

THE OLD COACH HOUSE  
EASTFIELD HALL  
WARKWORTH  
NORTHUMBERLAND

HISTORIC BUILDINGS RECORD

November 2007

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Prepared for:  
*Mouldshaugh Developments*

By:  
*The Archaeological Practice Ltd.*

*Project code:*  
AP07/66

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*Compiled by:*  
RJC

*Control:*  
AR

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**Frontispiece:**  
*The main east-facing frontage of Eastfield Coach House, November 2007.*

*Prepared for Mouldshaugh Developments by:*

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Newcastle upon Tyne*

*Project Code: AP07/66  
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## SUMMARY

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*A photographic record and associated background research was carried out in relation to The Old Coach House, Eastfield Hall near Warkworth. This was undertaken in November 2007 as a mitigation exercise in advance of the refurbishment of the building as a domestic residence.*

*The report concludes that the building appears to have contained a coach house at its south end with stables beyond, and is doubtless contemporary with the Hall, a substantial Victorian country house built in a Gothic style in 1858.*

*The building has had little of interest beyond the unusual range of three segmental-arched openings in the north wall, and some evidence that earlier fabric is incorporated in the west wall of the main block, where other structures formerly abutted.*

*Consequently, the modifications being made to the building as part of the present phase of redevelopment and refurbishment do not impact upon features of more than local historic interest.*



*Illus.01: The location of Eastfield Hall (red circle) near Warkworth, Northumberland.*

## 1. INTRODUCTION

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### 1.1 Background

The subject of this report is The Old Coach House at Eastfield Hall (NU 2218 0668).

Eastfield Hall stands about two kilometres a little north of west to the town of Warkworth in Northumberland (*Illus. 01 - 03*), and has been a substantial Victorian country house in a Gothic style, built in 1858 to designs by the Rev H. C. Hingeston-Ralph<sup>1</sup> and partly rebuilt after a major fire in the mid-20<sup>th</sup> century. Historic Ordnance Survey maps of the area show changes to the hall and its local architectural context from the mid-19<sup>th</sup> century onwards (*Illus. 04-06*).

The coach house range (*Illus. 07-09*) which is the subject of this description stands a little to the north of the Hall, fronting to the east onto the Hall drive.

In accordance with standard practice, a programme of recording has been requested by the planning authority in order to provide a permanent record of the structure, which is being extended and converted into a dwelling. The work requested included a programme of photographic recording with associated background research.

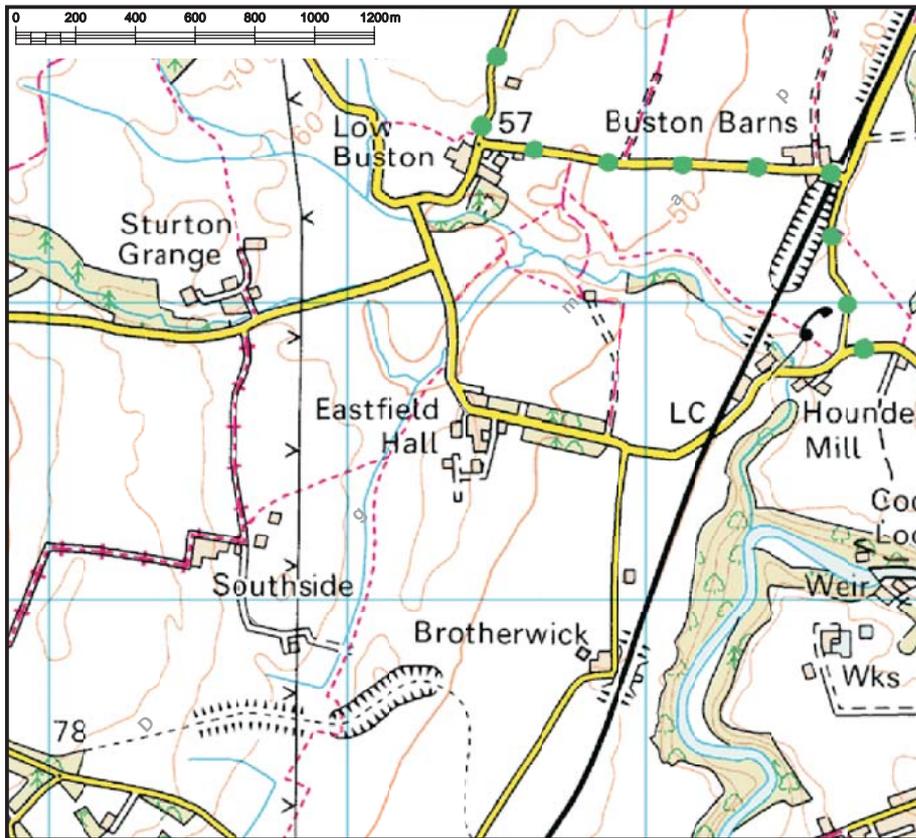
### 1.2 Methodology

The photographic recording was undertaken in November 2007 using black and white and colour slide film stock and a 35mm camera. All elevations were photographed as far as possible perpendicular to the major elevations of the building, and both the external and internal views included a scaled ranging pole. Where it was not possible to capture an entire elevation in a single photograph because of the constricted nature of the site, a series of partial elevations were recorded along with an oblique overall view of the full elevation.

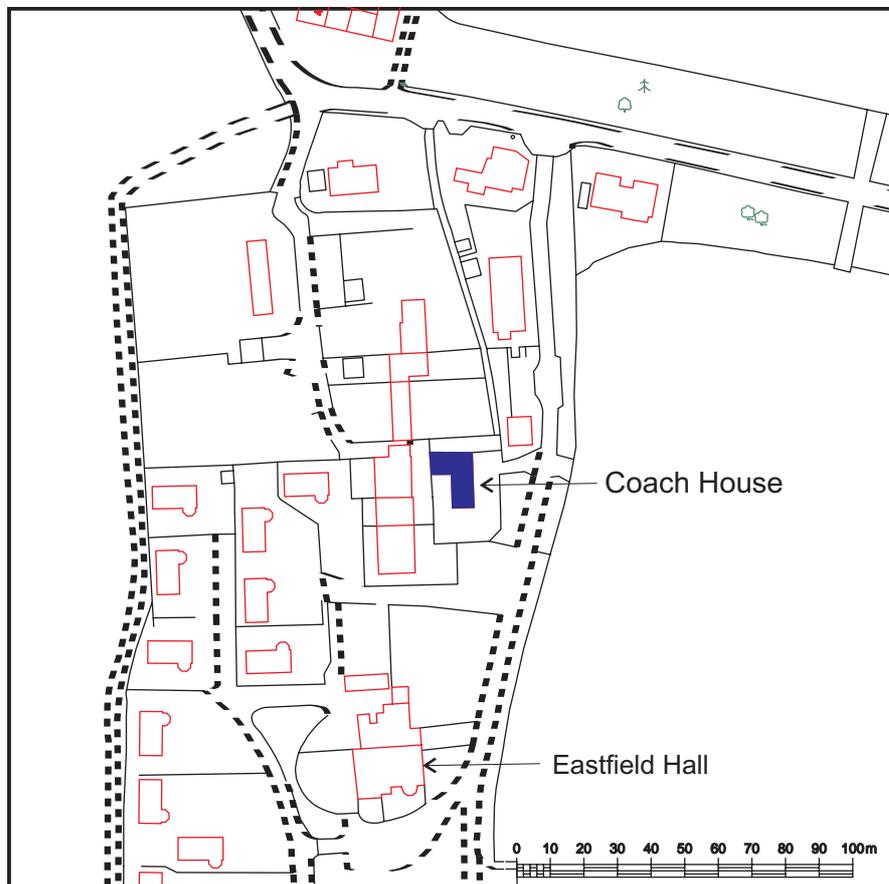
Peter Ryder, historic buildings specialist, carried out a visual inspection of the building and made notes in preparation for a full written description (below). Architects drawings were supplied by James Willcock, Architect (*Illus. 10-15*). These show the outline and some main features of the building prior to the redevelopment which was underway at the time of the present recording exercise.

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<sup>1</sup> Pevsner et al, (1992) Northumberland (Buildings of England series, Penguin), 385



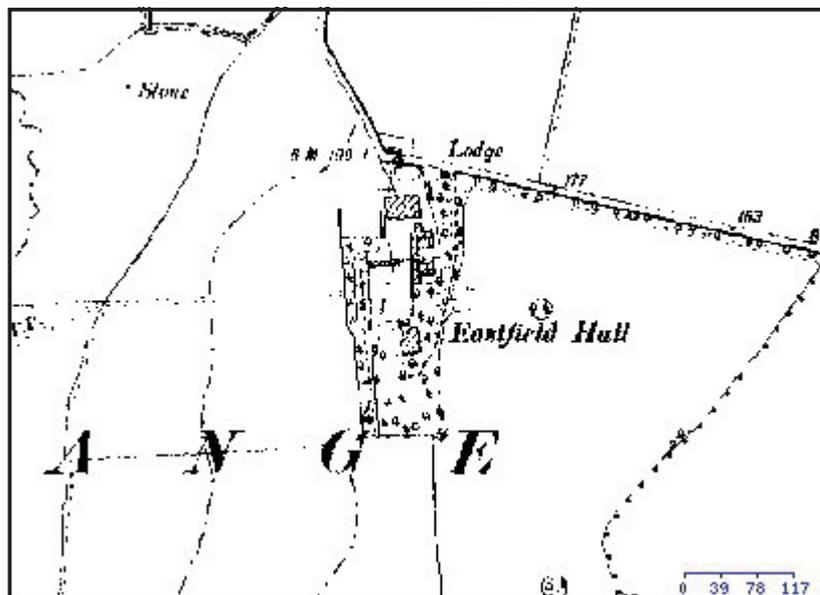
**Illus.02:**  
*The location of Eastfield Hall north west of Warkworth, Northumberland.*



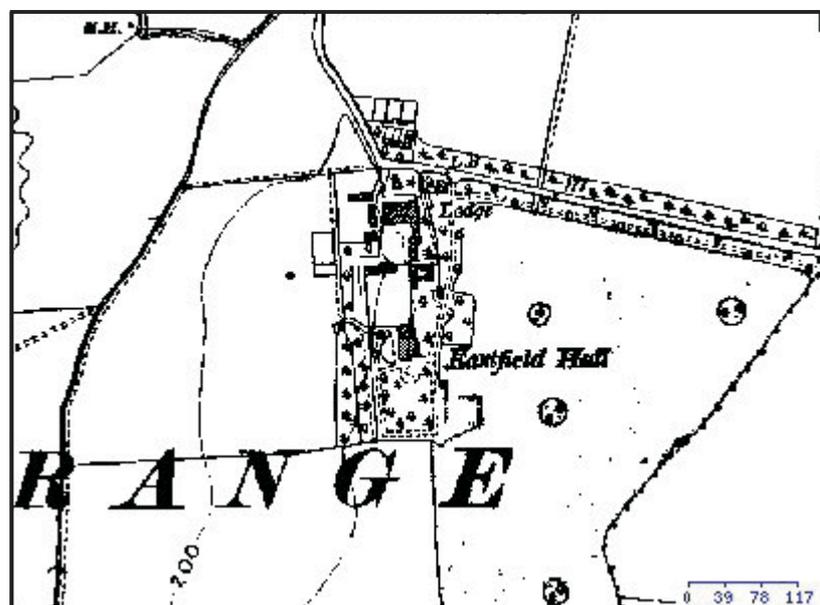
**Illus.03:** *A detailed plan of the area surrounding Eastfield Hall, with The Old Coach House highlighted in blue.*



*Illus. 04: Extract from First Edition Ordnance Survey Plan, 1866*



*Illus. 05: Extract from Second Edition Ordnance Survey Plan, 1899*



*Illus. 06: Extract from Third Edition Ordnance Survey Plan, 1926*

## 2. BUILDING DESCRIPTION

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### 2.1 Introduction

The Coach House range consists of an L-plan block of building, the main two-storeyed block c 17 by 6 m externally extending north-south and having a lower wing 5.5 m long and 6 m wide to the north-west. The front (east) and south end of the main block are of coursed and squared neatly-tooled stone; the other elevations are of more roughly tooled stone; the lower part of the rear (west) wall of the main block is of more thinly-coursed stone, little more than rubble, and may incorporate earlier fabric. The roof is of Welsh slates.

### 2.2 The Exterior

The front elevation of the main block is of four irregular bays, and has a chamfered plinth. In the third bay is a broad opening under a timber lintel, clearly a secondary insertion; to the left (in the second bay) and right (between the third and fourth bays) were doorways, in plain chamfered surrounds, that have now been converted into windows. The original windows, two on the ground floor (one in each end bay, that to the right being set rather higher in the wall) and four above, all have chamfered surrounds with slightly-projecting sills; drawings show that they contained 16-pane sash windows. The roof is hipped at each end, with a central stack to the ridge.

The south elevation, which also has a plinth, has a segmental-headed cart entrance with an external rebate for a pair of boarded double doors.

The north end of the block is continuous with the north wall of the wing to the right. At first floor level there is a large window, with a chamfered surround, set centrally in the end wall of the main block. Directly below was a range of three low openings with monolithic segmental lintels (of plain square section) and their sills c 1.8 m above ground level. The eastern (beneath the first-floor window) has now been re-set at a lower level (with its height being increased) and the western (at the east end of the wall of the wing) has been replaced by a new square-headed window.

The west wall of the block has a doorway at its south end, formerly connecting with an added east-west range, the weathering of the monopitch roof of which survives above it. Towards the centre of the wall is a chamfered window (formerly a 16-pane sash). Further north is the wing; a doorway and window in its south wall are both new insertions, but a chamfered window at loft level in the west gable end is old; the gable end has a cut coping and substantial alternating quoins.

### 2.3 The Interior

Few old features of the interior of the building remain accessible. The internal lintel of the southernmost ground-floor window in the east front of the main block is an old re-used timber with a number of peg holes, some driven diagonally. The sawn softwood joists of the first floor, of upright section, remain, as do parts of the roof structure. The central cross-wall, with this fireplace, have been rebuilt in modern blockwork.

Peter F Ryder November 5<sup>th</sup> 2007



*Illus.07: Eastfield Coach House, north-east corner.*



*Illus.08: Eastfield Coach House, west elevation.*



*Illus.09: Eastfield Coach House, detail of incised roof-line at the south end of the west elevation.*

### 3. HISTORICAL SYNTHESIS

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The Eastfield Coach House range, which would appear to have contained a coach house at its south end with stables beyond, is doubtless contemporary with the Hall, a substantial Victorian country house built in a Gothic style in 1858 to designs by the Rev H. C. Hingeston-Ralph, and partly rebuilt after a major fire in the mid-20<sup>th</sup> century.

The first edition Ordnance Survey map shows the coach house as forming the east side of a small rectangular courtyard. It has had little of interest beyond the unusual range of three segmental-arched openings in the north wall, which may relate to the feeding and/or mucking out of horses in the stable at this end of the building. There is some evidence that earlier fabric is incorporated in the west wall of the main block, but this may have been no more than an enclosure wall, and has no significant features.

## 4. CONCLUSIONS AND RECOMMENDATIONS

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### 4.1 Conclusions

The Coach House range was built to serve Eastfield Hall, a substantial Victorian country house built in 1858.

The building displays little of interest apart from an unusual range of three segmental-arched openings in the north wall.

There is some evidence that earlier fabric is incorporated in the west wall of the main block, which also formerly abutted other buildings (probably contemporary or later), but displays no significant features.

The modifications being made to the building as part of the present phase of redevelopment and refurbishment have not and will not impact upon features of more than local historic interest.

### 4.2 Recommendations

No further structural recording work is recommended.

Should any information or photographs come to light relating to the former use of the building, whether as a coach house/stable or subsequently, they should be archived with the photographs provided alongside this report.

## 5. PHOTOGRAPHIC CATALOGUE

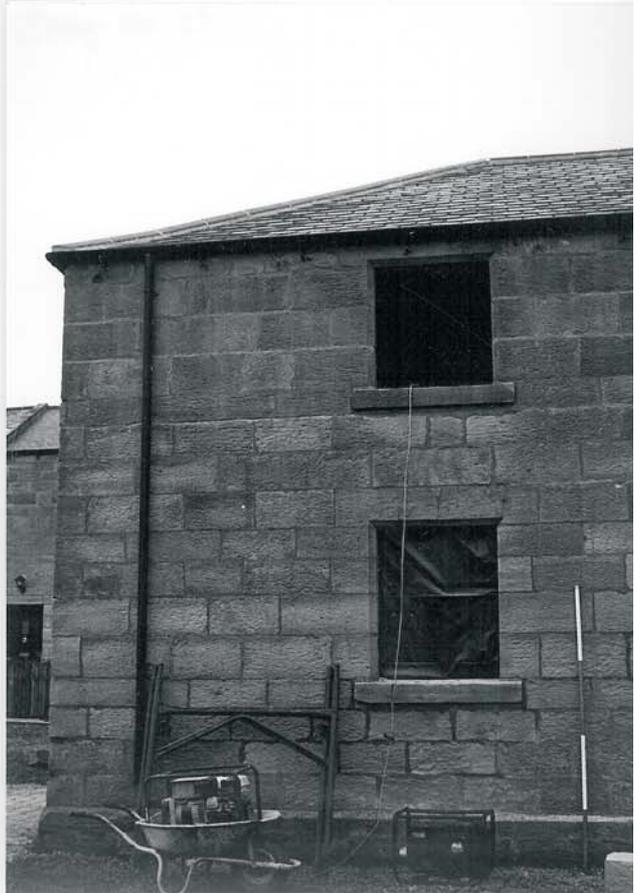
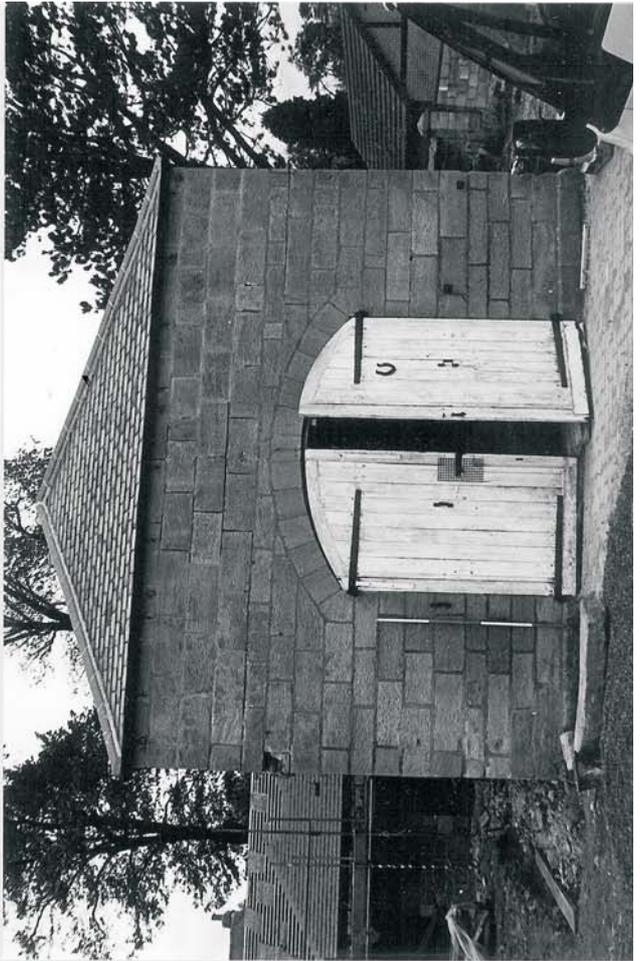
### 5.1 Monochrome (black & white) prints

Photo no.	Internal/ External	Description
MONO 01	External	The front (east-facing) elevation.
MONO 02	External	The south elevation with segmental-headed cart entrance.
MONO 03	External	View of the front (east) elevation from the south-east, oblique view.
MONO 04	External	The east elevation, south end.
MONO 05	External	The east elevation, centre-south part.
MONO 06	External	The east elevation, centre and centre-north part.
MONO 07	External	The east elevation, north end.
MONO 08	External	The north elevation, east end oblique view.
MONO 09	External	Detail of original opening in north frontage.
MONO 10	External	The north elevation, west part (extension), including detail of new/modified window opening.
MONO 11	External	The west elevation of the main structure, south part.
MONO 12	External	The west elevation of the main structure, north part (with extension to north).
MONO 13	External	South elevation of extension to west side, north end of cart shed.
MONO 14	External	West elevation of cart shed extension, viewed from WNW.
MONO 15	Internal	View from WSW of the southernmost ground-floor window in the east front of the main block – the lintel is a re-used timber with peg holes.
MONO 16	Internal	Detailed view of lintel in the southernmost ground-floor window in the east front of the main block (see MONO 15, above).
MONO 17	Internal	Detailed view of south side of the southernmost ground-floor window in the east front of the main block (see MONO 15, above).
MONO 18	Internal	View of the west end wall interior of the cart shed extension.
MONO 19	Internal	Interior view westwards of the segmental-headed cart entrance.
MONO 20	External	View from the south of the south elevation of the cart shed with extension to rear, set to the east of a group of later cottages.

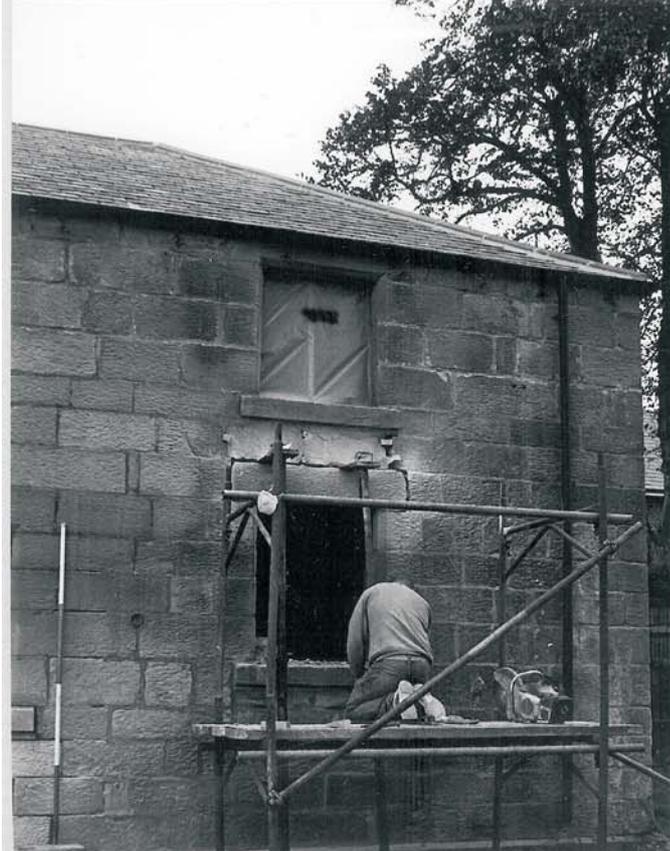
## 5.2 Colour transparencies

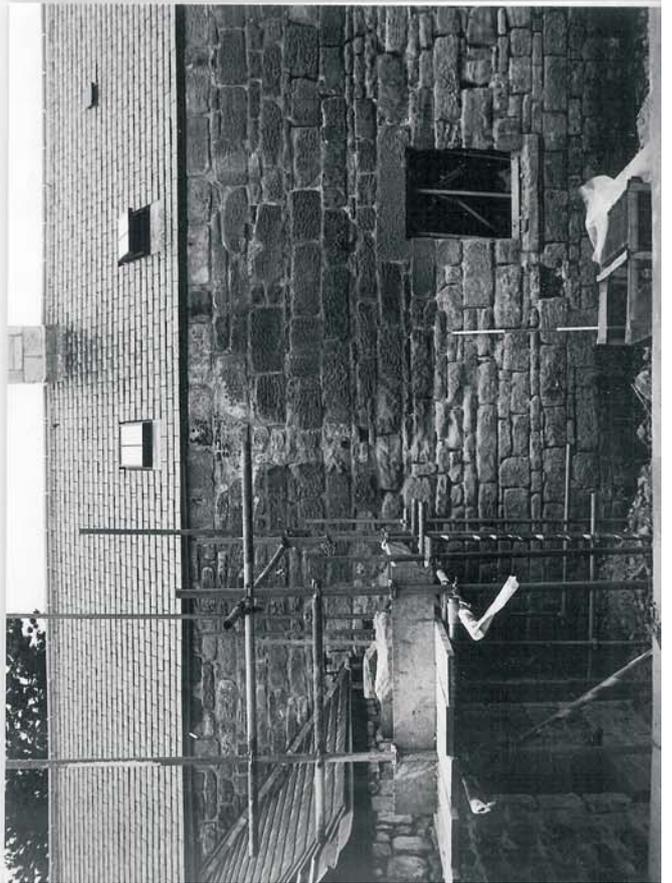
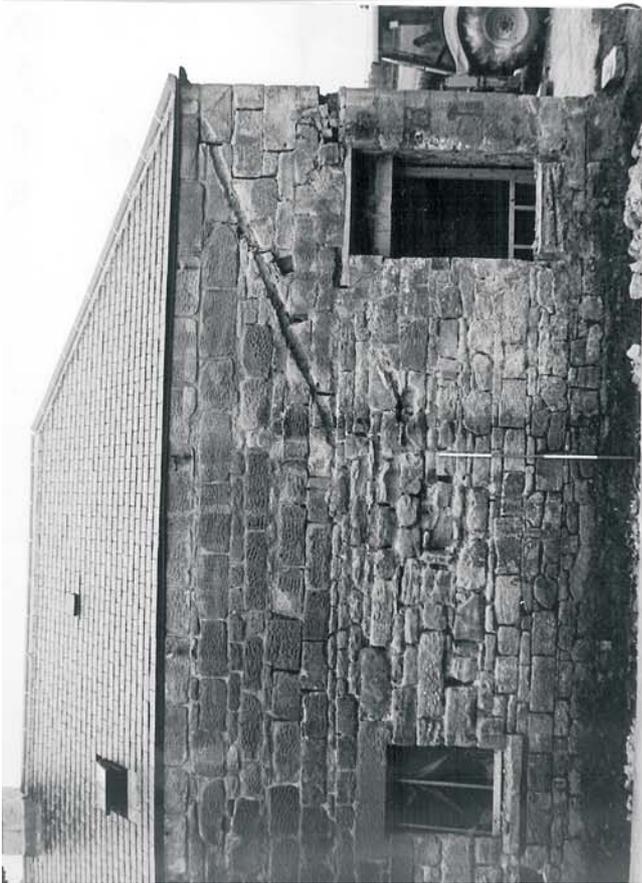
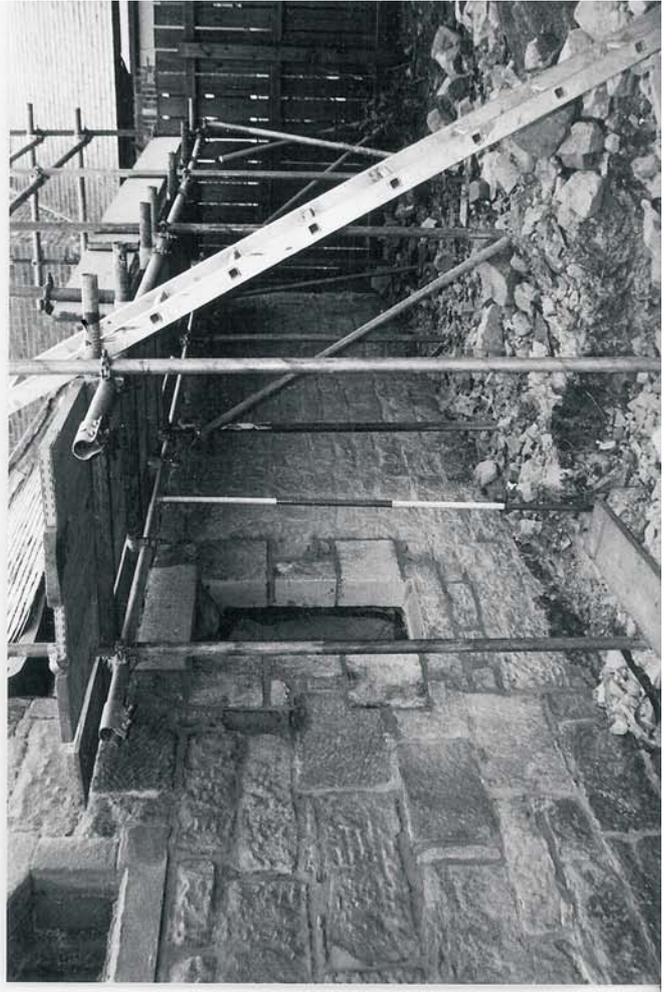
Photo no.	Internal/ External	Description
COL 01	External	The front (east-facing) elevation.
COL 02	External	The south elevation with segmental-headed cart entrance.
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COL 05	External	The east elevation, centre-south part.
COL 06	External	The east elevation, centre and centre-north part.
COL 07	External	The east elevation, north end.
COL 08	External	The north elevation, east end oblique view.
COL 09	External	The north elevation, including detail of new/modified window opening in west part (extension).
COL 10	External	The west elevation of the main structure, south part.
COL 11	External	The west elevation of the main structure, north part (with extension to north).
COL 12	External	West elevation of cart shed extension, viewed from WNW.
COL 13	Internal	View from WSW of the southernmost ground-floor window in the east front of the main block – the lintel is a re-used timber with peg holes.
COL 14	Internal	View of the west end wall interior of the cart shed extension.
COL 15	Internal	Interior view westwards The north elevation, including detail of new/modified window opening in west part (extension)..
COL 16	Internal	View from the interior of the east side of the segmental-headed cart entrance in the main south elevation..
COL 17	External	View from outside the cart shed entrance in the south elevation southwards, towards Eastfield Hall.

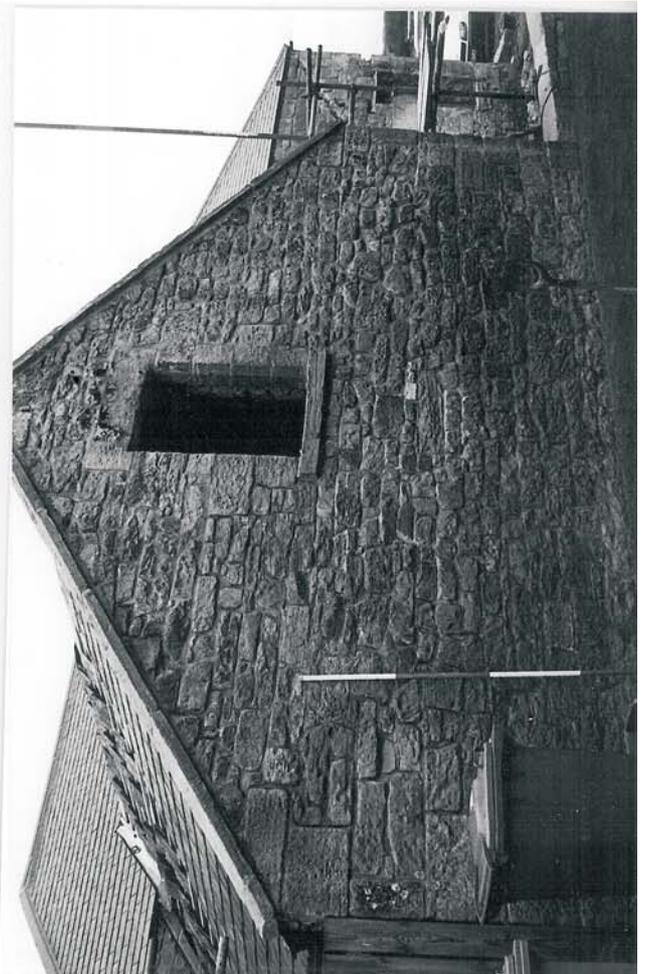
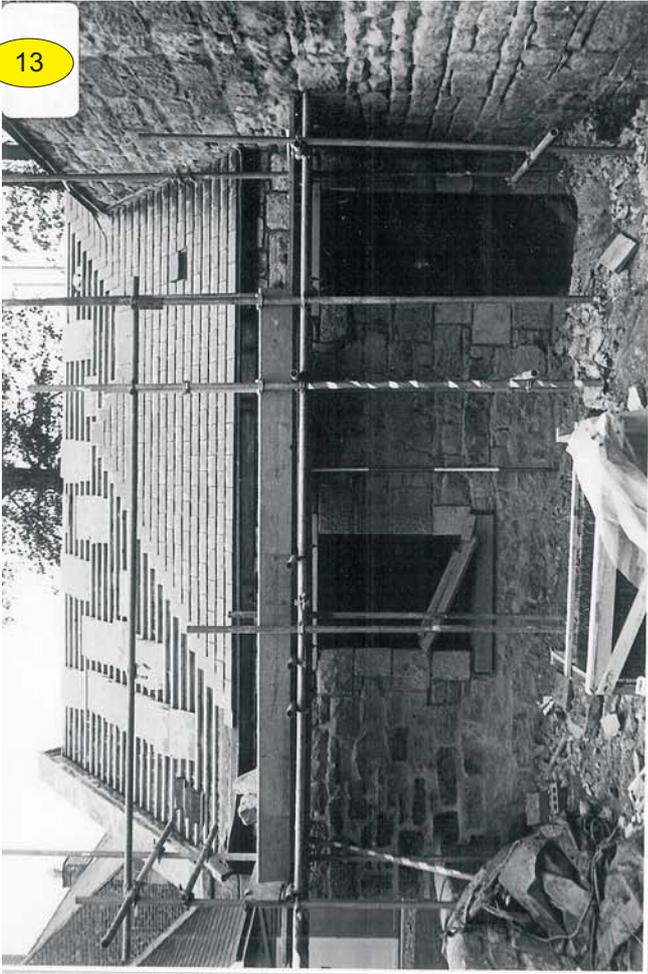
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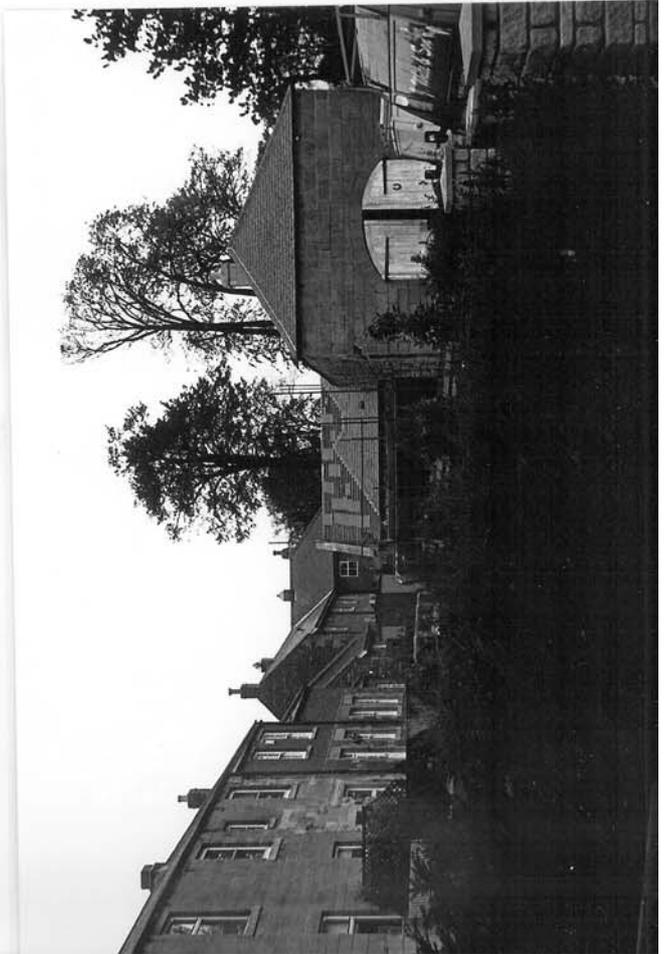
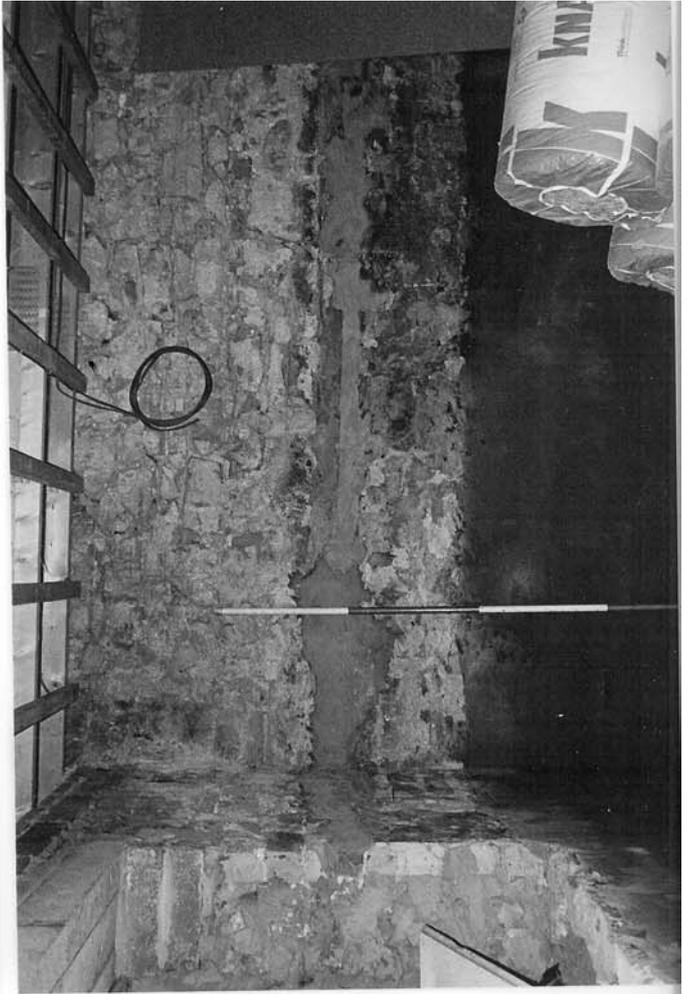


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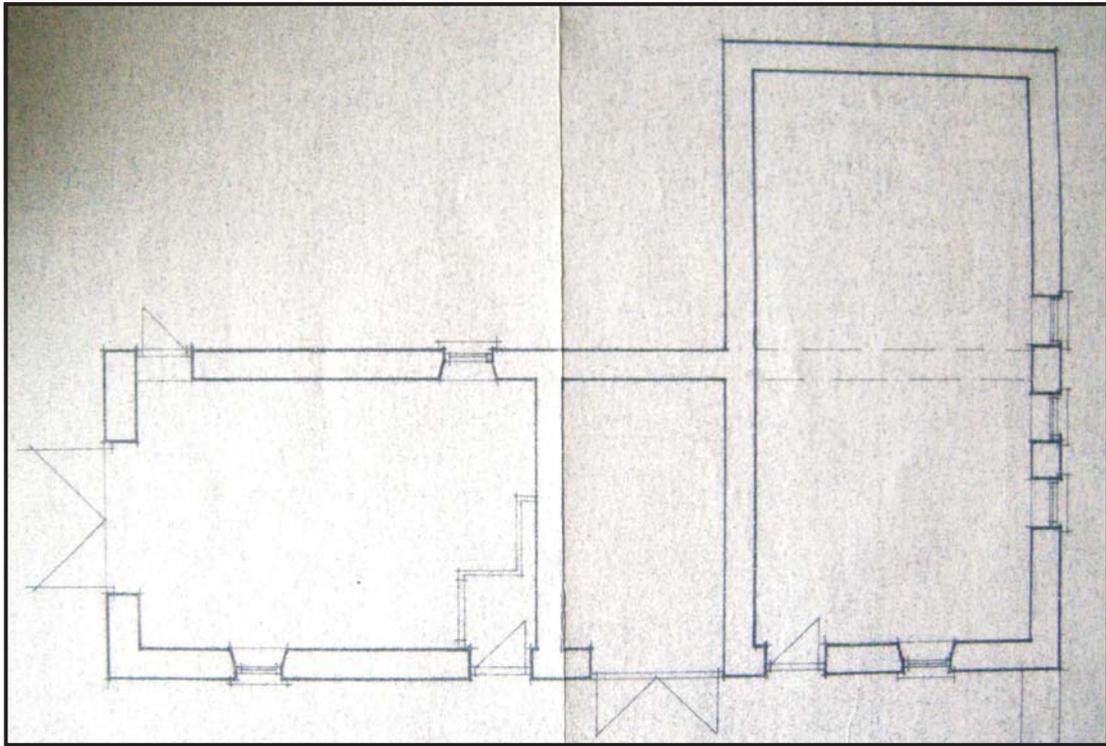




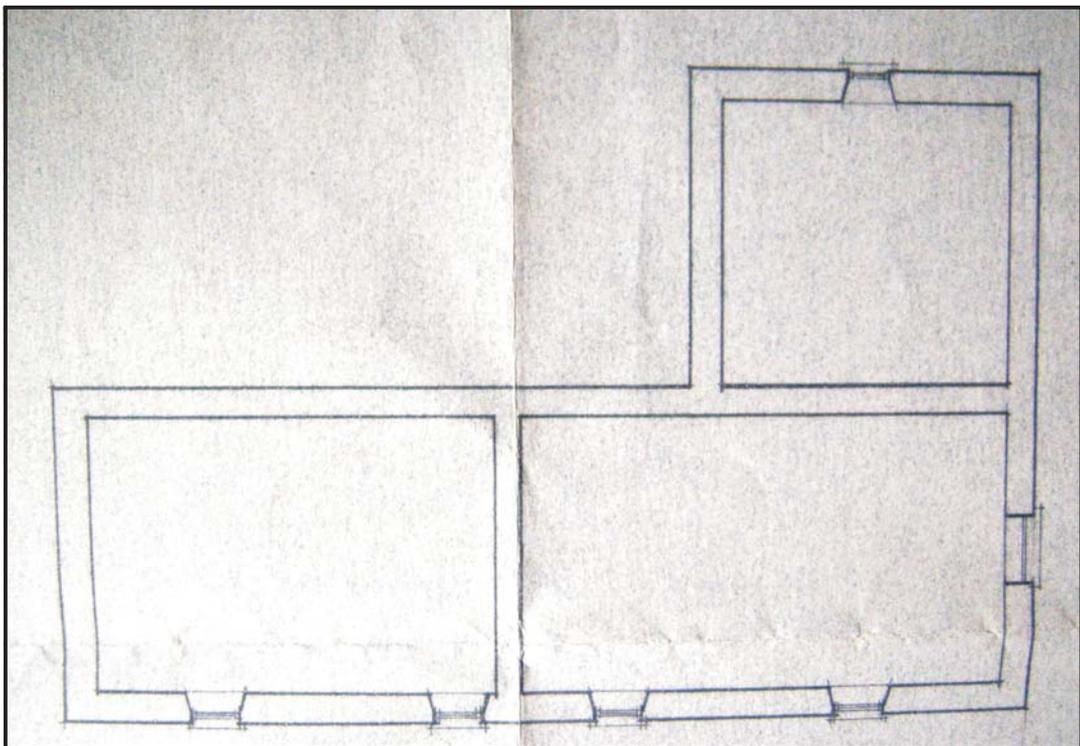


## 6. PLANS OF THE COACH HOUSE PRIOR TO REDEVELOPMENT

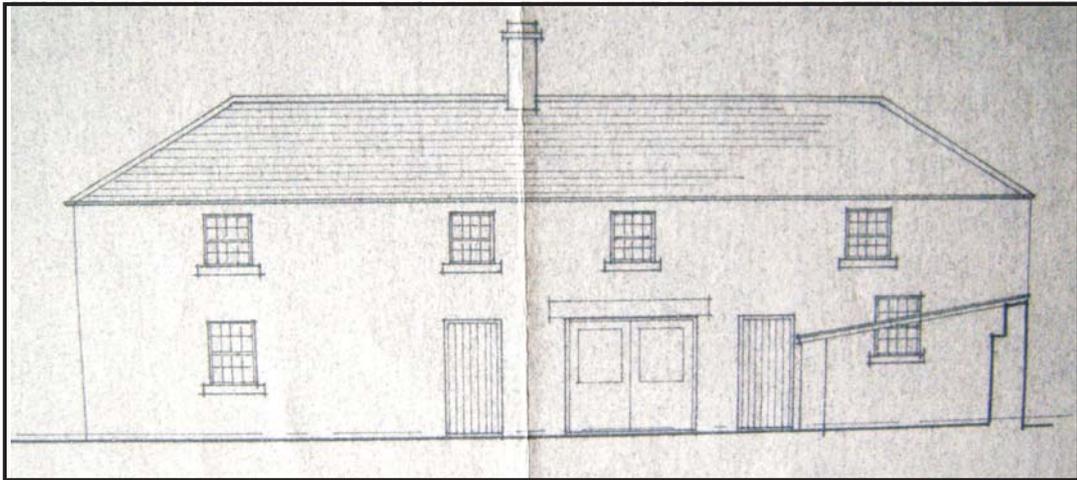
Drawings supplied by Mr James Willcock, Architect.



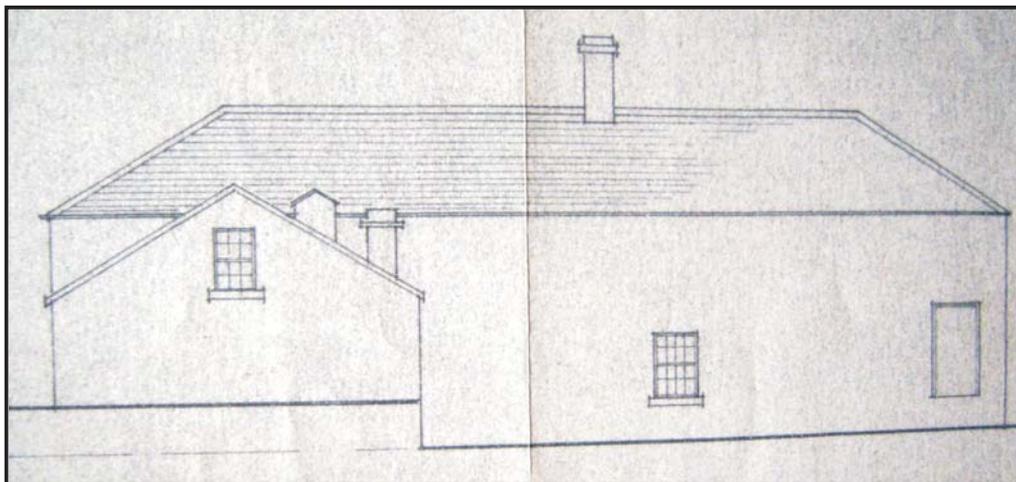
**Illus. 10:**  
*Architect's Ground floor plan of the coach house at Eastfield Hall, Northumberland.*



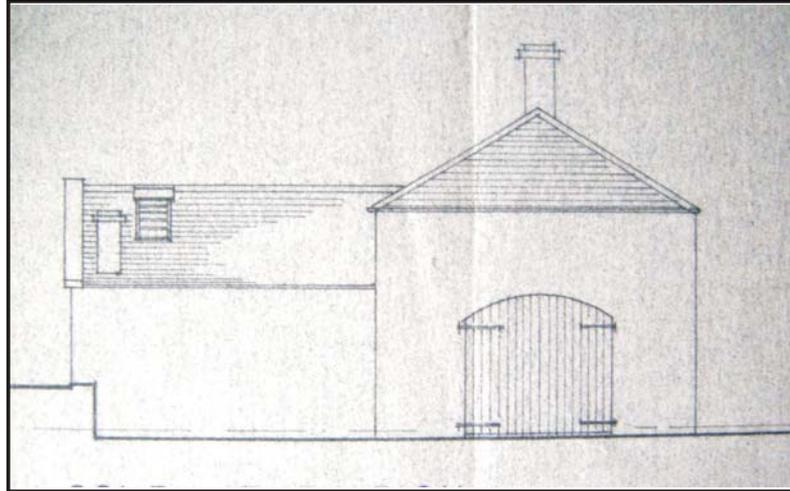
**Illus. 11:**  
*Architect's first floor plan of the coach house at Eastfield Hall, Northumberland.*



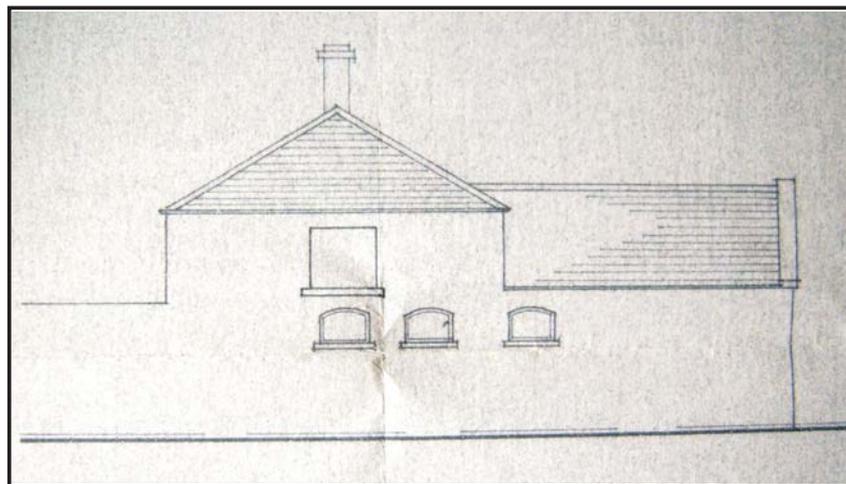
**Illus.12:**  
*Architect's East elevation drawing of the coach house at Eastfield Hall, Northumberland.*



**Illus.13:**  
*Architect's West elevation drawing of the coach house at Eastfield Hall, Northumberland.*



**Illus.14:**  
*Architect's drawing of the South elevation of the coach house  
at Eastfield Hall, Northumberland.*



**Illus.15:**  
*Architect's drawing of the North elevation of the coach house  
at Eastfield Hall, Northumberland.*