

Bradshaw Building Services

A Report prepared for Mr. R. Bailey

March 2017.



HISTORIC BUILDING RECORDING AT DETACHED COACH-HOUSE , THE
OLD RECTORY, CHURCH ROAD, WADDINGHAM, GAINSBOROUGH,
LINCOLNSHIRE (Grade 2 Listed Building)

Planning Applcn. Ref.= 135504 and 135505

English Heritage Bldg. ID = 196804

Prepared by: P. R. Bradshaw

BBS Report No. : BBS/HBR/RB 1/17.

OASIS ID : bradshaw 1-277128 and Site Code :RCRW17

DETACHED COACH-HOUSE AT THE OLD RECTORY,
CHURCH ROAD, WADDINGHAM, GAINSBOROUGH, LINCOLNSHIRE.

Site Code: RCRW17
Museum Accession No.: LCNCC :2017.68
Oasis ID : bradshaw1-277128
Planning Application Nos.: 135504 and 135505
NGR : SK98808 96361

List of Contents:	Page
Summary.....	1
1.0 Introduction.....	2.
2.0 Site Location and Description.....	2 - 7
3.0 Planning Background.....	7
4.0 Aims and Objectives of the Archaeological Programme of Works.....	8
5.0 Historical Background.....	8 -14
6.0 Methodology.....	14
7.0 Results:	
7.1 Coach-House	15
7.2 Saddlery	15
7.3 Hayloft.....	15
7.4 Stables.....	16
7.5 Coalhouse.....	16
8.0 The Photographic Record....Plates 1-77.....	17- 56
9.0 Discussion and Conclusion.....	57 & 58
10.0 Acknowledgements.....	59
11.0 Bibliography.....	59
12.0 Project/Archive Details.....	60
12.1 Project Information.....	60
12.2 Archive Details.....	60
13.0 Appendices.....	61
13.1 Figures 14-22.....	62 - 70
13.2 Oasis Data Collection Form.....	71 & 72

(Front Cover : South Elevation of the Coach House and Tack Room)

- **List of Figures :**

- **Figure 1 : Location Plan scale= 1: 1250**
- **Figure 2 : Location Plan scale = 1: 25,000**
- **Figure 3 : Location Plan scale = 1: 63,160**
- **Figure 4 : Location Plan scale = 1: 500**
- **Figure 5 : Map of Waddingham before Enclosure**
- **Figure 6 : Map of Waddingham after Enclosure**
- **Figure 7 : Map of the Township of Waddingham**
- **Figure 8 : Waddingham Tithe Map 19.11.1858**
- **Figure 9 : Waddingham Tithe Map 19.11.1858**
- **Figure 10 : James Fowler original drawing no. 4**
- **Figure 11 : James Fowler original drawing no. 3**
- **Figure 12 James Fowler original drawing no. 7**
- **Figure 13 : James Fowler original drawing no. 1**
- **Figure 14 : Location Plan of Plates and Existing Cross-Sections**
- **Figure 15 : Existing Cross-Section A-A**
- **Figure 16 : Existing Cross-Section B-B**
- **Figure 17 : Existing Cross-Section C-C**
- **Figure 18 : Existing Cross-Section D-D**
- **Figure 19 : Planning Drwg. No. RB1/16.....Existing Ground and First Floor Plan**
- **Figure 20 : Planning Drwg. No. RB2/16.....Existing Elevations**
- **Figure 21 : Planning Drwg. No. RB3/16.....Proposed Ground Floor Plan**
- **Figure 22 : Planning Drwg. No. RB5/16.....Proposed First Floor Plan**

Summary

This Report presents the results of a program of Historic Building Recording undertaken by Mr. P.R. Bradshaw of Bradshaw Building Services at the Coach House, the Old Rectory, Church Road, Waddingham, Gainsborough, Lincolnshire. The Project was commissioned by Mr. R. Bailey, in response to a condition of Planning Approval imposed by West Lindsey District Council.

The site is described by English Heritage as Former Rectory now House. Lincoln Archives maps show nothing on the site prior to 1860, when James Fowler of Louth built the present Rectory and Coach-House. At a later time in 1862 he also restored the Church. He also built Snitterby Rectory and restored St. Nicholas Church in Snitterby. The site is within the bounds of St. Mary and St. Peter Church which has Anglo-Saxon origins. There is some evidence of a former pre 1860 Rectory to the south-west of the site and it is referred to in the Church Booklet edited by Brenda Coulson. The current Rectory is a recently built house adjacent to the Old Rectory. It is worth noting that there were originally 2 Churches in the locality, the second Church being St. Peters and possibly related to an adjoining village named Stainton by Waddingham. There is reference to the village of Stainton by Waddingham in the Domesday Book of 1086. The current Church may have been founded on an earth mound. The lane named Carr Lane to the north of the site linked to Sand Hayes Farm and eventually to Brandy Wharf Road. Church Road changes its name into Clay Lane nearby which leads to Waddingham Carrs.

Copies of James Fowlers original Drawings are kept in Louth Museum and accompany this Report. A date stone is clearly visible on the Old Rectory west facing wall showing the date of 1860. There is a photograph of the Old Rectory entrance door in Pevsners Book The Buildings of England, Lincolnshire.

By consulting Ordnance Survey Maps kept in the Lincoln Archives it clear that the site has remained in its original form up to the present day. There appears not to be any additions made from the original design apart from more modern timber window styles fitted over the years. For example side opening windows have been substituted to replace the original vertical sliding sash windows. The roof timbers in the Coach House also appear to have been replaced from the original timbers.

There are clear signs that the Coach House has remained very much as built originally. The stone, although weathering, is rock-faced limestone as the adjoining Rectory. The original sand lime type mortar is also showing signs of breaking down. There is a lath and plaster ceiling in the Coachroom and signs of the same ceiling being installed within the Stables, although currently not present. The regular and close spacing of nail holes in the ceiling joists indicating that a lath and plaster ceiling was installed. The floor is red quarry and brick tiled throughout. Some of the internal walls are stone and some are brick and are whitewashed. The old stable timber divider remains although in a different location to the original plans.

The windows and doors and openings have curved heads with stone on edge lintels with stone cills. Rebated reveals are lined with red bricks. There is a brick fireplace of note within the Saddlery. Internal doors are softwood framed ledged and braced and boarded with curved doors are to suit the openings. The Coach House entrance doors have curved heads and are framed, ledged and braced and boarded on crooks and bands and are to be retained following repair. There is a 30mm feature step in the outside wall approximately 2 courses above ground level. The roof is pitched at 45 degrees and covered with slates on battens with no underfelt. There are slate angled ridge tiles, and cast iron half round gutters on stay brackets with a flush fascia board.

1.0 Introduction

Peter Bradshaw of Bradshaw Building Services, was commissioned by Mr. Robert Bailey to undertake the Historic Building Recording of the Grade 2 Listed Old Coach House, at the Old Rectory, Church Road, Waddingham prior to its conversion into an Annexe. The site is centred at Ordnance Survey Grid Reference SK9880896361. Fieldwork was carried out on 02-03-17. Planning Permission for the Conversion including Listed Building Consent was received on 01/02/17.

The work was carried out according to conditions attached to the Planning Approval for this Project by West Lindsey District Council, the Local planning Authority, and acting on advice of Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team . The Report is in accordance with the principles in NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide (Dept. of Culture, Media and Sport,2010) and Standard and Guidance for the archaeological investigation and recording of standing buildings and structures (IFA,2008)

Copies of the Final Report will be deposited with the Client, Ms. Louise Jennings, the Planning Dept. of West Lindsey District Council, the Lincolnshire Historic Environment Record (HER) and with The Collection, Lincoln, along with an ordered project archive for long term storage and curation.

2.0 Site Location and Description

The civil Parish of Waddingham is situated 4 miles south-east of Kirton Lindsey, 10 miles south-east of Scunthorpe and 16 miles north of Lincoln. It is within the Administrative District of West Lindsey, County of Lincolnshire. The Proposed Development Site at the Old Rectory comprises a Grade 2 Listed 6 bedroomed 2 storey Old Rectory with a detached single storey Coach House with a first floor Hay Loft . The Old Rectory is on the east side of Church Road, directly east of St. Mary and St. Peters Church, at national Grid Reference SK9880896361, at an approximate height of 13m. AOD. The village of Waddingham is generally to the west and south-west. The Parish lies within the Market Rasen sub-district of the Caistor Registration District. The siting is on a slight ridge and locally the land generally falls away to the east and north east towards the river Ancholme, within its flood plain. The geology of the area is Blisworth Clay Formation Mudstone sedimentary bedrock formed 165 -168 million years ago in the Jurassic period. The local environment was previously dominated by swamps, estuaries and deltas. These rocks were formed in marginal coastal plains with lakes and swamps periodically inundated with the sea , or estuaries, deltas and shallow seas.(Source : Geology of Britain)



SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 498784, 396341



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
01/09/2016 15:17

Figure 1 : Location Plan : scale = 1:1250



Figure 2 : Location Plan : scale = 1: 50,000

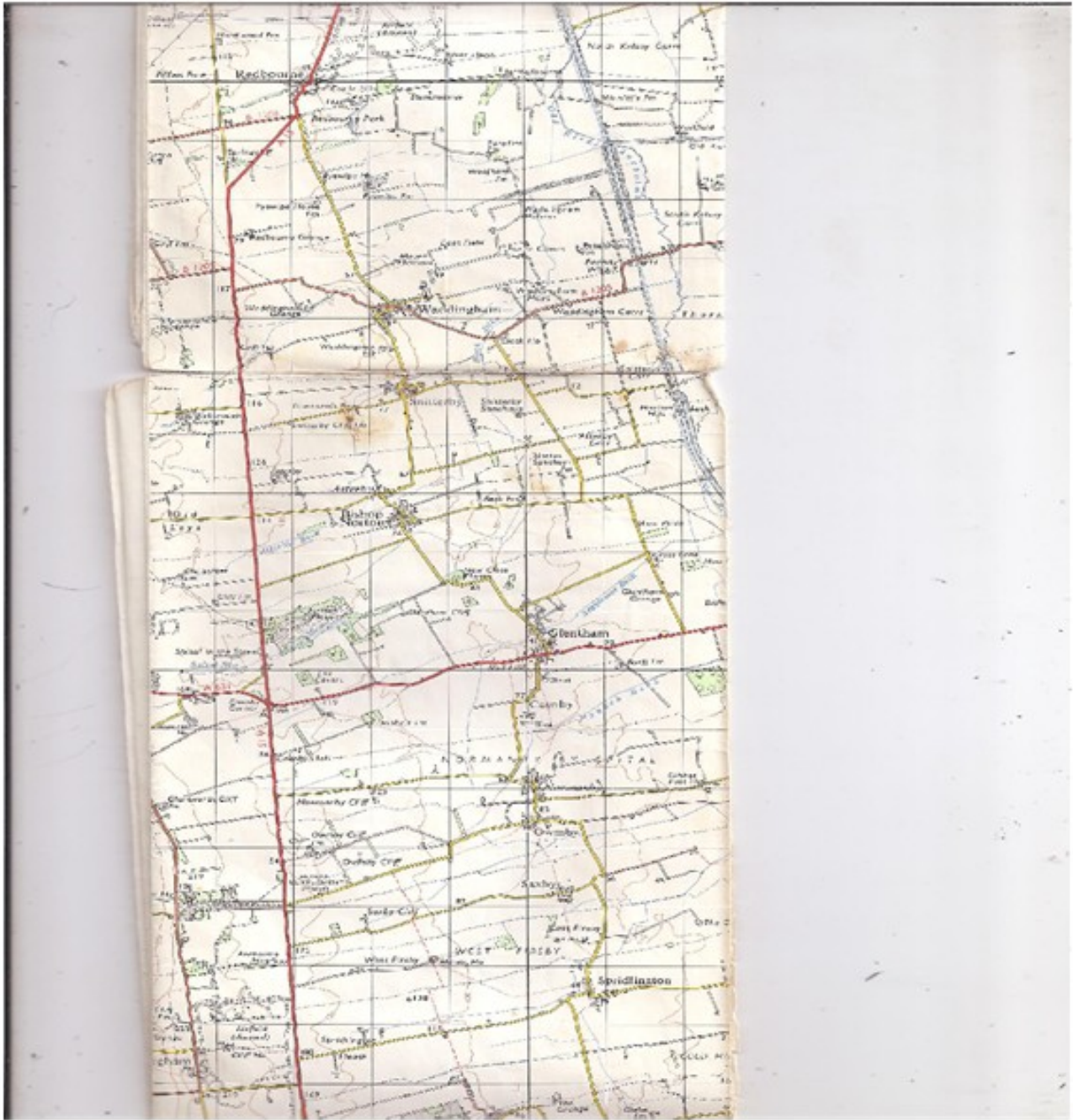
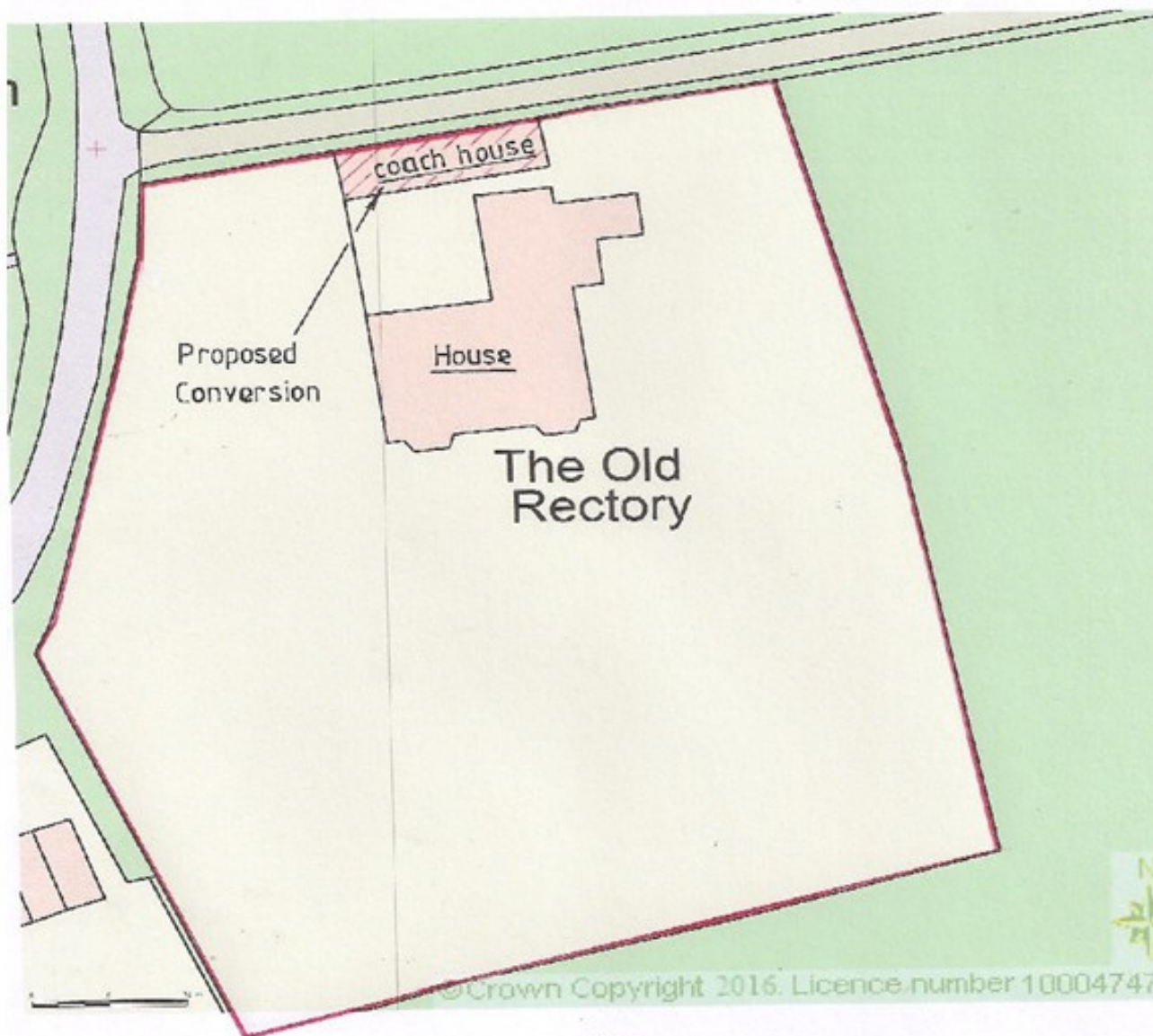


Figure 3 : Location Plan : Scale = 1: 63,160

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 498816, 396346



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
05/09/2016 09:18:04

Figure 4 : Location Plan : Scale 1: 500

The site lies at the north east corner of the Old Rectory site boundary and forms the northern boundary adjacent to Carr lane and is near the eastern plot walled boundary to Church Road. There is a hand gate in this wall leading across Church Road into St. Mary and St. Peters Chuchyard. There are open fields towards the north and east sides. There is a narrow courtyard path approximately 1.2m. wide between the Coach House and the Main Dwelling/Old Rectory. The entrance to the open courtyard south of the Coach House is enclosed by a high stone wall and entered by a pair of tall timber gates.

3.0 Planning Background

An application for Planning Permission and Listed Building Consent (Planning References 135504 and 1335505) for the proposed conversion of the Old Rectory Coach House into an Annexe has been submitted to and granted consent by West Lindsey District Council. As the proposed conversion would involve some changes to the original fabric of the old Coach House, four archaeological conditions were attached to the granting of this Planning Consent. (2, 6, 7 and 8)

Following the receipt of a brief, including a site meeting, with Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team, it was understood that the requirement for discharging the conditions would be a scheme of works to comprise the Historic Building Recording of the exterior elevations and of the interiors of the former Coach House prior to the Conversion.

Peter Bradshaw was commissioned by the Applicant to prepare a written scheme of Investigation for the Historic Building Recording.

4.0 Aims and Objectives of the Archaeological Programme of Works

The general aim of the historic building recording of the exterior elevations and interiors of the former coach house at the Old Rectory, Church Road, Waddingham is to undertake this work prior to any building alterations and /or conversion work commences on site.

5.0 Historical Background

Background research resources were consulted at the Lincolnshire Archives and both Manuscripts and early edition Ordnance Survey Maps of the site were obtained to provide a background to the historical development of this site. The earliest maps consulted did not show any development of the site until 1860 when the new Rectory was commenced. There were signs of an earlier Rectory in a Tithe barn, now demolished, nearby on the bend in Church Road next to where 2 cottages stand at present. This building was outside the current Old Rectory land ownership. See Figure 12 for the location of the Old Rectory prior 1860. It appears that at around the time of St. Mary,s and St. Peters Church restoration in 1858, James Fowler was commissioned to build a new Rectory. Following its completion and the re-opening of the Church, the Diocese employed a succession of Reverends to occupy the Rectory and administer the Church. This continued up until 30.03.78 when the Diocese of Lincoln sold the Property to private ownership. See Church Booklet produced by local people which gives a clear insight into the history surrounding the adjoining churches in the local area in the past. One person who contributed to the booklet being my Cousin Ms. Brenda Coulson.



Figure 5 : Waddingham Before Enclosure 1770



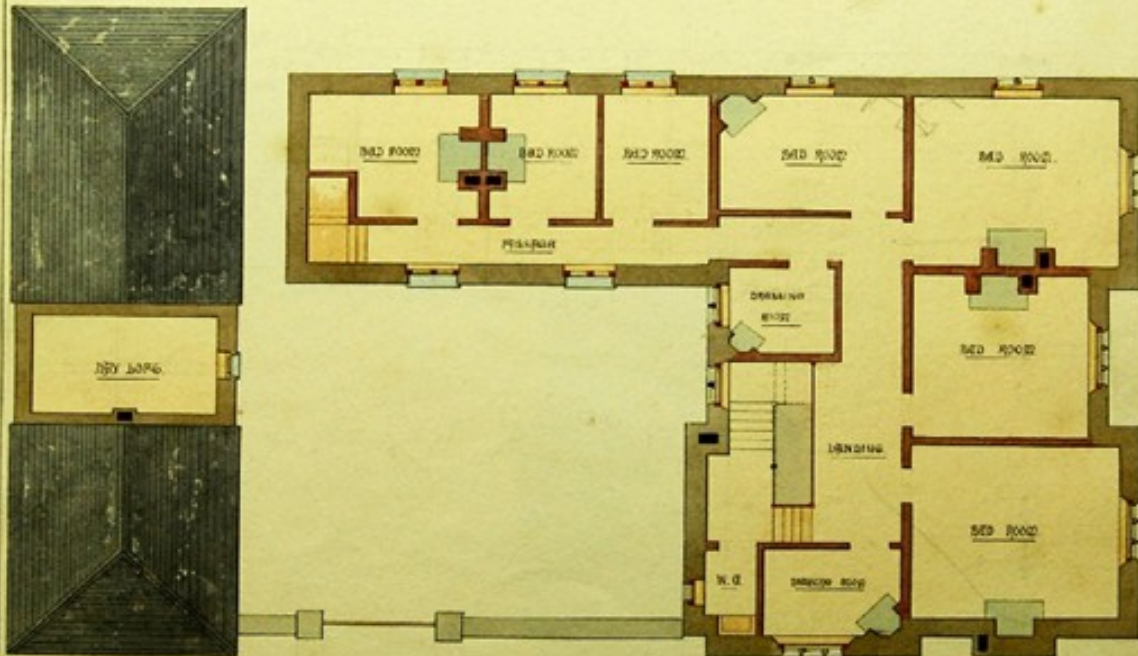
Figure 6 : Waddingham after Enclosure 1770.



Figure 7 :The Township of Waddingham 1840

— WINDING WAGON LUDLOW, SHROPSHIRE. —

— APRIL 1859. —



— PART OF CHAMBER FLOOR. —

*99 1/2
N 107*

Scale of 1/4 inch = 1 foot.

*J. Foster
Arch^t
Lough*

Figure 10 : James Fowler Chamber Floor Plan Drawing No. 4 : April 1859.



Figure 12: James Fowler Drawing No. 7 : North and East Elevations

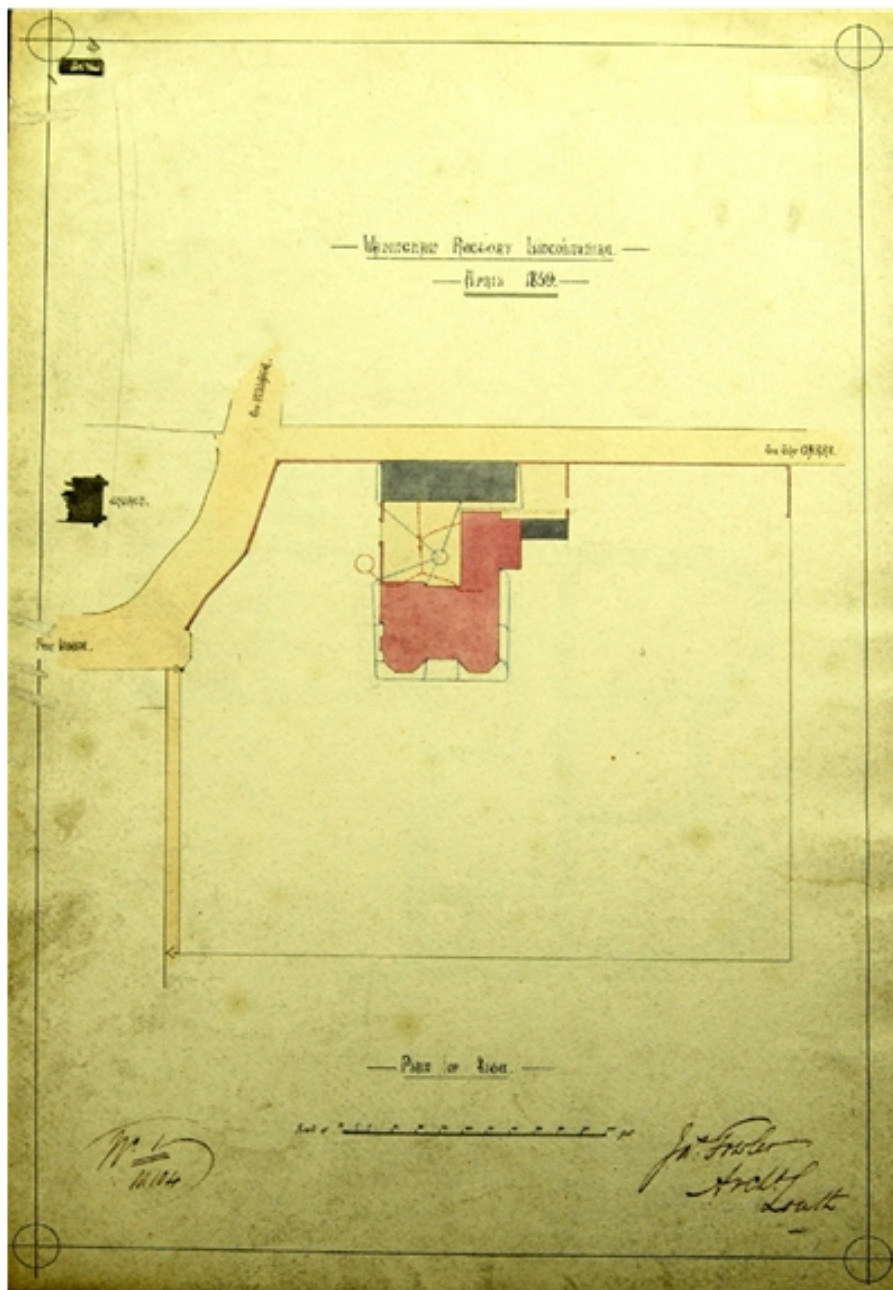


Figure 13:
James Fowler
Drwg. No. 1 : Site
Plan

6.0 Methodology.

The Programme of Historic Building Recording of the exterior elevations and of the interiors of the Grade 2 Listed former Coach House was undertaken by Peter Bradshaw on 28.02.17. A full written Record along with a full digital photographic record were undertaken at this time comprising 77 colour plates. The digital photographic record was compiled using a Nikon P 900 16 megapixel superzoom digital camera with the images produced in .jpeg format. Some Existing and Proposed Layout Plans and maps are reproduced from Bradshaw Building Services Project Architectural Drawings. These plans show the directions from which the digital photographs were taken from.

All work was carried out according to the guidance given by Ms. Louise Jennings and to the Institute of Field Archaeologists (IFA) standards and guidance regarding the archaeological investigation and recording of standing buildings and structures.

7.0 Results

7.1 Coach House (Plates 1-17)

The double timber curved head outward opening carriage entrance/ exit doors face south and border the Courtyard. They are mounted on wrought iron crooks and bands. The roof is hipped and of 45 degree pitch and is slate covered with slate angled ridge with metal stay brackets at each hipped end corner. The construction of the roof is traditional purlins , supported by framed trusses with collars and ties at every 5 th. frame with 4 intermediate bays supported by jack rafters at approximately 400mm. centres. There is a window in the outside end wall facing west, georgian squared pattern. There is a framed and ledged and boarded hand door linking the coach house to the saddlery with a level door head and lintel. This may be a later addition to the original. The rear wall also acts as a boundary to Carr Lane. The outer walls are built of rock-faced coursed limestone with lime mortar joints and are 0.5m. thick approximately and have a 30mm. step inwards at approximately 2 courses above ground level, as a feature. The window and door heads are arched with stone on edge lintels. The window having a stone cill. The double door and single door openings are rebated on the inside and lined with brickwork as a feature. There is a plastered finish to the opening head on the underside. The floor is red brick tiles. The ceiling has a timber support tie beam showing approximately in line with the hipped end junction. A lath and plaster ceiling is in place. The internal stone wall surfaces are whitewashed. The ceiling is whitewashed. The electric supply is dated .

7.2 Saddlery (Plates 18-27)

The saddlery is accessed by an open lobby which also serves as a joint access to the Coach House and the Stables and Hayloft hatch over, and has a red brick tiled floor. The Saddlery entrance door is framed , ledged and braced timber construction and is part of a semi-glazed timber screen frame with an arched head. The internal walls are red brick and the opening heads are brick on edge arched lintels. Inside the Saddlery there is a modern brick arched fireplace with a cast iron grate and range set at an angle with a chimney breast . The ceiling and walls are whitewashed. The north back wall forms a boundary with Carr Lane.

7.3 Hayloft (Plates 28-40)

This is accessed via a hinged trapdoor positioned directly above the open Lobby area. There is no loft ladder present. It has a wood boarded floor supported on softwood floor joists and the floor boards are not in a good state of repair. There is no ceiling and all the roof timbers are exposed. The roof construction is purlins supported by framed trusses every 5 th, frame or 1.4m. centres e.g. 4 bays at 350mm. centres. The framed trusses comprise deep collars and ties and are pitched at 45 degrees. The roof timbers are sawn softwood and are in good condition. The gables are straight cut . There are valley boards at the 4 valleys . There is a chain block pulley arrangement hanging from a roof beam local to the hatch . The chimney breast is evident on the west facing wall. The north wall forms a boundary with Carr Lane and the south wall contains a sash window georgian squared pattern. The walls are whitewashed.

7.4 Stables (Plates 41-59)

The Stables are accessed by a large timber hand door framed, ledged and braced and boarded with a brick arched head and brick rebated reveals as a feature. The floor is red brick tiles. There is a sloping timber horse dividing stall approximately central running east to west, approximately half way across the stables. The ceiling has been removed but appears to have been of lath and plaster construction. There are signs that a hayrick was attached to the east wall near where the old window opening was. The south facing window is georgian squared pattern with a stone cill similar to the lower north facing window, which has steeply tapered jambs. The high level north facing window appears out of place and is plain and would most likely be a later addition. This wall forms a boundary with Carr Lane. The roof construction is similar to the Coach House and is pitched at 45 degrees and of purlin and tied truss construction every 5 th. Bay. The timbers are sawn softwood and are in good condition. The walls are whitewashed. There is a 250mm. step at eaves level in each internal dividing wall. This appears to make the triangulated dividing wall ½ brick (110mm.) thick above ceiling level and 350mm. thick up to ceiling level for both internal side walls.

7.5 Coalhouse (Plates 60-77)

The Coalhouse is accessed by a timber hand door of framed, ledged and braced and boarded construction. There is no ceiling present which may have been removed. There are signs of timber seating in the west facing internal wall. The north facing boundary wall has a small hinged access door at high level framed and boarded and mounted on cast iron crooks and bands. The roof is hipped and pitched at 45 degrees and is well supported with collars and ties and valey boards. The timbers are sawn softwood and in good condition. The entrance door is set in a brick lined reveal with an arched head. The walls are whitewashed. The floor is red brick tiles.



Plate 1 : Coach House : South Side...01.08.16.



Plate 2 : Coach House : West Side...01.08.16.



Plate 3 : Coach House North Side : 01.08.16.



Plate 4 : Inside Coach House Double Doors (south wall) : 01.08.16.



Plate 5 : Inside the Coach House : west wall window...01.08.16.



Plate 6 : Inside the Coach House : east wall hand door and roof beam...01.08.16.



Plate 7 : Inside the Coach House : Double Doors...01.08.16.



Plate 8 : Inside the Coach House : lath and plaster ceiling near roof beam...28.02.17.



Plate 9 : Outside the Coach House double doors r.h. side rebate...28.02.17.



Plate10 : Outside the Coach House Double Doors r.h. Leaf...28.02.17.



Plate 11 : Coach House inside east wall : hand door...28.02.17.



Plate 12 : Inside the Coach house : l.h. side of the double doors...28.02.17.



Plate 13 : Coach House eaves height on centre-line of double doors : 2.6 metres...28.02.17.



Plate 14 : Coach House double doors width : 28.02.17.



Plate 15 : Outside the Coach House west window.....28.02.17.



Plate 16 Coach House entrance hand door : 24.08.16.



Plate 17: Coach House Floor



Plate 18 : Saddlery entrance and lobby : south side under Hayloft...01.08.16.



Plate 19 : Inside Saddlery : Fireplace.....01.08.16



Plate 20 : Outside the south -facing Saddlery entrance screen...01.08.16.



Plate 21 : Outside the Saddlery north-facing wall...01.08.16.



Plate 22 : Lobby/Entrance to Saddlery : outside south side : 24.08.16.



Plate 23 : Outside the Saddlery Entrance Lobby : 28.02.17.



Plate 24 : Outside height of entrance lobby opening to Saddlery south side : 28.02.17. (2.1 m.)



Plate 25 : width on outside of opening at entrance to lobby to Saddlery : 28.02.17.



Plate 26 : Outside the saddlery screen (south side) :13.02.17.



Plate 27 : Outside the south side of the Saddlery Entrance screen : 24.08.16.



Plate 28 : Inside Hayloft looking north at valley boards at coach house (left) and stable roof (right) abutment : 01.08.16.



Plate 29 : Inside Hayloft : south facing window : 01.08.16.



Plate 30 : Outside the North side of the Hayloft : 01.08.16.



Plate 31 : outside the north facing side of the Hayloft : 01.08.16.



Plate 32 : Inside the Hayloft : west facing wall roof timbers : 24.08.16.

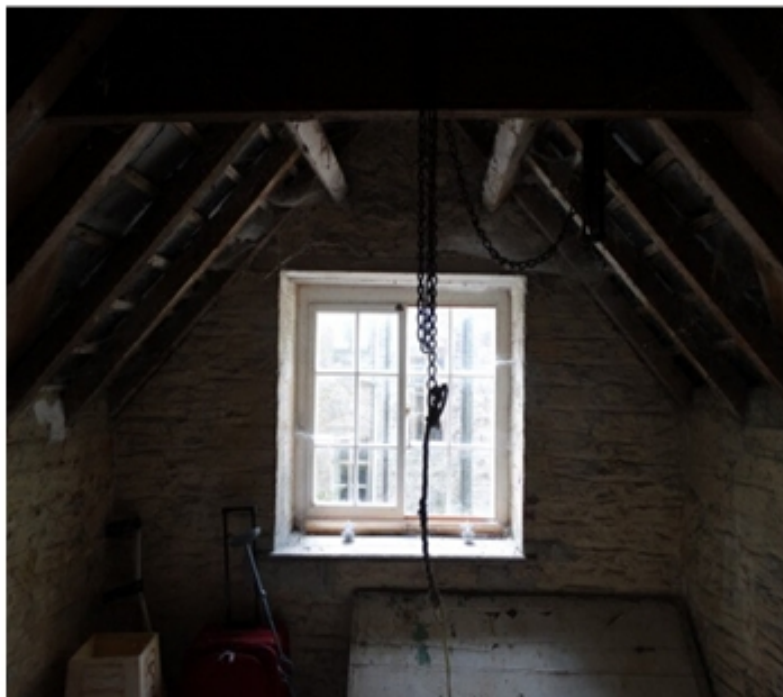


Plate 33 : inside the hayloft looking at the south facing wall window.



Plate 34 : Inside the Hayloft looking south, showing the valley boards and main ties : 24.08.16.



Plate 35 : inside the Hayloft showing the east facing wall roof timbers : 24.08.16.



Plate 36 : Hayloft South Side window : 13.02.17.



Plate 37 : Hayloft chimney from south-east : 13.02.17.



Plate 38 : Outside height of stone cill to Hayloft south facing window : 3.2metres aboveground level...28.02.17.



Plate 39 :Height of Hayloft south - facing window above ground level = 4.45 metres : 28.02.17



Plate 40 : Height of Hayloft on north facing outside wall =5.4 metres above ground level :
28.02.17.



Plate 41 : South side wall of the Stables showing window and path leading to Coalhouse



Plate 42 showing south wall of Stables looking west at window...01.08.16.



Plate 43 showing the Stables roof timbers looking east towards the Coalhouse :01.08.16.

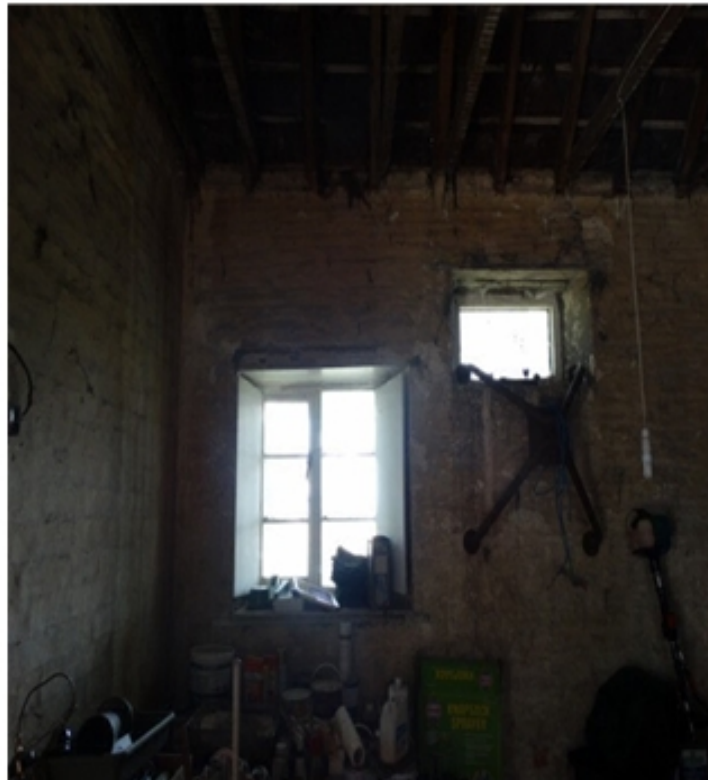


Plate 44 inside the Stables looking north showing the windows : 01.08.16.



Plate 45 : inside the Stables looking east showing the stall divider : 01.08.16



Plate 46 inside the Stables looking south : showing the entrance door and window : 01.08.16.



Plate 47 outside the Stable north side showing the 2 windows : 01.08.16.



Plate 48 inside the Stables showing the east internal dividing wall and roof timbers looking towards the hayloft

24.08.16.



Plate 49 inside the Stables looking at the east division wall with the Coalhouse...24.08.16.



Plate 50 inside the Stables looking at the roof timbers and west side division wall..24.08.16.



Plate 51 showing the entrance door to the Stables from the lobby...24.08.16.



Plate 52 outside the Stables showing the south facing window.....24.08.16.



Plate 53 outside the south wall of the Stables showing the cast-iron gutter and brackets...24.08.16.



Plate 54 outside Stables south wall showing former window opening and arched lintel...13.02.17.



Plate 55 Outside the Stables showing former window opening in south wall...13.02.17.



Plate 56 : outside the entrance door to the Stables from the west side...13.02.16.



Plate 57 : Stables Roof at junction with Hayloft.....13.02.17



Plate 58 : Stables north facing roof from Carr Lane....13.02.17.



Plate 59 : Outside the north side of the Stables showing the main window....28.02.17.



Plate 60 : East side of the Coalhouse....01.08.16.



Plate 61 : Entrance to Coalhouse at the south -east corner ...01.08.16.



Plate 62 :Inside the Coal House looking at the north facing wall



Plate 63 : Inside the Coal House looking at the roof timbers...01.08.16.



Plate 64 : Inside the Coal House looking south at the entrance door brick rebate...01.08.16.



Plate 65 : north east corner of the Coal House adjacent to Carr Lane...01.08.16.



Plate 66 : outside the Coalhouse Entrance door (south wall)...13.02.17.



Plate 67 :south east corner of the Coalhouse : cast-iron rainwater downpipe ...13.02.17.



Plate 68 :East end of the Coalhouse...13.02.17.



Plate 69 :inside the coalhouse looking at the division wall and roof next to the Stables...13.02.17.



Plate 70 :inside the Coalhouse looking at the roof hipped end timbers....13.02.17.



Plate 71 : inside the Coalhouse looking south at the entrance door...13.02.17.



Plate 72 inside the Coalhouse looking north at the loading flap...13.02.17.



Plate 73 : looking north at the entrance door brick rebate



Plate 74 showing the north side adjacent to Carr lane loading flap door... 13.02.17.



Plate 75 : north east corner of the Coalhouse adjacent to Carr Lane..13.02.17.



Plate 76 : Entrance to Coalhouse showing height and width (metric staffs)..02.03.17



Plate 77 : showing height and width of Coalhouse loading flap door on North side..02.03.17.

9.0 Discussion and Conclusion

The Site is described by English Heritage as former Rectory now House. From Lincoln Diocese records the property passed from Church ownership to private ownership on 30.03.78. A new Rectory has been built adjacent to the Old Rectory where a former Tithe Barn existed, outside the boundary of the Old Rectory. Archive Records show that the Old Rectory was most probably built on open farmland to the south side of Carr Lane at its junction with Church Road/Clay Lane. This is opposite St. Mary and St. Peters Church in a south -easterly direction. There does not appear to be any signs of ancient development in the direct area before the 1860,s. The Tithe Maps and Enclosure Maps are not showing any development in the locality from 1770 onwards. That is not to say that there may have been some Anglo-Saxon, Roman and Iron-Age Settlement in the area possibly prior to that. The Church booklet, written by Miss Brenda Coulson, who lived locally, is informative in that respect. It is located on the Internet at st.maryandst.peter.webs.com and has further information regarding the history local to the church. It is also noted in the book : James Fowler, Louth Architect, 1828-1892, that he was engaged by the Diocese to build a new Rectory in 1860 and refurbish St. Mary and St. Peters Church in 1862. It is noted that he also built Snitterby Rectory in 1859 and Redbourne Rectory in 1861. The original drawings are kept in Louth Museum and Lincoln Cathedral and copies have been included in this report showing the Coach House. They clearly show that the Coach House was built at the same time as the Old Rectory and in his book there is a photograph of the West Facing main entrance doorway of the Old Rectory. At high level on that elevation is a ducal coronet with the date of 1860 . The stone used in the construction is most probably Lincolnshire limestone from Ancaster Quarry with ashlar dressings for the cills. There is some reference to this on similar Fowler Projects but it is not clearly stated as used here. There is some weathering of the limestone with some surface spalling evident and some deterioration of the lime mortar jointing which has been cement- mortar pointed in parts. The walls average 500mm. thick (20 inches) and are not showing signs of settlement with no major cracking evident. It is assumed that the foundations are corbelled as shown on the Rectory Drawings and founded on solid ground, which is known to exist in the area, a stoney bed being observed on a nearby extension at Glebe House. The roofs are pitched at 45 degrees as the Old Rectory and clad with slates which are showing signs of wear and are to be re-used where possible. The cast-iron gutter and rainwater down pipes are to be replaced on stay brackets being corroded and in need of renewal. The internal and external joinery is in need of repair and will be either repaired where possible or replaced in keeping with the existing. This replacement to include the external windows . All joinery works are subject to approval by the Local Planning Authority. Two new glazed screens are to be manufactured in accordance with Planning approval. The roof timbers look to have been replaced over the years and are of a sawn type and will be inspected for soundness. They are to be strengthened and insulated over the vaulted ceiling sections.

New slate battens are to be installed with breathable roofing felt. A further survey is to be carried out to prove if a softwood wall plate was installed and if not a new wall plate will be required.

The ends of the rafters are not clearly visible at present. Some of the roof rafters will be exposed as part of the conversion work and vaulted ceilings incorporated in some rooms. Generally the internal walls will be plastered and external walls insulated. By site inspection and with cross-reference to the James Fowler drawings it can be seen that there has not been any major alterations or changes to the structure over the years. This is apart from possible internal alterations to the Stable stall position and the removal of a window on the south side and the addition of a high level window on the north side, both in the stables. A ceiling may have been fitted to the coal house and the lath and plaster ceiling inside the stables has been removed. The red brick and tiled floor will be removed during the conversion work which necessitates insulating the floor. The internal side of the door openings is lined with red farmhouse type bricks as a feature and rebated and arched. This feature may be retained. The brick fireplace within the saddlery is to be retained. All openings have radiused heads with stone on edge lintels. The existing curved topped double timber carriage house doors are to be retained as a form of openable shutter in front of a new glazed screen to the Planning Authorities Approval.

Generally and in conclusion the Coach House does appear to be in reasonable condition and represents a mid 1800,s annexe to the Main House used primarily to house the coach and horses as the Vicars means of transport. It was also used as outbuildings. It is entered by a closed Courtyard guarded by tall timber gates. The grounds are further guarded by a stone wall. The Conversion work proposed , if done with care, and in keeping, will preserve the nature of the Coach House , and form a lasting example of an 1860,s type Vicarage Coach House.

10.0 Acknowledgements

Thanks are extended to Mr. Robert Bailey for commissioning this work and for his kind assistance in arranging access to the site. Thanks are also extended to Ms. Louise Jennings of the Lincolnshire County Council Historic Environment Team, the Staff of the Lincolnshire Archives and the Collection, Lincoln and Louth Museum, Lincoln Diocese and the Waddingham Church Group.

11.0 Bibliography

Kaye D. and Scorer S. 1992 : Fowler of Louth
Pevsner N. and Harris J. and Antram N. 1989 The Buildings of England :Lincolnshire
Coulson B. Waddingham Church Group Booklet
English Heritage
Vision of Britain
Ordnance Survey Maps
British Listed Buildings
Geology of Britain

- **12.0 Project / Archive Details**
- **12.1 Project Information**
- **Site Code :RCRW17**
- **West Lindsey Planning Application Nos. : 135504, 1335505**
- **Field Officer : P.R. Bradshaw**
- **NGR : SK98808 96361**
- **Civil Parish : Waddingham**
- **Date of Intervention :02-03-17.**
- **Type of Intervention : Historic Building Recording**
- **Undertaken for : Mr. R. Bailey**
- **12.2 Archive Details**
- **Present Location :Bradshaw Building Services, 5 Meadow Court, Hibaldstow, Brigg, North Lincolnshire DN209PR.**
- **Final Location : The Collection , Danes Terrace, Lincoln.**
- **Museum Accession No. : LCNCC : 2017.68**
- **Accession Date : April 2017.**
- **The Site Archive comprises 77 digital photographs and 22 figures.**
- **The transfer of the Archive in accordance with published requirements will be undertaken following completion of the Project and following the approval of a draft copy by Ms. Louise Jennings.**

- **13.0 Appendices**

- **13.1 : Figures 14 – 22:**
 - **P. 52 = Figure 14 = Location of Plates and existing Cross-Sections**

 - **P. 53 = Figure 15 = Section A - A**

 - **P. 54 = Figure 16 = Section B – B**

 - **P. 55 = Figure 17 = Section C – C**

 - **P. 56 = Figure 18 = Section D – D**

 - **P. 57 = Figure 19 = Planning Drwg. No. RB1/16**

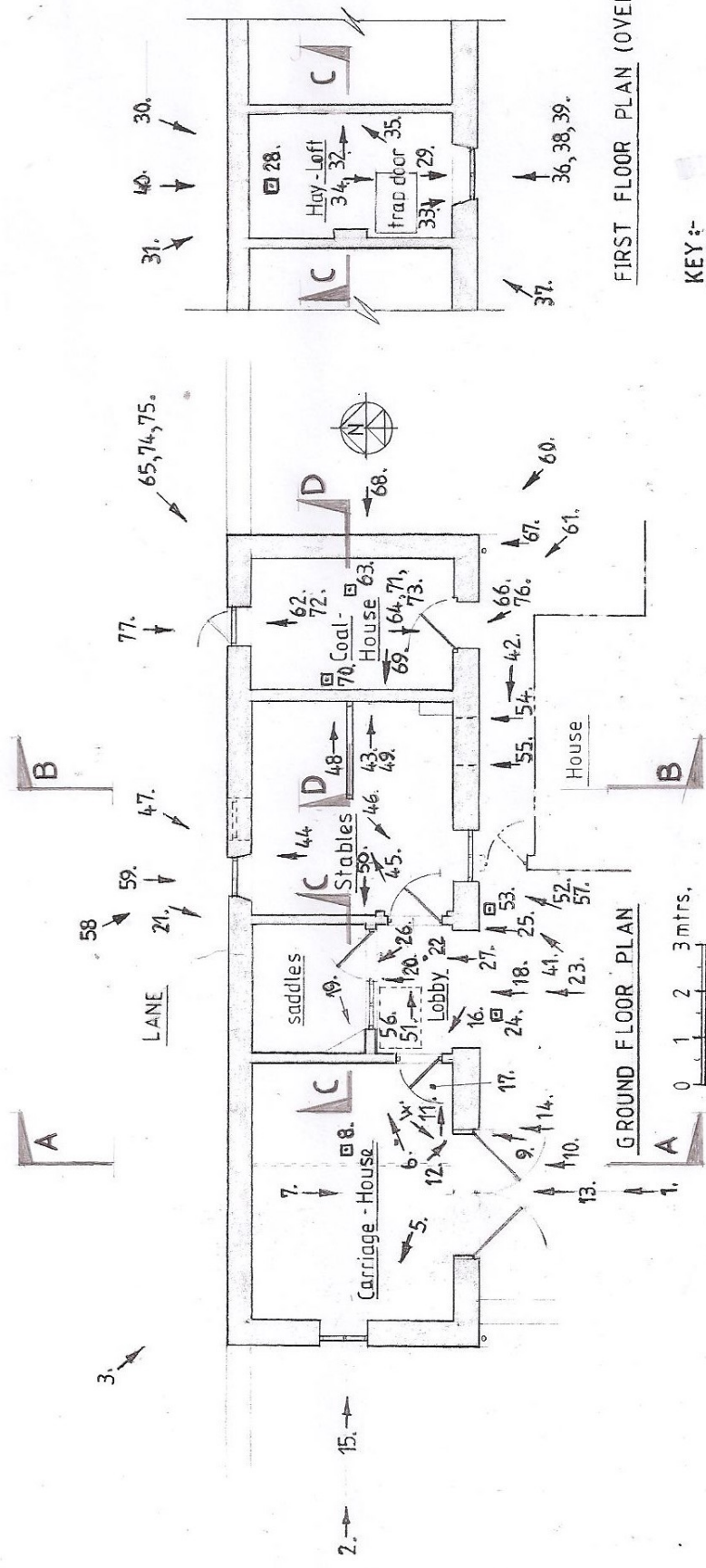
 - **P. 58 = Figure 20 = Planning Drwg. No. RB2/16**

 - **P. 59 = Figure 21 = Planning Drwg. No. RB3/16**

 - **P. 60 = Figure 22 = Planning Drwg. No. RB5/16**

- **13.2 :**
 - **P. 61 = Oasis Data Collection Form P.1**

 - **P. 62 = Oasis Data Collection Form P.2**



FIRST FLOOR PLAN (OVER LOBBY)

KEY:-

- a) = direction of photo
- b) = photo taken above
- c) = floor photo

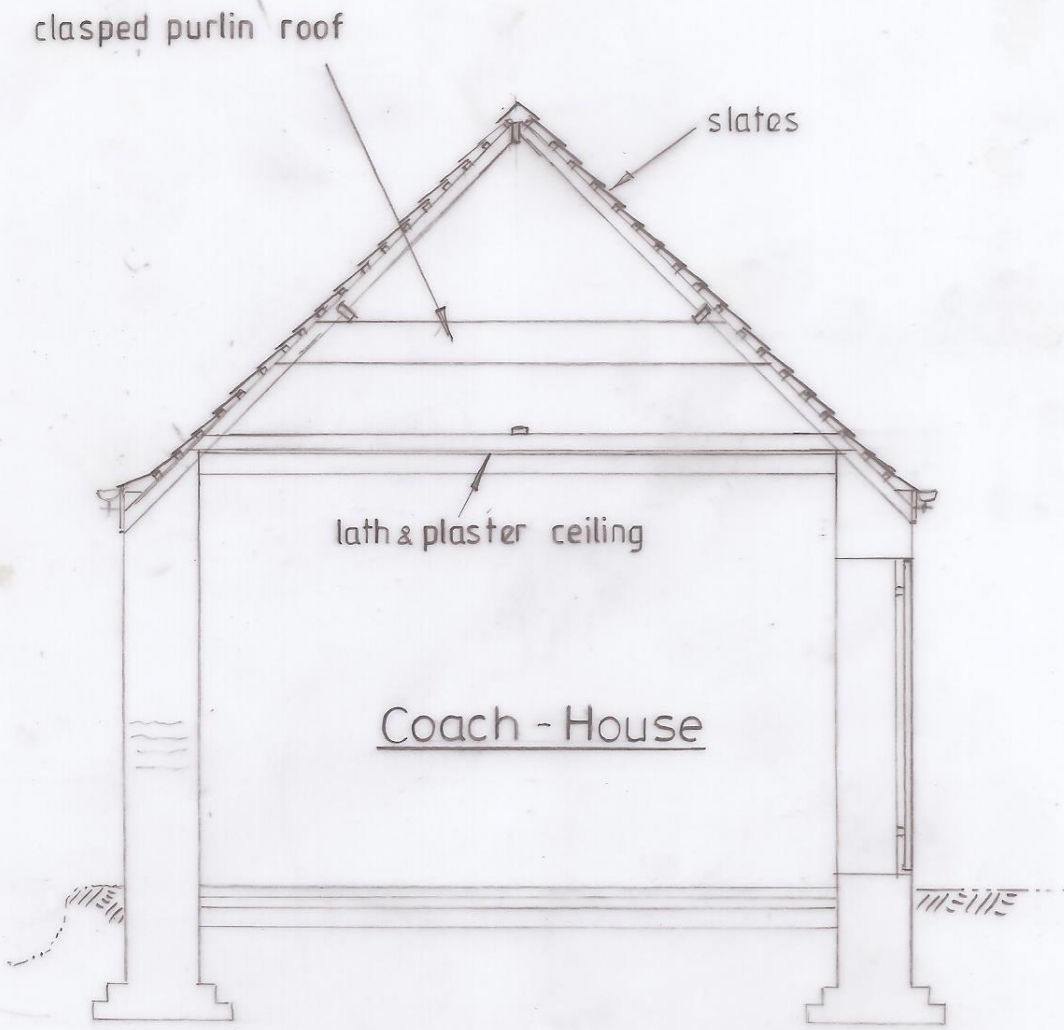
SCALE = 1:100

SCALE BAR

PLATES 1-77 incl.

FIGURE 14 : LOCATION OF PLATES & CROSS-SECTIONS

Proposed Conversion of Coach House into Annexe, The Old Rectory, Church Rd., Waddingham, Gainsborough,
 Lincs. DN21 4ST for Mr. R. Bailey



Existing Section 'A-A'

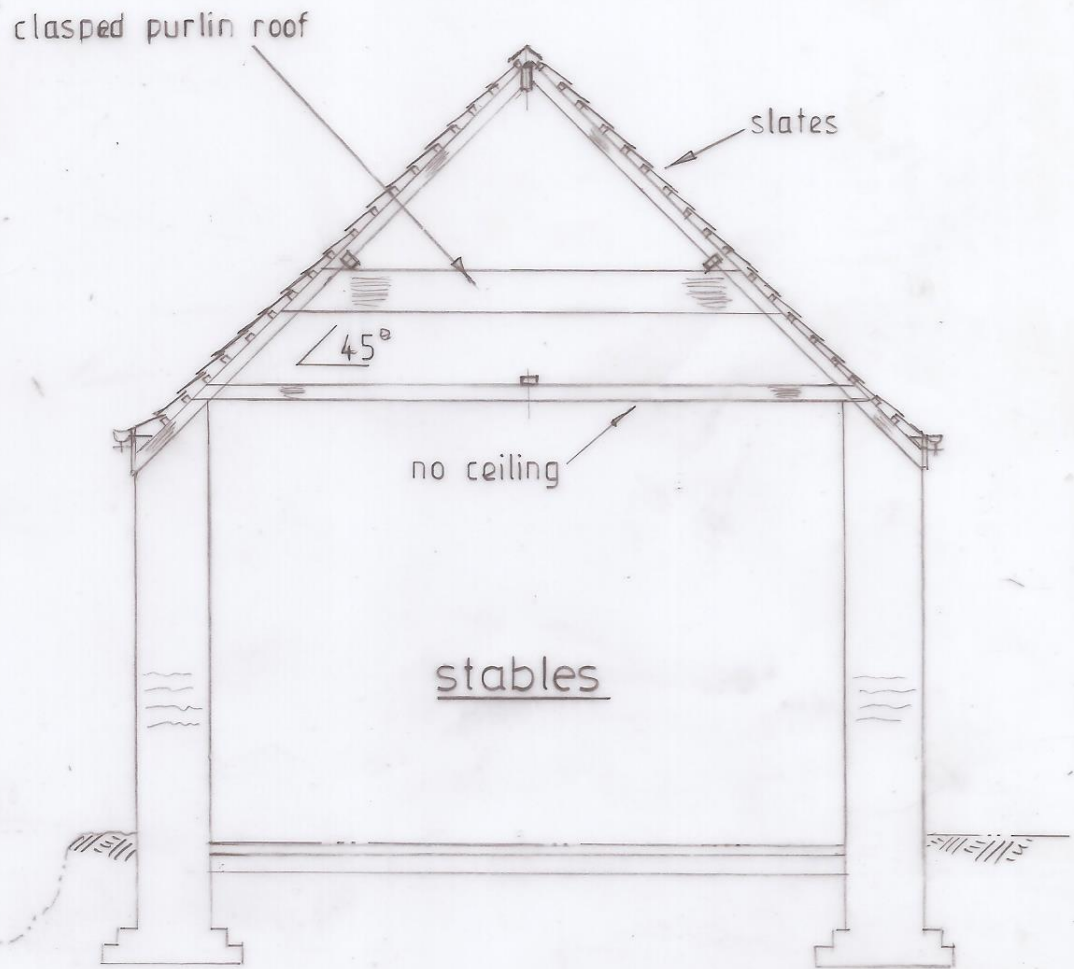
see figure 14 for location

SCALE = 1:50

The Old Rectory Coach-House, Church Rd.,
Waddingham, Gainsborough, Lincs.

24-03-17

Figure 15 : Existing Section 'A-A'



Existing Section 'B-B'

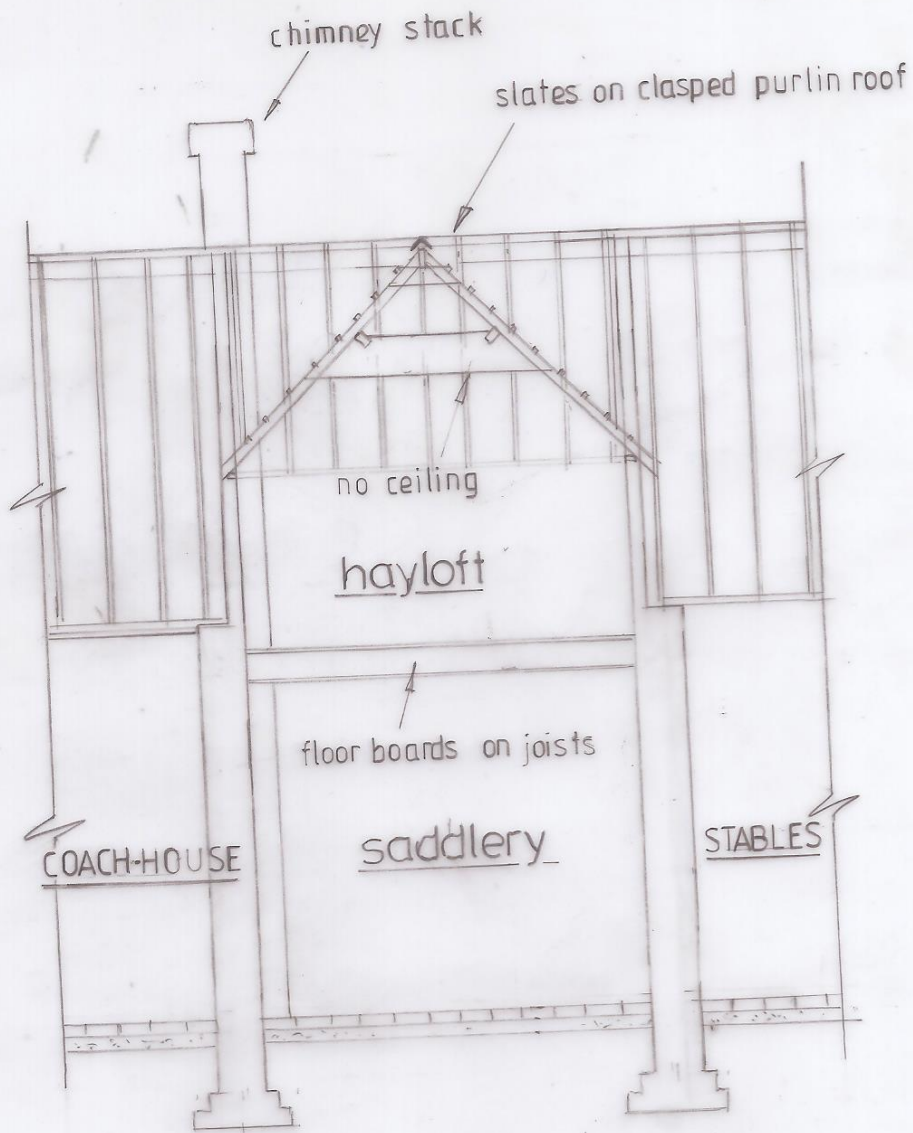
(at framed trusses)

see figure 14 for location

SCALE = 1:50

The Old Rectory Coach-House, Church Road, Waddingham,
Gainsborough, Lincs. 24-03-17

Figure 16 : Existing Section 'B-B'



Existing Section 'C-C' Scale = 1:50
(see figure 14 for location)

The Old Rectory Coach - House, Church Road,
Waddingham, Gainsborough, Lincs. 27-03-17

Figure 17: Existing Section 'C-C'

80

75

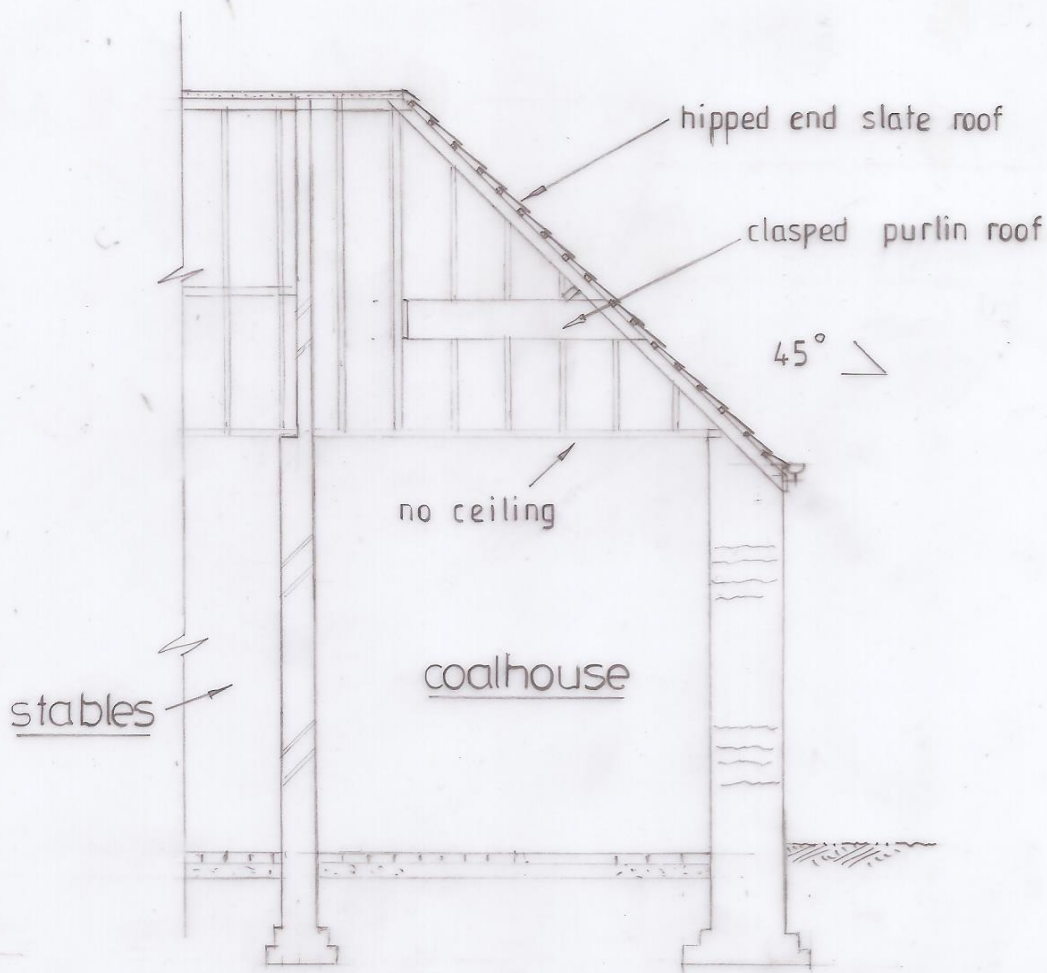
70

65

CLAUGHTON 6

BBS

BRADSHAW BUILDING SERVICES
Architectural Technologist



Existing Section 'D-D'

see figure 14 for location

scale=1:50

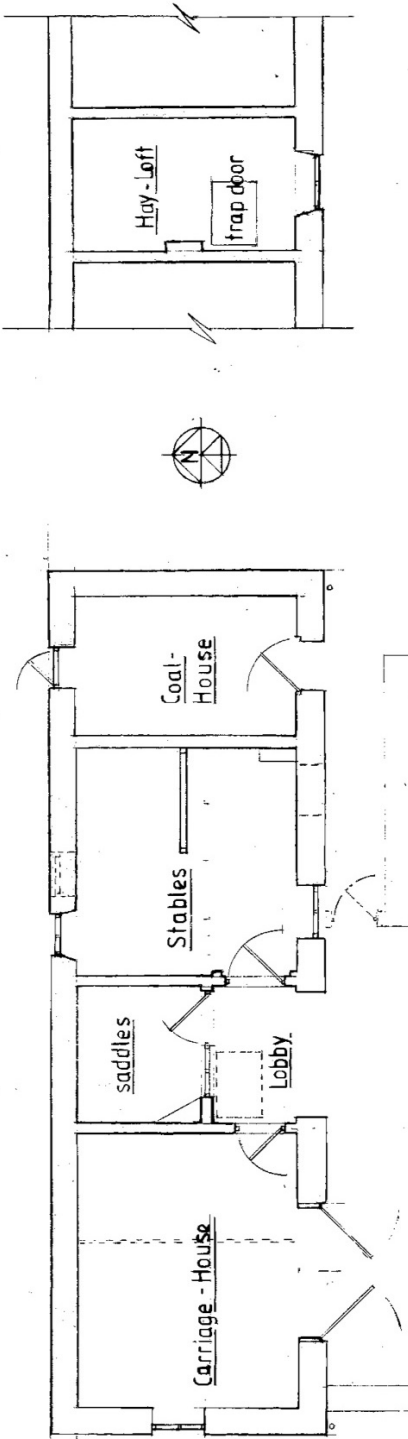
The Old Rectory Coach House, Church Road,
Waddingham, Gainsborough, Lincs.

27-03-17

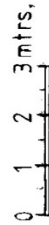
Figure 18 : Existing Section 'D-D'

BBS

LANE



GROUND FLOOR PLAN



SCALE = 1:100

SCALE BAR

FIRST FLOOR PLAN (OVER LOBBY)

Proposed Conversion of Coach House into Annexe, The Old Rectory, Church Rd., Waddingham, Gainsborough,
 Lincs. DN21 4ST for Mr. R. Bailey. = Existing Plans = Drwg. No. R B 1/16 31-8-16

Drawing No.

15

20

25

30

35

40

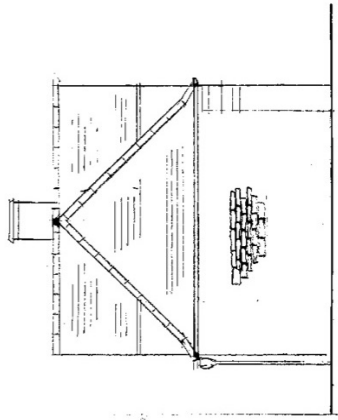
A

B

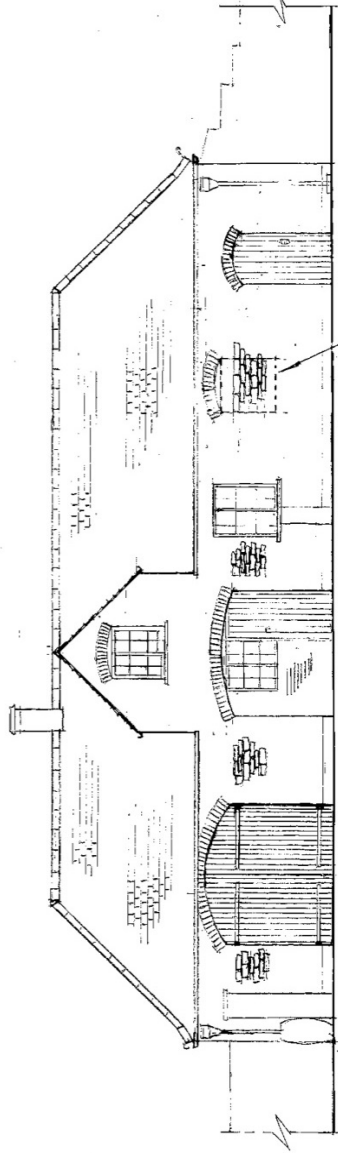
C

D

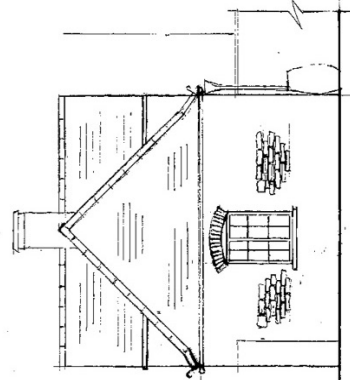
BBS



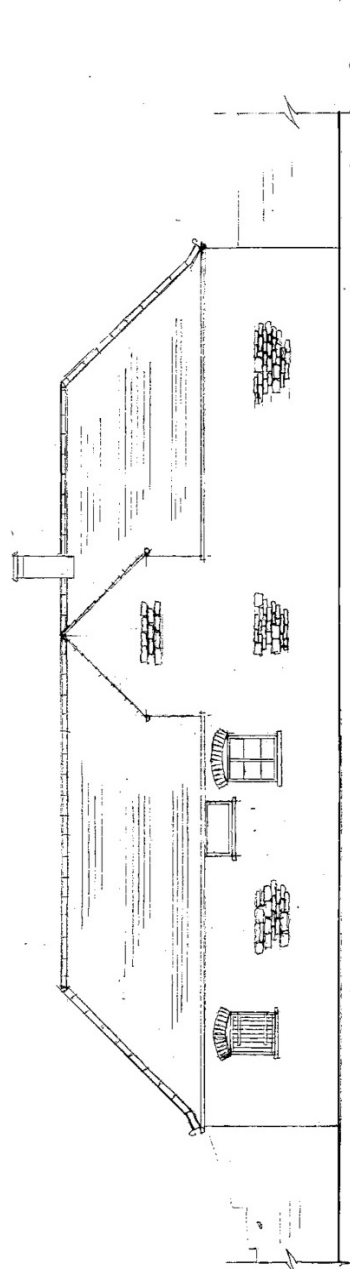
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

0 2 mtrs.

Scale Bar

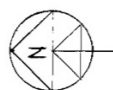
Scale = 1:100

Proposed Conversion of Coach House into Annexe, The Old Rectory, Church Road, Waddingham, Gainsborough,

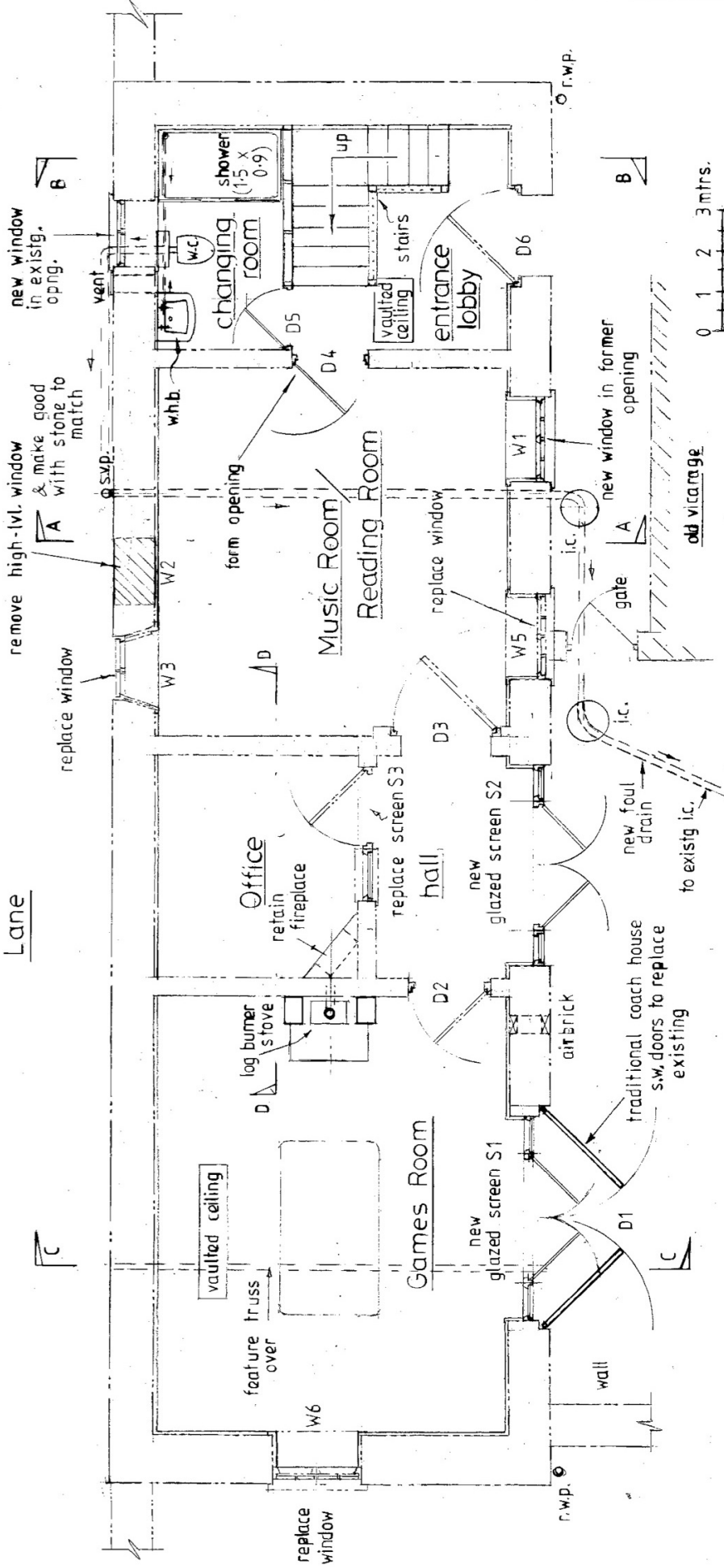
Lincs. DN214ST for Mr. R. Bailey = Existing Elevations =

Drwg. No. RB 2/16

01-09-16



Lane



PROPOSED GROUND FLOOR PLAN

SCALE = 1:50

0 1 2 3 mtrs.
SCALE BAR

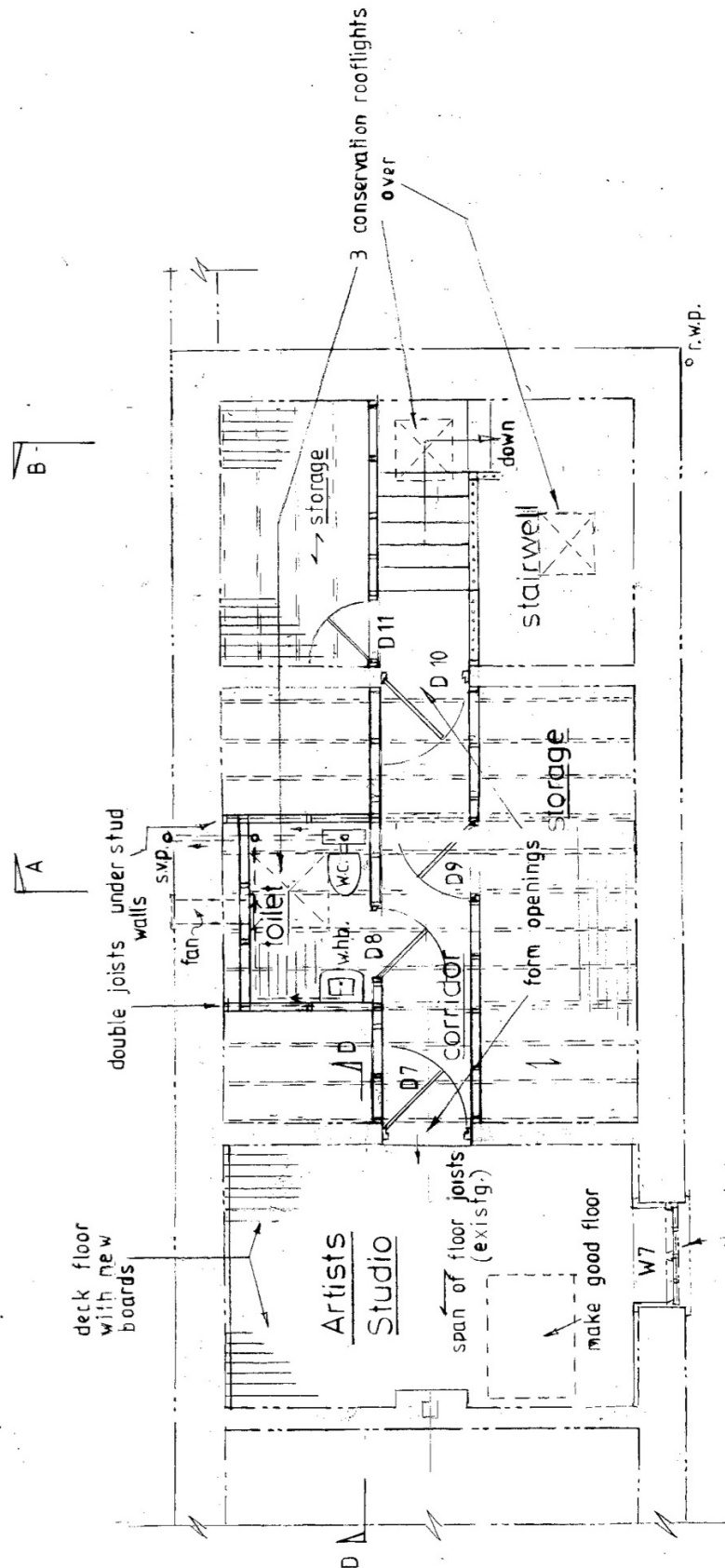
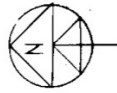
Proposed Conversion of Coach House into Annexe, the Old Rectory, Church Road, Waddingham, Gainsborough,
Lincs. DN214ST for Mr. R. Bailey

DRWG. NO. RB 3/16

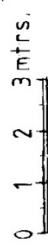
20-02-17

Drawing No.

BBS



PROPOSED FIRST FLOOR PLAN



SCALE BAR

SCALE = 1:50

Drwg. No. RB 5/16

Proposed Conversion of Coach House into Annexe, the Old Rectory, Church Road, Waddingham, Gainsborough,
 Lincs. DN21 4ST for Mr. R. Bailey

20-02-17

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: bradshaw1-277128

Project details

Project name	Conversion of Former Coach House into Games/Music Room, Studio
Short description of the project	Conversion of former Coach-House adjacent to the Old Rectory at Church Road, Waddingham, Gainsborough, Lincolnshire into a Games Room/Music Room, Studio. The Coach-House lies within the confines of a Grade 2 Listed Building which was erected in 1860 by James Fowler of Louth at the same time as the Old Rectory. The building is constructed of rock-faced limestone with a slate roof pitched at 45 degrees.
Project dates	Start: 20-02-2017 End: 30-06-2017
Previous/future work	No / No
Any associated project reference codes	135504 - Planning Application No.
Any associated project reference codes	135505 - Planning Application No.
Type of project	Building Recording
Site status	Listed Building
Site status (other)	Grade 2
Current Land use	Other 2 - In use as a building
Monument type	1 Post Medieval
Significant Finds	NONE None
Methods & techniques	"Annotated Sketch","Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Direction from Local Planning Authority - PPG16

Project location

Country	England
Site location	LINCOLNSHIRE WEST LINDSEY WADDINGHAM The Old Rectory
Postcode	DN214ST
Study area	92 Square metres

Site coordinates SK 498811 396379 52.951484524572 -1.257485141113 52 57 05 N 001 15 26
W Point

Height OD / Depth Min: 13.6m Max: 14.6m

Project creators

Name of Organisation Bradshaw Building Services

Project brief originator Architectural Technician

Project design originator Bradshaw Building Services

Project director/manager Mr. P.R. Bradshaw

Project supervisor Mr. P.R. Bradshaw

Type of sponsor/funding body Home Owner

Type of sponsor/funding body Developer

Name of sponsor/funding body Mr. R. Bailey

Project bibliography 1

Publication type A forthcoming report

Title Historic Building Recording

Author(s)/Editor(s) Bradshaw Peter Raymond

Other bibliographic details Report No. BBS/ HBR1/17.

Date 2017

Issuer or publisher Bradshaw Building Services

Place of issue or publication Hibaldstow, Brigg, North Lincolnshire

Description A4 size Historic Building Recording Report including photographs and history.

URL none

Entered by Mr. P.R. Bradshaw (bradshawp80@gmail.com)

Entered on 22 February 2017

OASIS:

