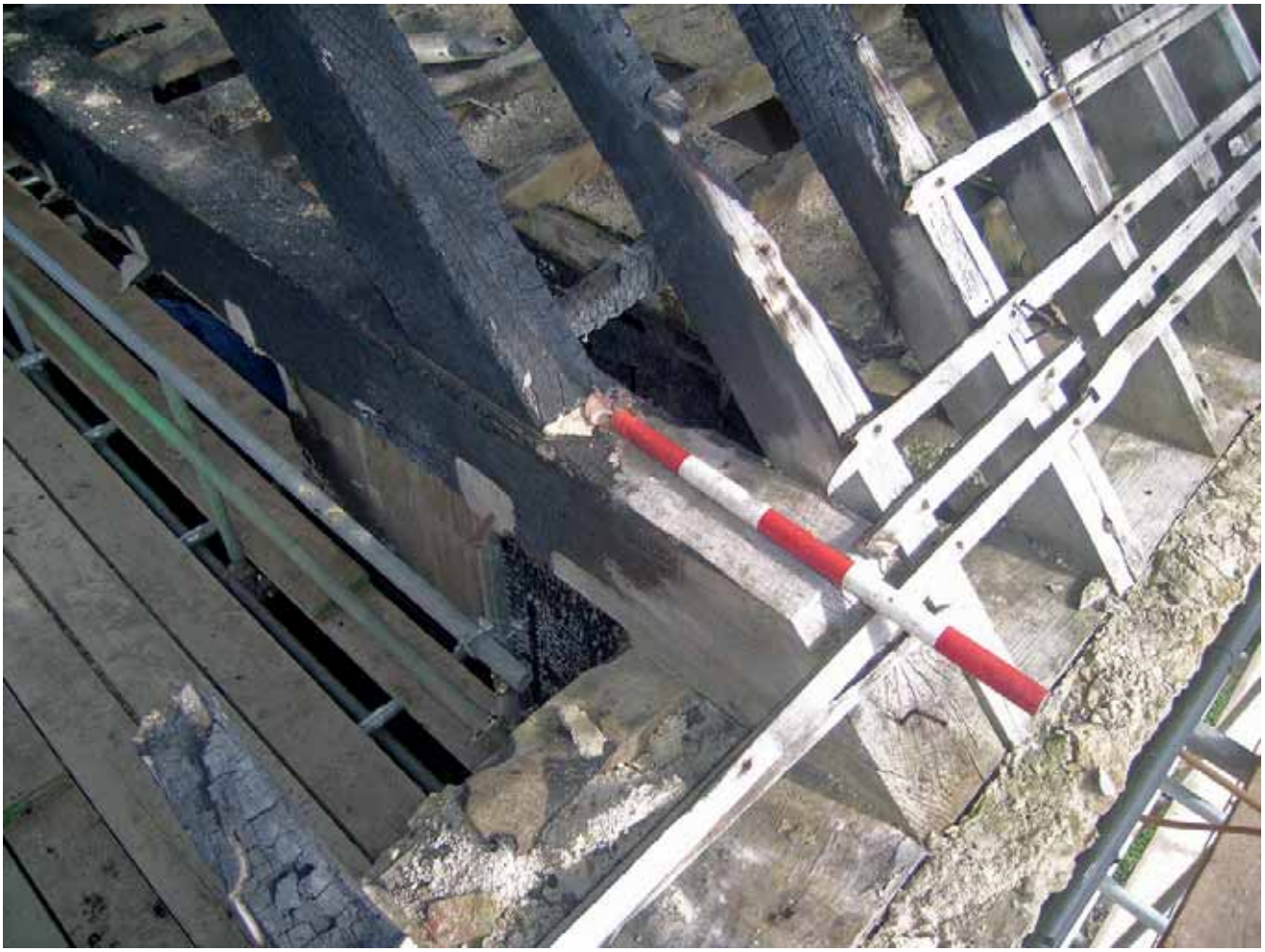

Plate 74: End of tie-beam in F1

Plate 75: End of tie-beam in F1

Plate 76: Roof detail to east side of F1

Plate 77: General view of F2-3 looking east

Plate 78: Western part of north wall in F3

Plate 79: Eastern part of north wall in F2

Plate 80: East end of F2

Plate 81: Fireplace at east end of F2

Plate 82: South wall in F2

Plate 83: South wall in F3

Plate 84: South wall in F3

Plate 85: West wall of F3

Plate 86: Room F3 looking north-west

Plate 87: Jamb detail in F3

Plate 88: Rubbed bricks from dismantled first floor lintel

Plate 89: Detail of window opening in F4

Plate 90: Window jamb detail in F4

Plate 91: Fire damaged timber lintel in F4

Plate 92: General view of F5

Plate 93: Wall at east side of F4

Plate 94: Rooms F4 and F5 looking north-west

Plate 95: North wall of F5

Plate 96: Stack at west side of F5

Plate 97: Fireplace in west side of F5

Plate 98: Window in south wall of F6

Plate 99: Window in south wall of F5

Plate 100: Typical first floor jamb in area to west of centre (F4)

Plate 101: West end of fire damaged area at first floor level (F6)

Plate 102: West end room (F6) looking south

Plate 103: General view towards SE from west end

Plate 104: Door at NW corner of F6

Plate 105: Top of fireplace in west wall of F6

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