

The Coach and Horses Daventry Northamptonshire

ARCHAEOLOGICAL RECORDING



EXPERTISE WHERE YOU NEED IT

Archaeology Warwickshire Report No 2028

FEBRUARY 2020

ENN 109061



*Working for
Warwickshire*

Project: The Coach and Horses, Daventry
Commissioned by: Castle Mound Estates Ltd
Site Code: NCH18
Planning Reference: DA/2016/0689
Planning Authority: Daventry District Council
National Grid Reference: SP 5694 6234
Project Manager: Dr Cathy Coutts
Fieldwork: Rob Barnett, Nigel Page MCIfA
Author: Dr Cathy Coutts and Nigel Page MCIfA
Illustrations: Candy Stevens
Checked by: Caroline Rann BA MCIfA
Approved by: Stuart Palmer MCIfA
Date: February 2020
Report reference: Coutts, C. M. and Page, N. 2020 *The Coach and Horses, Daventry, Northamptonshire: Archaeological Recording, Archaeology Warwickshire Report 2028*
OASIS Refs archaeol27-325790 and archaeol27-385386

Please note that this document has been prepared for the commissioning client or agent for a specific purpose and is time limited. It should not be relied upon by any other party for any other purpose at any other time.

Please address enquiries to: **Stuart C Palmer MCIfA**



FAME
Federation of Archaeological Managers & Employers



Principal Archaeologist & Business Manager

Archaeology Warwickshire

UNIT 9

Montague Road

Warwick

CV34 5LW

01926 412278

stuartpalmer@warwickshire.gov.uk

www.warwickshire.gov.uk/archaeology

CONTENTS

	Summary	3
1	Introduction	4
2	Site Location	5
3	Archaeological and Historical Background	6
4	Aims and Methods	11
5	Results	12
6	Conclusions	18
	Acknowledgements	19
	References	20

APPENDICES

A	List of Contexts	21
B	List of Finds	21

PHOTOGRAPHS

1	Footprint of new houses and garden area undergoing ground reduction	23
2	The front of The Coach and Horses, prior to work being undertaken (Google Streetview)	23
3	General view of the front of the stables with the three phases visible as changes in the roof height and the bricks used	24
4	Phase 1 of the stables building	24
5	Phase 2 stables building	25
6	Phase 3 stable block	25
7	The south range showing the rear extension	26
8	The brick chimney for the fireplace and ovens in ground-floor Room 2 and the partial demolition of the south-east extension	26
9	Addition to rear of adjacent building encroaching into archway	27
10	The original bay window in the northern part of the bar (Room 1)	27
11	Blocked fireplace and alcoves in southern part of the bar (Room 1)	28
12	Slate floor in southern part of the bar (Room 1)	28
13	The ceiling in the bar (Room 1) during demolition showing the original lath and plaster ceiling that was replaced by modern plasterboard and fake beams	29
14	Upper part of spiral staircase into cellar	29

15	Tiled floor in the rear bar (Room 2)	30
16	Cast iron fireplace and oven in rear wall of Room 2	30
17	Roof structure of the stables	31
18	Last surviving fragment of the original lath and plaster ceiling in the stables	31
19	The replacement window and front door in Room 4	32
20	Original rear stone wall of the adjacent building and blocked archway visible on the half landing (Room 5)	32
21	Brick and tiled floor of Room 6 and new internal walls added for this renovation	33
22	The north-east wall of Room 7 showing the chimney from the removed fireplace	33

FIGURES

1	Location of application area and Historic Environment information, monuments
2	Location of application area and Historic Environment information, events
3	Detail from Inclosure map of 1803 (NCRO Inclosure map 2240)
4	Detail from 1835 Borough map of Daventry
5	Detail from First Edition Ordnance Survey map of 1883-4
6	Detail from Second Edition Ordnance Survey map of 1900
7	Location of groundworks observed
8	Ground floor
9	First floor
10	SW and NE elevations
11	NW and SE elevations

SUMMARY

A programme of archaeological monitoring and recording was undertaken during the ground reduction for a series of new dwellings to the rear of the Coach and Horses, Daventry on behalf of Castle Mound Estates Ltd. Nothing of archaeological interest was recorded during the ground reduction and no finds were recovered. Historic building recording (Level 2) was also carried out on the standing buildings prior to alterations taking place and a number of phases of construction were recorded. The inn had previously been recorded as being of 18th-century date, but map evidence suggests that this part of Daventry was not built up until the early 19th century, and it seems likely that the pub dates to the second quarter of the 19th century.

1 INTRODUCTION

- 1.1 Planning permission has been granted by Daventry District Council for the conversion of a former public house to six flats and three mews houses and second-storey rear extension, plus three new-build houses at The Coach and Horses, Warwick Street, Daventry, NN11 4AJ (Ref. DA/2016/0689). Planning permission had formerly been granted in 1993 for an extension to the lounge bar and a new cellar drop, and in 1985 for the change of use of former cottages to licenced premises (function room annex) and extension to the rear wing of the existing public house. The development site is a former coaching inn, formerly believed to be of 18th-century date, and lies within an area of archaeological potential within Daventry.

- 1.2 A condition of the planning permission required the applicant to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) approved by the Planning Authority. A brief for Level 2 Historic Building Recording and an Observation, Investigation and Recording during the groundworks was issued by Liz Mordue, Northamptonshire County Council.

- 1.3 The work was carried out in accordance with the approved WSI (Coutts 2018) and the Chartered Institute for Archaeologists Standards and Guidelines (2014). This report presents the results of that work. The Event number issued by Northamptonshire HER for this work is ENN 109061. The watching brief was undertaken on June 6th 2018 and the building recording on September 12th 2018. The project archive will be stored with Archaeology Warwickshire until a suitable depository is available, under Site Code NCH18.

2 SITE LOCATION

- 2.1 The application area is centred on National Grid Reference SP 5701 6283 in the town of Daventry, in the parish of Abbey South. The site is located on the southern side of Warwick Street. The land slopes down from the rear of the site towards the existing buildings and street frontage.

- 2.2 The underlying bedrock geology of the site is Dyrham Formation – Siltstone and Mudstone sedimentary bedrock (British Geological Survey 2018).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 Daventry had its origins in the medieval period (Northamptonshire Historic Environment Record MNN 3069; Figs 1 and 2) and occasionally pieces of archaeological work have recorded evidence of medieval activity in the search area. The preponderance of records date to the 16th century and later, with the majority being standing or former buildings of post-medieval or later date.
- 3.2 The Coach and Horses is recorded as an 18th-century coaching inn which retains its stable arch and contemporary stables buildings (converted to cottages and function room) at the rear (HER ref MNN 100864) and lies within Daventry's Conservation Area. The former landlady has stated that the original building was constructed in 1736 (Ballinger 1999), although the architectural and map evidence suggests a date perhaps a century later. Some of the stable outbuildings appear to be contemporary with the original phase of the inn, while others are more recent additions. The Brewery History Society records that the former pub had a hanging sign bracket with an Ansell's squirrel and '1857' painted on it.
- 3.3 Historic mapping held in Northamptonshire Archives suggests that this part of Daventry was largely undeveloped until the early 19th century. The Inclosure map of Daventry of 1803 shows the block of land in which the Coach and Horses lies as being parcelled off from the rest of the area and belonging to T Miller (NCRO Inclosure map 2240; Fig 3). An 1846 addendum in the Inclosure Act Award states that plot 313, owned by Thomas Miller, was '*Now covered with houses and buildings divers owners* (NCRO D/2752)'. The reduced bounds of Daventry Borough map (1835; Fig 4) shows a small number of buildings along the road frontage and indicates that medieval burgage plots only extended as far as the eastern side of St James Street (Greenall 1999, 16). This would seem to contradict the suggestion that the Coach and Horses has its origins in the 18th century, but in fact belongs to the early 19th century. It may be that the landlady who suggested it was constructed in 1736 may have meant 1836, which would seem to concur with the map evidence
- 3.4 The First Edition 1:2500 map of 1885 shows the frontages on this part of Warwick Street, St James's Street and Oxford Street built up with an enclosed field in the centre (Fig 5, showing the 1:10560 map of 1883-4). The rear part of the site appears to be divided in two, lengthways and there are small outbuildings running across the yard at

the rear of the inn buildings. The 1900 map shows a similar picture (Fig 6), with further development along Warwick Street and Oxford Street, extending further down these roads by 1925, by which time a school had been constructed in the field to the south (Ordnance Survey 1900, 1925). No further detailed mapping exists until 1971, but the layout of buildings within the actual site appears unchanged from the early 20th century. Aerial photographs on Google Earth show that the land to the rear of the pub buildings was used as a beer garden in the 21st century.

3.5 Kelly's Trade Directories first lists the Coach and Horses in 1847, when it was being run by David Turner. It was cited in Trade Directories until at least 1940, with the following landlords/ladies:

- 1847 The Coach and Horses, Staverton Road, David Turner
- 1849 The Coach and Horses, Warwick Road, David Turner
- 1854 The Coach and Horses, David Turner
- 1869 The Coach and Horses, William Hammond
- 1877 William Messenger
- 1885 Mrs Elizabeth Messenger
- 1894-1928 Charles William Hooker
- 1936 Charles Hy. Hamnett
- 1940 Coach and Horses Public House

Monuments recorded within the search area

MONUMENT	DESCRIPTION	DATE	Listed
MNN 3609	Town of Daventry	Medieval to modern	
MNN 26518	Possible medieval pit, recorded in watching brief	Medieval	
MNN 30516	Possible medieval building, Sheaf Street	Medieval	
MNN 31121	Ironstone foundations of former buildings	Late medieval/modern	
MNN 31122	Posthole	Medieval	
MNN 31123	Possible boundary wall	Post-medieval	
MNN 31124	Cellars	18thC	
MNN 33314	Pit, stake holes and gully	Post-medieval	
MNN 100841	Large shoe factory building	Modern	

MNN 100842	Mountain and Daniels shoe factory	Modern	
MNN 100843	Cycle factory	Modern	
MNN 100845	Industrial buildings	Modern	
MNN 100846	Former post office and inn	Modern	
MNN 100847	Former post office	Modern	
MNN 100848	Post House, possible former post office	Modern	
MNN 100850	Co-operative Society Stores	Modern	
MNN 100851	Cattle market	Modern	
MNN 100852	Wheatsheaf Hotel	17thC	
MNN 100855	The Bear public house	Post-medieval	
MNN 100856	Public House on Sheaf Street, demolished	Post-medieval	
MNN 100858	Former Inn/Club	Post-medieval?	
MNN 100860	The Saracen's Head public house	Post-medieval?	
MNN 100864	The Coach and Horses public house	1736? onwards	
MNN 100865	The George Inn	Post-medieval	
MNN 100867	The Red Lion public house	Post-medieval	
MNN 100874	British School, Chapel Place	1842	
MNN 100875	St James Infant School	1913	
MNN 100889	Possible industrial buildings, Warwick Street	Modern?	
MNN 100890	Public House, Sheaf Street	19thC	
MNN 100891	Former Peacock Hotel	Post-medieval	
MNN 100896	Blacksmith's workshop, demolished	Post-medieval	
MNN 100899	Public House, St James Street	Post-medieval	
MNN 100900	Public House, St James Street/Warwick Street	Post-medieval	
MNN 100930	Gasworks	1833	
MNN 100935	St James Chapel	1840	
MNN 101325	Old Stratford to Dunchurch Turnpike Road	Post-medieval	
MNN 102925	Old Stratford to Dunchurch Turnpike	1706	
MNN 110039	14 Sheaf Street	E19thC	II
MNN 110040	12a and 12 Sheaf Street	E17thC	II
MNN 110041	2 Sheaf Street	16th/17thC	II*
MNN 110042	1 Tavern Lane	17thC	II*
MNN 110049	United Reformed Church	1722	II

MNN 110050	47 and 49 Sheaf Street, former school	18thC	II
MNN 110051	Wheatsheaf Hotel	E17thC	II*
MNN 110052	34 Sheaf Street	Mid 19thC	II
MNN 110054	30 and 32 Sheaf Street	Late 18thC	II
MNN 110055	28 Sheaf Street	Late 18thC/E19thC	II
MNN 110056	24 and 26 Sheaf Street	17thC	II
MNN 110057	20 and 22 Sheaf Street	16th/17thC	II
MNN 110058	16 Sheaf Street	Late 17thC	II
MNN 110061	41 and 43 High Street	E18thC	
MNN 110062	45 and 47 High Street	L18thC	II
MNN 110063	57 and 59 High Street	18thC	II
MNN 110064	61 High Street	E19thC	II
MNN 110065	63 High Street	Mid 18thC	II
MNN 110066	67 High Street	18thC	II
MNN 110067	69 High Street	18thC	II
MNN 110068	45 Sheaf Street	E18thC	II
MNN 110079	8 and 10 Brook Street	E-mid 19thC	II
MNN 110080	Saracen's Head Inn	1769	II*
MNN 110081	Stables behind Saracen's Head	Mid 19thC	II
MNN 110082	Stables behind Saracen's Head	Mid 19thC	II
MNN 110083	76 High Street	E19thC	II
MNN 110084	74 High Street	E19thC	II
MNN 110085	70 and 72 High Street	E19thC	II
MNN 110086	56 High Street	Late 18thC	II
MNN 110087	52 and 54 High Street	Late 18thC	II
MNN 110097	4 Brook Street (The Dun Cow Inn)	Late 18thC	II
MNN 110098	6 Brook Street	Mid 18thC	
MNN 115153	Possible outbuildings and boundary wall	19th/20thC	
MNN 115392	Records of a medieval cross	13thC	
MNN 115394	Chapel of St Mary, site of	Medieval	
MNN 115400	John Symons Close, building, kilnhouse	MEDIEVAL	
MNN 115405	Medieval tenement record	Medieval	
MNN 115417	Tavern Lane	1526	
MNN 115418	Newlands Inns, The Bell, The Crown, The Hart and The Wheatsheaf	16thC	
MNN 115520	Daventry Township	Medieval	
MNN 115693	Medieval tenement, John Symmes Close	Medieval	

MNN 115694	Medieval orchard, John Symmes Close	Medieval	
MNN 115699	Medieval tenement	Medieval	
MNN 115701	Nonconformist Chapel	Post-medieval	
MNN 115716	Burges created in the west part of Daventry	12thC	
MNN 115735	36-42 Sheaf Street, medieval cottages in Newland	Medieval	
MNN 115736	Possible medieval plot	Medieval	
MNN 115737	Possible medieval plot	Medieval	
MNN 115738	Possible medieval plot	Medieval	
MNN 115739	Possible medieval plot	Medieval	
MNN 115740	Possible medieval plot	Medieval	
MNN 115741	Possible medieval plot	Medieval	
MNN 115742	Possible medieval plot	Medieval	
MNN 135336	Banbury to Lutterworth Turnpike	Post-medieval	
MNN 135337	Warwick to Northampton Turnpike	Post-medieval	
MNN 137427	Communications Warwick to Northampton	Modern?	
MNN 156620	19th-century drain and cellar	19thC	

Several archaeological interventions are recorded in the area:

EVENT	DESCRIPTION
ENN 4240	Watching brief carried out during construction of new road, 1982
ENN 13635	Trial trenching at Sheaf Street, 1995
ENN 14544	Archaeological evaluation at Brook Street, 1995
EBB 14545	Archaeological evaluation at Brook Street, 1996
ENN 102519	Listed Building Survey, 1980s
ENN 102521	Listed Building Survey 1985
ENN 103183	Archaeological watching brief at The Saracen's Head, 2003
ENN 103198	Architectural survey of former BBC building
ENN 103900	Documentary record of Daventry High Street
ENN 105222	Archaeological watching brief at 47-51 High Street
ENN 108738	Archaeological evaluation of the library site, 2011
ENN 108739	Additional trial trenching on land north of the High Street
ENN 108774	Building recording of 13 Warwick Street, 2017

4 AIMS AND METHODS

- 4.1 The main aim of the work was to record any significant archaeological deposits revealed or disturbed by the development, to collate the fieldwork records into an archaeological archive and present the results of the fieldwork in this report for dissemination.
- 4.2 This report will describe and discuss the extent, character and dates of all archaeological remains exposed and place the results in their local and regional contexts.
- 4.3 The work undertaken involved the examination of early map evidence as well as records of archaeological remains in the area and local historical journals and other publications.
- 4.4 An experienced archaeologist was present for each period of ground disturbance when notified by the client in accordance with WSI. Where potential archaeological deposits were encountered, the supervising archaeologist assessed and recorded them before they were disturbed.
- 4.5 A level 2 building recording was carried out which included the following elements:-
Written 1-2, 5, 6, drawings, 1-7 and photographs 1, 2, 4 from 'Understanding Historic Buildings a Guide to Good Recording Practice' (Historic England 2016).

5 RESULTS

Archaeological observation

- 5.1 The ground for the house plots and gardens to their rear was reduced in depth using a tracked excavator with a toothless bucket, generally to a depth of c.0.50m (Photo 1; Fig 7). The geological natural yellow silty clay (102) was exposed over the entire area stripped. It was overlain by a yellowish-brown silty clay subsoil layer (101) with occasional stone fragments varying in depth from 0.10m to 0.30m. It did not continue in the area closest to the inn, suggesting that it had previously been truncated here. The topsoil (100) varied in depth from 0.12m to 0.25m. The topsoil and subsoil deposits followed the slope of the ground down from south-east to north-west. As the ground had already been reduced to geological natural and no features had been recorded it was not necessary to monitor the excavation of the footings within the geological natural.
- 5.2 A service trench was later supposed to be excavated from the area of the new development through the yard to the street frontage, however the archaeologists were not informed when this happened so the work was not monitored.

Building Recording

- 5.3 A programme of Level 2 building recording (Historic England 2016) was carried out on The Coach and Horses public house, the stables and the adjacent property on September 12th 2018 (Figs 8-11). The original part of the Coach and Horses complex has substantial later alterations, most recently in the 1980s and 1990s, as well as some associated with the present development that had taken place before the recording was carried out.

Coach and Horses exterior

- 5.4 The Coach and Horses includes the main public house, the arched opening to the rear courtyard and the adjacent property. It is of four bays, with stone-built front, side and rear walls, with later brick bay windows, under a slate roof. There are chimneys at either side of the main building and one on the south-east side of the adjacent building. The front, north-west, elevation onto Warwick Road and the rear elevation into the courtyard are rendered.

- 5.5 The front elevation has three bay windows on the ground floor, two either side of the entrance to public house and one in the adjacent property and four windows on the upper floor, three above the windows in the ground floor and one above the archway (Photo 2). The entrance to the public house is a modern addition. The front of the building was covered in scaffolding at the time of building recording so was not photographed.
- 5.6 The rear part consists of two ranges extending from the rear of the frontage buildings, either side of a narrow courtyard. There are windows above the archway, facing the street and into the courtyard. The two rear ranges are brick built and have slate roofs; the roof over the rear extension had been removed at the time of building recording.

The rear ranges exterior

The stables

- 5.7 The stables occupy the north-eastern side of the courtyard and consist of a three phased building. The stables had formerly been modified from their original build into cottages, and latterly into an open-plan function room for the pub so most of their original structure had been lost. The stables are constructed from red brick with a course of dentil corbelling below the slate roof topped with ceramic ridge tiles (Photo 3). The earliest phase is built against the back of the street front building and its elevation on to the courtyard has three round headed doors on the ground floor that are flanked by narrow, square headed windows and three sixteen-pane sash windows on the first floor above the doors (Photo 4). The doors jambs are constructed from bullnose bricks to protect the horses and the ground-floor windows have flat segmental brick arches while the upstairs windows have timber lintels below the eaves. From the top of the windows and doors the building front is constructed using the pattern of a Flemish garden bond, but with the bricks laid as shiners and rowlocks in a modified 'rat-trap' bond.
- 5.8 The Phase 2 stable is constructed against the south-east end of the Phase 1 building and is a similar two-storey red brick construction with a slate roof and ceramic ridge tiles (Photo 5). The upper part of the building is built in the same modified 'rat-trap' bond to try and match with the earlier building.
- 5.9 The elevation fronting onto the yard has a central doorway flanked by two blocked windows on the ground floor and two twelve pane casement windows on the upper

floor. The windows on the upper floor are not symmetrical with the north-west window above the window on the ground floor, but the south-east window nearer to the centre, possibly because of the original internal layout of the upper floor. The door has a rounded brick arch and the windows on either side have flat segmental brick arches. On the ground floor the north-west window has a curved arch above it and appears to have been set within a larger opening, possibly a coach door. There is a scar of a possible arch over the south-east window. Joist holes in the brickwork above the door were from a modern covered area that extended across the yard to the buildings on the opposite side of the courtyard that has been removed.

- 5.10 The latest phase of the stable block is a small red brick block built against the south-east end of the Phase 2 building (Photo 6). It is of a lighter-coloured red brick than the Phase 2 building, with a slate roof and ceramic ridge tiles and has an offset blocked door and window on the ground floor and a central sixteen pane sash window on the upper floor. A building is shown in this position on the Ordnance Survey First Edition map of 1884, so this block must have been added prior to this date.

The south range

- 5.11 The south range extends from the south-east end of the main pub building and consisted of a former coach house, which had been converted into a kitchen and toilets. It was brick built with a slate roof and ceramic ridge tiles (Photo 7). By the time this survey took place the roof had been removed and the interior was partially stripped, so there are no surviving structural details (Photo 8). Its removal did reveal the brick chimney for the cast iron fireplace and ovens recorded in Room 2 of the public house (see below).

The adjacent building exterior

- 5.12 To the north-east of the main public house building is an adjacent property, possibly an individual house, perhaps that of the original landlord, which appears to have been converted into use as part of the pub. This building was extended to the south-east in brick. The exterior brickwork suggest that this happened in two phases. A small square brick-built block was added against the rear of the building before the stables were built as the earliest stable block butts against its south-east end. It encroached into the archway from the street to the rear courtyard and narrowed the entrance by c.0.3m (Photo 9).

Coach and Horses interior

- 5.13 Because of the on-going refurbishment not all of the building was accessible during the survey and some walls, floors and ceilings had been removed, along with the whole of the roof of the rear extension of the pub. The building may have originally been only two rooms on the street frontage, each with a fireplace. This appears to have been subsequently extended in the 19th-century into an L-shaped building, as shown on the First Edition map. By 1900 an extension had been added behind the south-east part of the frontage element of the building. The building was extended by 1988 to the north-east and the lounge extended following planning permission in 1993. None of the upper rooms of the pub were accessible. The following descriptions are for those areas that were accessible.

Room 1 – the bar

- 5.14 The bar originally occupied the whole width of the front of the ground floor, but had been substantially stripped and new internal walls constructed to form an entrance corridor from the central front door by the time of the survey. To either side of the entrance were two bay windows, the north-west one was the original timber casement (Photo 10), but the other had been replaced by a new UPVC unit.
- 5.15 The walls were stone or brick-built but plastered and painted, although the south-west wall had been partially stripped during the removal and blocking of a former fireplace (Photo 11). The floors differed across the room with the north half constructed from floorboards, the central access area had a concrete floor and the south-east corner had large rectangular slates (Photo 12). The ceiling had been removed across most of the room, but where it did survive it showed it was originally painted lath and plaster that was covered by modern plasterboard and fake painted wooden beams were added (Photo 13). Room 1 had a spiral brick staircase into the cellar (Photo 14).

Room 2 – The rear bar and modern extension

- 5.16 The modern extension was added to make the rear room the same width as the bar and provide a dining area. This discussion will only include the original part of the building, which was a narrow rectangular range extending south-east from the southern end of the building. It was brick built with plastered walls and a red and black tiled floor set in a diamond pattern (Photo 15), which may be original. An intact 19th-century cast-iron fireplace and triple oven survived in the south-east wall. It had a mantle and

hearth and the oven doors had tiled inserts (Photo 16). The rear of the fireplace has the words 'MERIDIAN PATENT with a patent number that could not be discerned.

Room 3 – cellar

- 5.17 The building has a cellar in its north-western part. This is shown on the architect's plans as being below the northern side of the building with stair access from the front of the bay window and from the spiral staircase to the south-east and could not be accessed at the time of the survey but it is likely to have been part of the original build.

The stables interior

- 5.18 The stables had previously been converted from stables to cottages and then the ground floor of the majority of the space opened up and converted to a Function Room, so little of the original building survived or was visible, although some parts of the original roof structure did survive (Photo 17). The original roof was constructed from roughly rounded timbers, with the purlins rebated to take the rafters and the cross beams and a small area of the original lathe and plaster ceiling survived (Photo 18). The first floor, the majority of which was not accessible, was still subdivided by brick walls. The floor above stabling was typically used for hay storage etc but the chimney breast on the north-west wall and the fireplace and copper shown on the architect's plan in the Phase 2 first floor building, but removed by the time the recording took place, suggests domestic use.

The adjacent property interior

- 5.19 The adjacent property had also been heavily modified for the on-going renovation with a number of walls and ceilings removed.

Room 4 – the front room and entrance

- 5.20 This room extended the full width of the building and includes the bay window and front door (Photo 19). The walls and ceiling are plastered stone and the floor is constructed from modern boards. At some point a wall had been added to create a narrow entrance corridor from the front door to the rear of the property, but this has been removed. This room is likely to be the full footprint of the property as shown on the 1835 map, subsequently extended to the rear in brick prior to the erection of the stables.

Room 5 – stairs and half landing

- 5.21 A set of new wooden stairs has been inserted against the south-west wall of Room 6, although they are a replacement for an earlier wooden staircase that led to a half landing and accessed two bedrooms. The bedrooms were not accessible during the survey as the stairs were only partially complete. The stairs were inside the small extension between the rear of the original building and the early phase of the stables and the rear stone wall of the original building was visible on the half landing (Photo 20).

Room 6

- 5.22 A small brick-built room with brick and tiled floor (Photo 21) and some surviving lath and plaster ceiling. It is possible that this room was a scullery. The stairs to the half landing (Room 5) rise from within this room. The north-west wall has an infilled, recessed arch, the top of which is visible on the half landing above. This suggest that at some point rooms 4 and 6 formed an open plan space. A narrow, round-headed brick-arch passage-way leads to the rear of the adjacent Room 7.

Room 7

- 5.23 This forms the rear of the small extension on the rear of the street front building and it is brick built with a ceramic tiled floor. The walls are plastered, but the ceiling had been removed. A fireplace has been removed from the south-east wall (Photo 22). The fireplace suggest that this room was the former kitchen. The room is split into two by a brick dividing wall with the rear part of the room having a raised timber floor. The rear part is accessed through the arched passageway from Room 6 and through a square-headed door from the front half of the room. There are no surviving internal fixtures or fittings to suggest a function for the rear part of the room.

6 CONCLUSIONS

- 6.1 The buildings that form the former Coach and Horses Inn have undergone extensive modifications since they were originally built. It now seems likely that the inn and adjacent property, possibly constructed as the landlord's house, with the arched entrance to the rear yard, were constructed in the second quarter of the 19th-century. Three phases of brick-built stables were added during the middle years of the 19th century, certainly all were in place by the 1880s. An extension to the rear of the pub itself was also in place by the 1880s. A record of the surviving detail was made
- 6.2 No archaeological remains were observed in the ground reductions. It is therefore likely that this part of Daventry lay outside of the medieval and post-medieval settlement and was not occupied until the 19th Century when the pub was built.

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Castle Mound Estates Ltd for commissioning the work and for Rebecca Chapman Design LLP for co-ordinating the archaeological programme.

REFERENCES

BGS British Geological Survey Geology of Britain Viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> Accessed April 2018.

Greenall, R. L. 1999 *Daventry Past*, Chichester.

NCRO D/2752 *Daventry and Drayton Inclosure Acts with Awards*, Northamptonshire County Record Office.

NCRO MAP/2240 *A Plan of the Borough and Lordship of Daventry in the County of Northampton, Inclosed 1803*, Northamptonshire County Record Office.

Ordnance Survey 1813 *Two inch to one mile survey drawings*.

Ordnance Survey 1834 One inch to one mile, <http://www.visionofbritain.org.uk/>, accessed December 2016.

Ordnance Survey 1885 *First Edition 1:2500 map, Northamptonshire Sheet 43.1*

Ordnance Survey 1900 *Second Edition 1:2500 map, Northamptonshire Sheet 43.1*.

APPENDICES

A List of contexts

Context	Description	Width (m)	Thickness (m)	Comment
100	Dark grey brown clay loam		0.12-0.25	Topsoil
101	Yellowish brown silty clay		0.10-0.30	Subsoil
102	Silty yellow clay			Natural

B List of Building Recording Photographs

No	Description
1	Bay window in Room 1 (former bar)
2	Bay window in Room 1 (former bar)
3	General view of NE corner of Room 1
4	Ceiling in Room 1 showing original lath and plaster with modern board and false beams
5	Ceiling in Room 1 showing original lath and plaster with modern board and false beams
6	Corridor/entrance lobby
7	Bay window with acro-props
8	Blocked fireplace in SW corner of Room 1
9	Shot up from Room 1 of original roof structure
10	Large slate slab floor in SW part of Room 1
11	Circular brick stair to cellar
12	General view of Room 2 showing modern extension
13	General view of Room 2 showing modern extension
14	Original fireplace in back room of pub
15	Original fireplace in back room of pub
16	Original fireplace in back room of pub
17	Original fireplace in back room of pub
18	Original black and red quarry tile floor in back room
19	Roof structure of SE end of stable
20	Roof structure of SE end of stable
21	Roof structure of SE end of stable
22	Sash window in upper floor of stable
23	Fragment of original lath and plaster ceiling in stable
24	Fragment of original lath and plaster ceiling in stable
25	General view NW along front of stables
26	General view NW along front of stables
27	SE end (Phase 3) of stables
28	General view of Phase 2 stables, later window in large infilled door arch
29	Joint between Phases 1 and 2 stables
30	Detail of opening in Phase 1 stable
31	Detail of opening in Phase 1 stable
32	Detail of rebuilt arch, Phase 2 stable

33	SE part of pub after demolition of extension
34	SE part of pub after demolition of extension
35	General view NW of stables
36	Phase 3 stables
37	Phase 2 stables
38	Phase 1 stables
39	SE wall of pub after demolition of extension
40	Bay window and front door of adjacent property (Room 4) showing original line of passage
41	Bay window and front door of adjacent property (Room 4) showing original line of passage
42	View up to half landing Room 5
43	Detail of original cupboard door, Room 5
44	Former rear wall of property (arch visible in bottom of photo)
45	Former arch in wall of Room 5
46	Former arch in wall of Room 5
47	Door into Room 6 from exterior
48	End of rear arch of entrance
49	Arched recess
50	Brick and tiled floor
51	Arched doorway between rooms 6 and 7
52	General view SE across Room 7
53	Chimney (former forge?) in Room 7
54	Tiled floor in Room 7, large quarry tiles
55	General view of archway and exterior of building with Rooms 6 and 7
56	General view of archway and exterior of building with Rooms 6 and 7
57	Exterior of building, note cobbled floor
58	Projecting brickwork in junction of two walls
59	General view of archway and exterior of building with Rooms 6 and 7
60	External doors into Rooms 6 and 7
61	External doors into Rooms 6 and 7



1: Footprint of new houses and garden area undergoing ground reduction



2: The front of The Coach and Horses, prior to work being undertaken (Google Streetview)



3: General view of the front of the stables with the three phases visible as changes in the roof height and the bricks used



4: Phase 1 of the stables building



5: Phase 2 stables building



6: Phase 3 stable block



7: The south range showing the rear extension



8: The brick chimney for the fireplace and ovens in ground-floor Room 2 and the partial demolition of the south-east extension



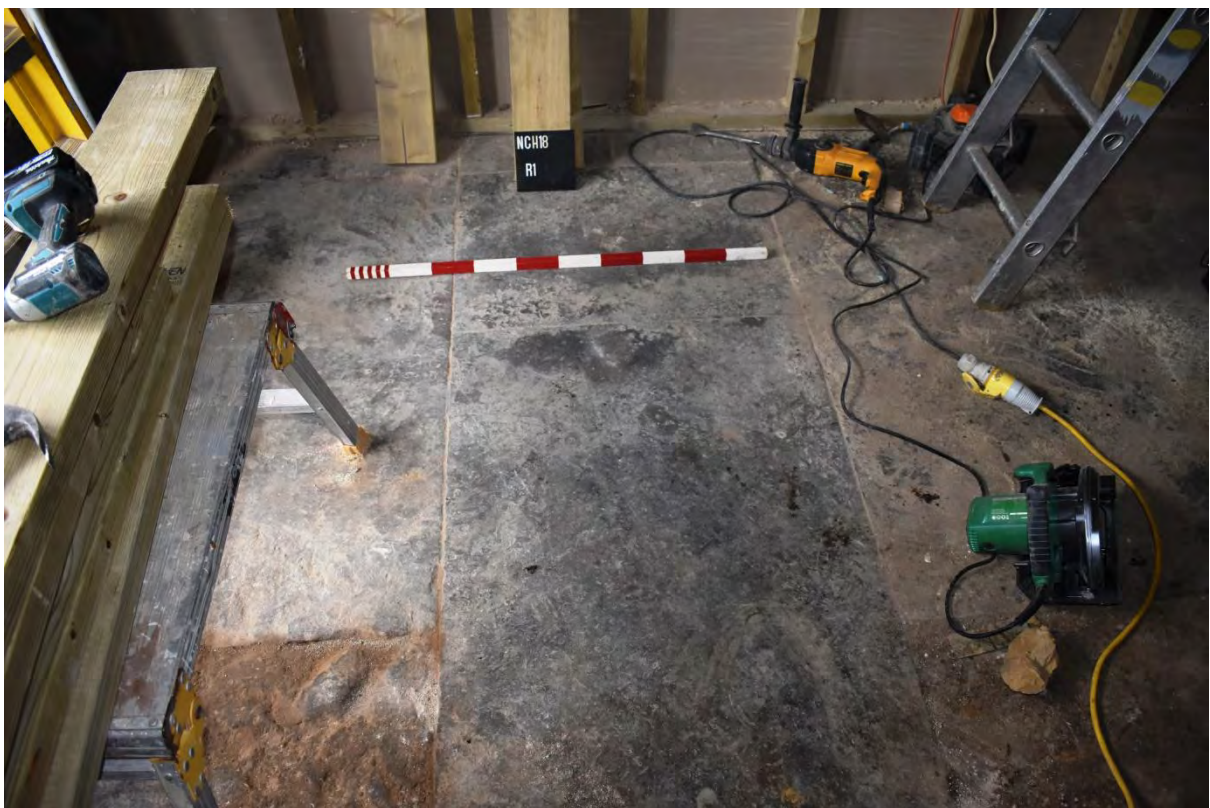
9: Addition to rear of adjacent building encroaching into archway



10: The original bay window in the northern part of the bar (Room 1)



11: Blocked fireplace and alcoves in southern part of the bar (Room 1)



12: Slate floor in southern part of the bar (Room 1)



13: The ceiling in the bar (Room 1) during demolition showing the original lath and plaster ceiling that was replaced by modern plasterboard and fake beams



14: Upper part of spiral staircase into cellar



15: Tiled floor in the rear bar (Room 2)



16: Cast iron fireplace and oven in rear wall of Room 2



17: Roof structure of the stables



18: Last surviving fragment of the original lath and plaster ceiling in the stables



19: The replacement window and front door in Room 4



20: Original rear stone wall of the adjacent building and blocked archway visible on the half landing (Room 5)



21: Brick and tiled floor of Room 6 and new internal walls added for this renovation



22: The north-east wall of Room 7 showing the chimney from the removed fireplace

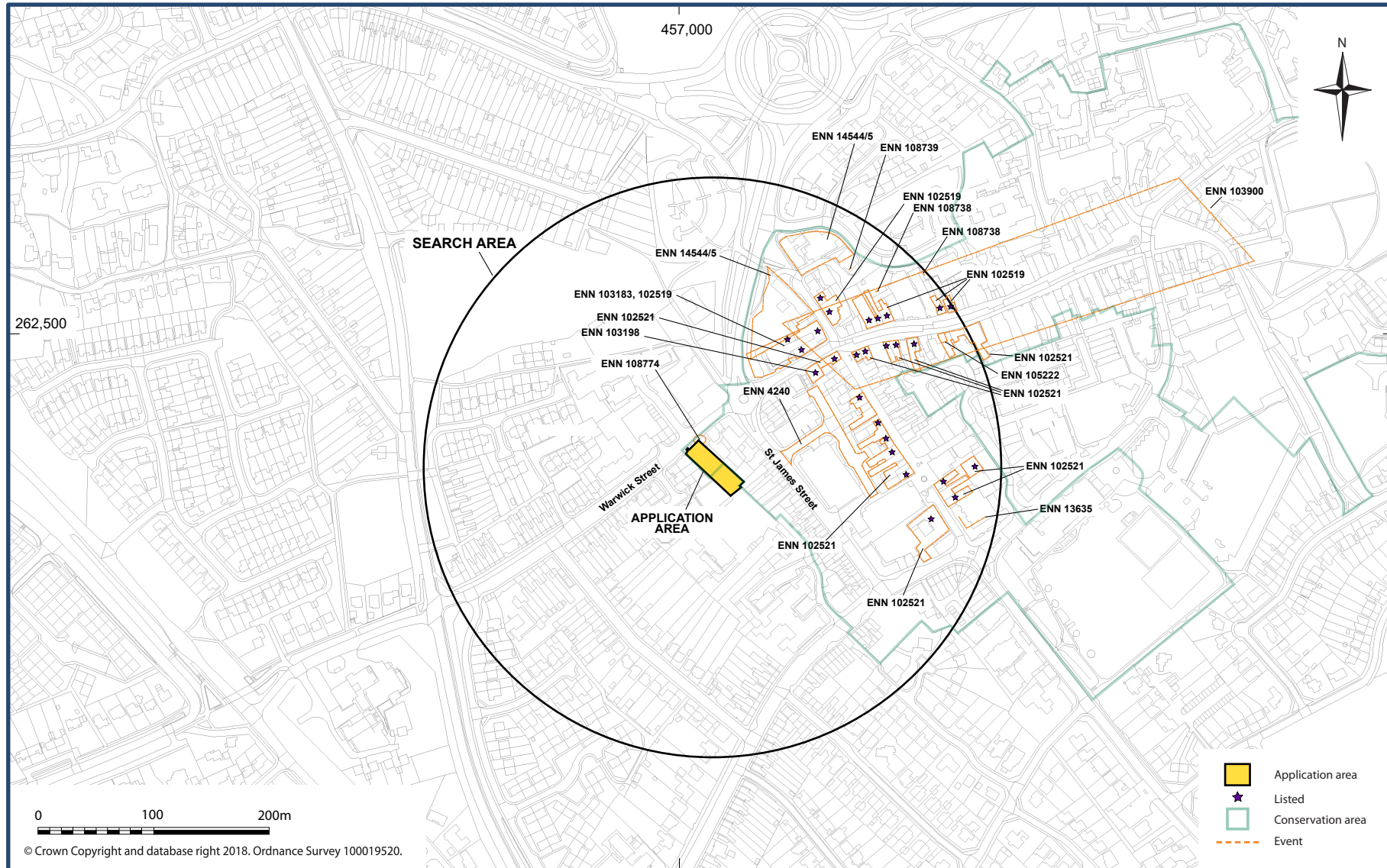


Fig 2: Location of application area and Historic Environment information, events

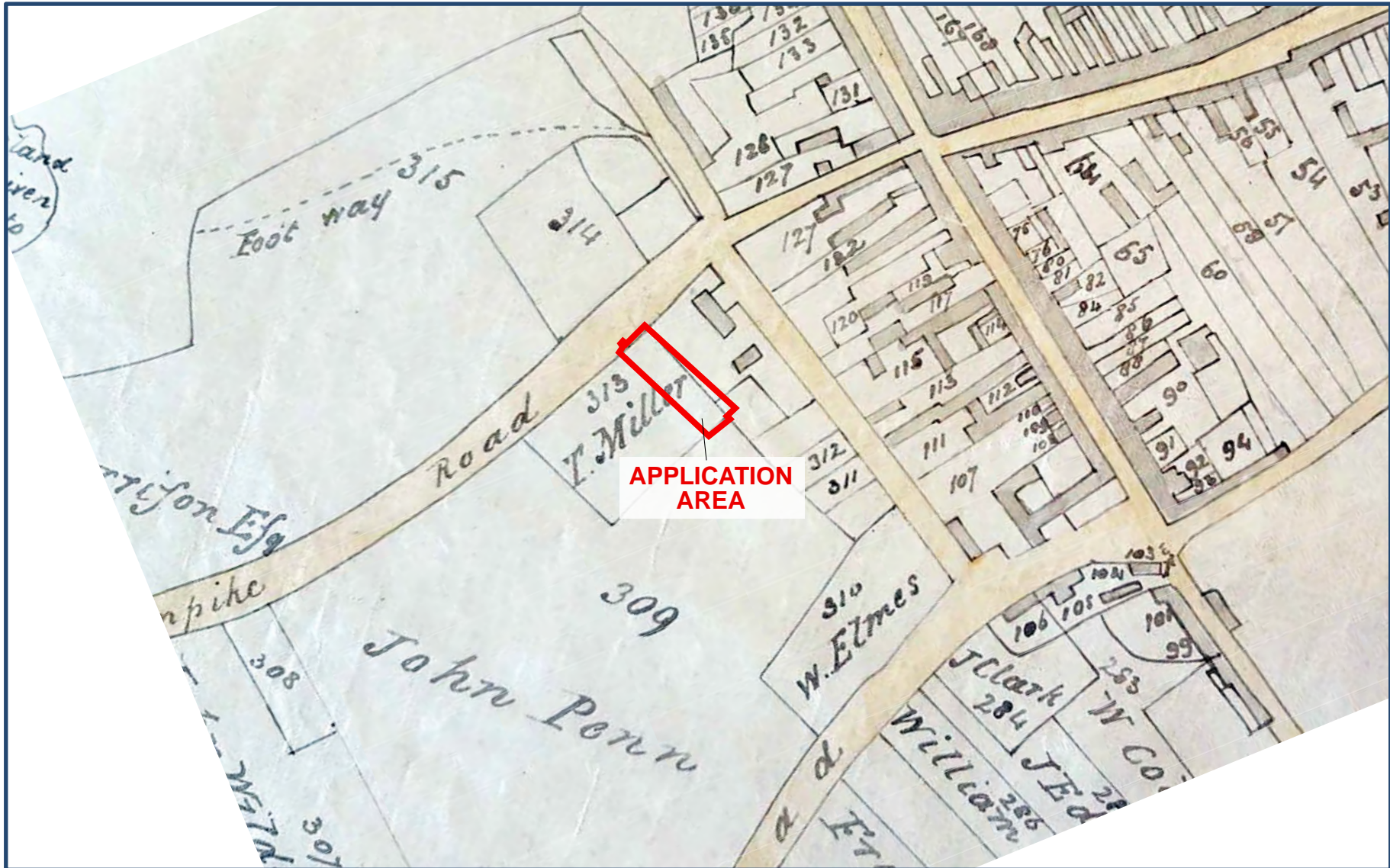


Fig 3: Detail from Inclosure map of 1803 (NCRO Inclosure map 2240)



Fig 4: Detail from 1835 Borough map of Daventry

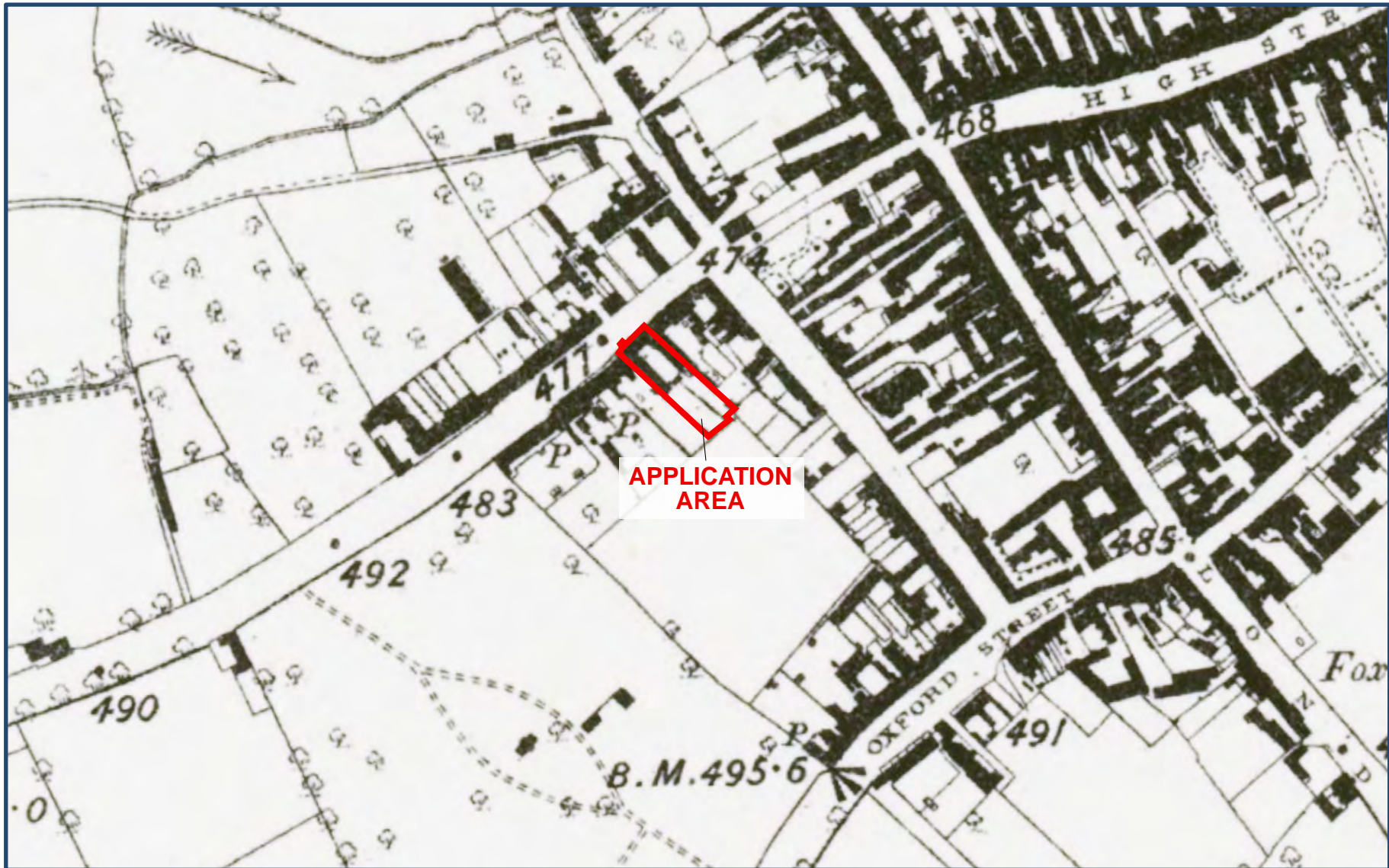


Fig 5: Detail from First Edition Ordnance Survey map 1883 to 4

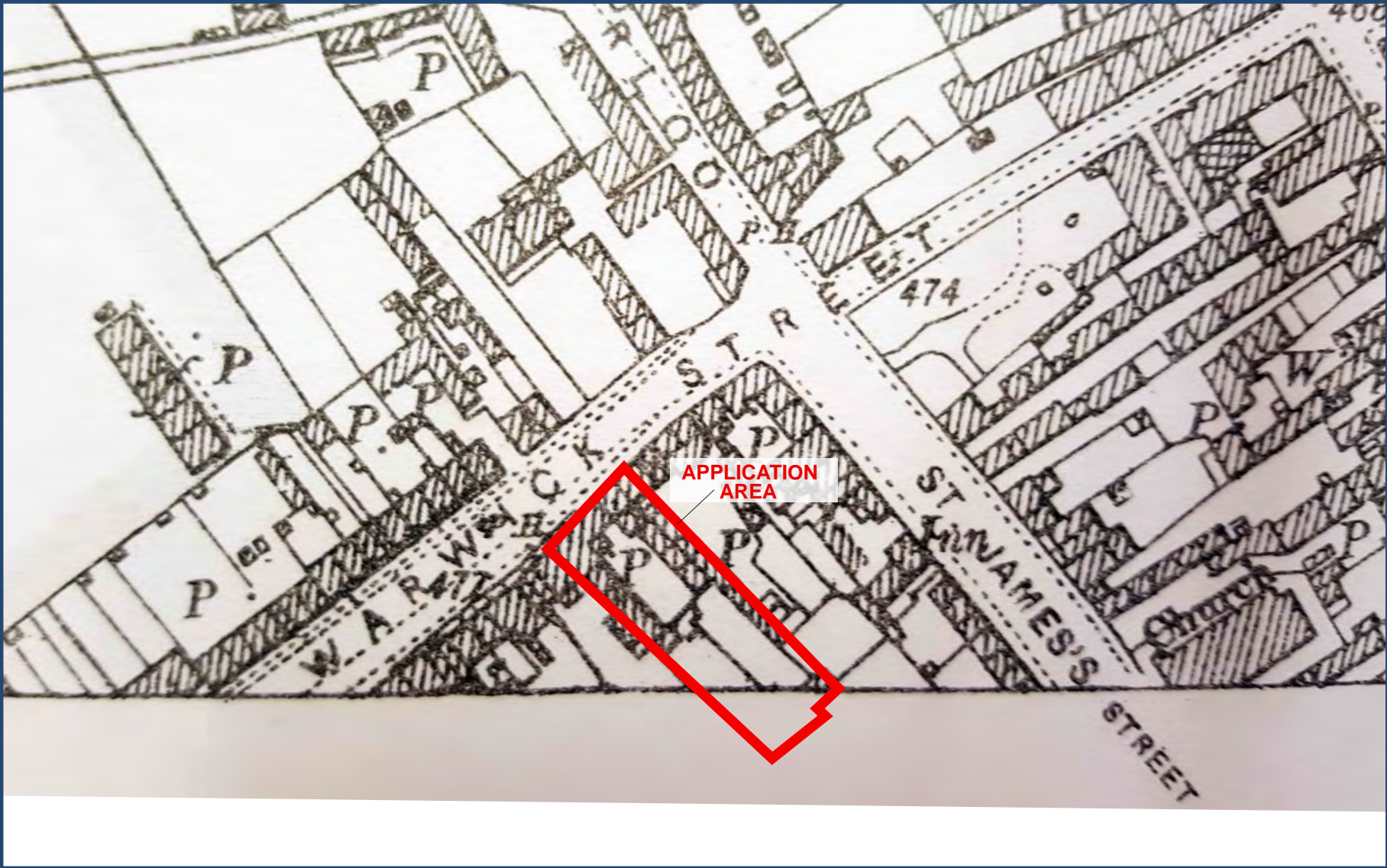


Fig 6: Detail from Second Edition Ordnance Survey map of 1900

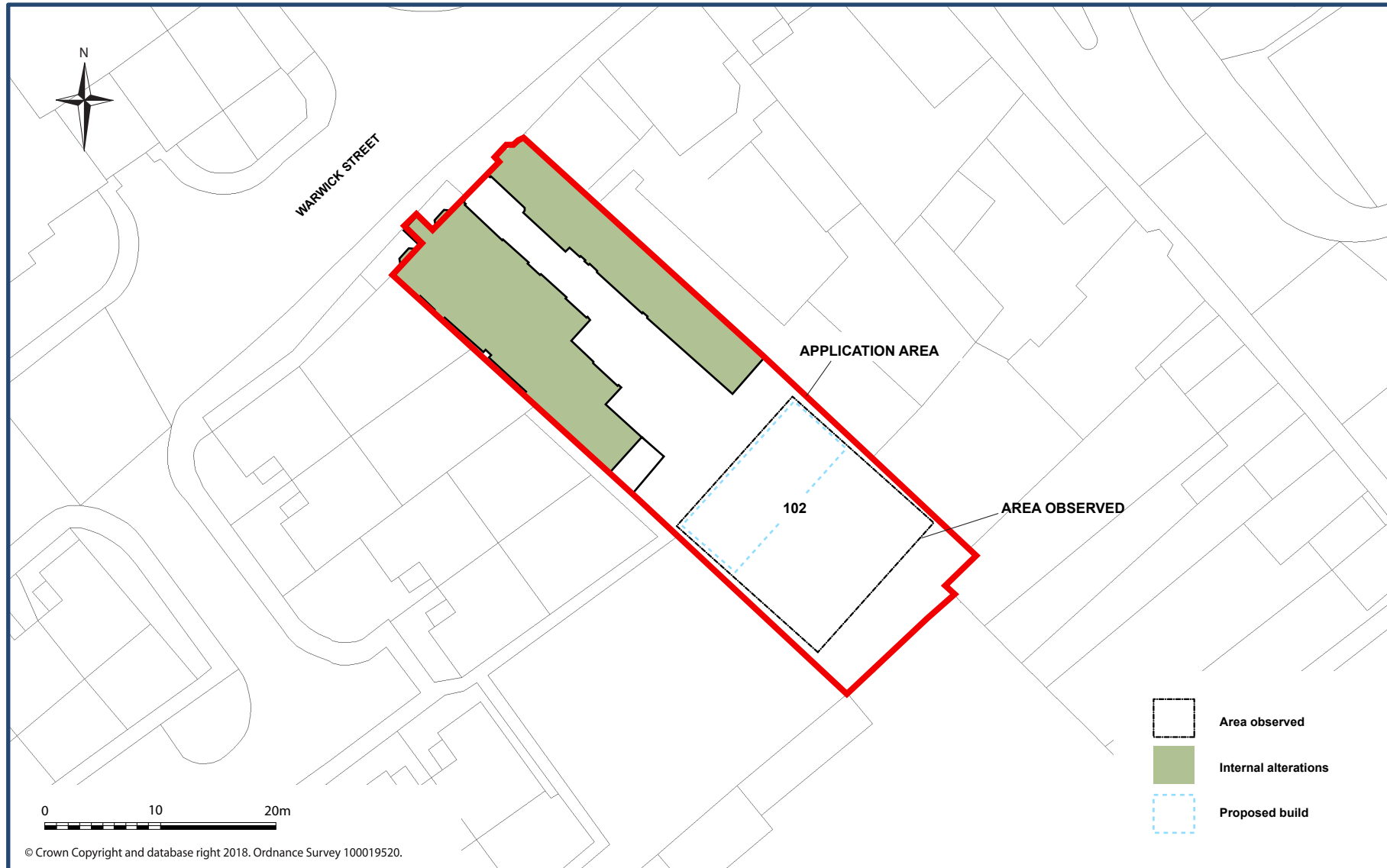
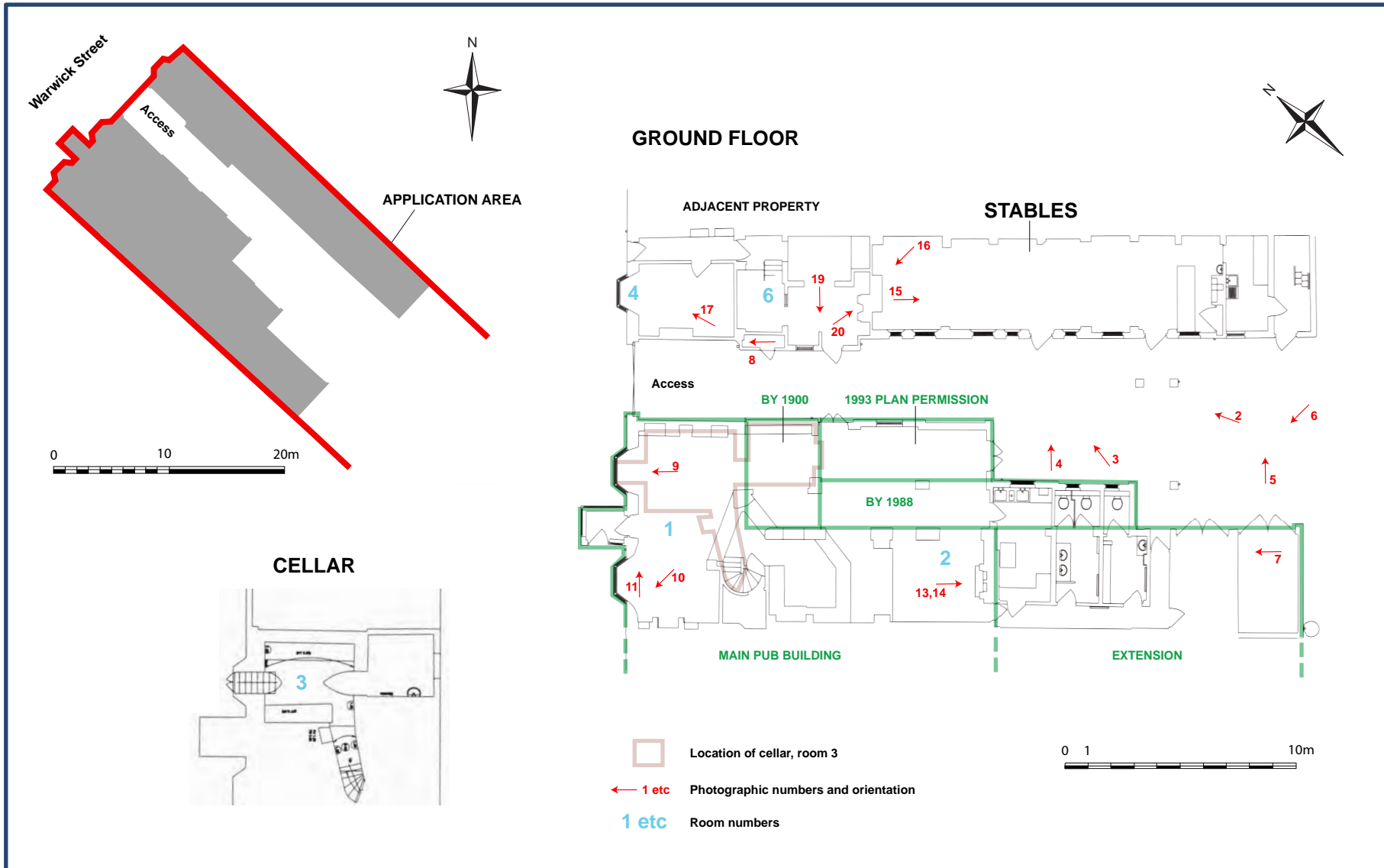
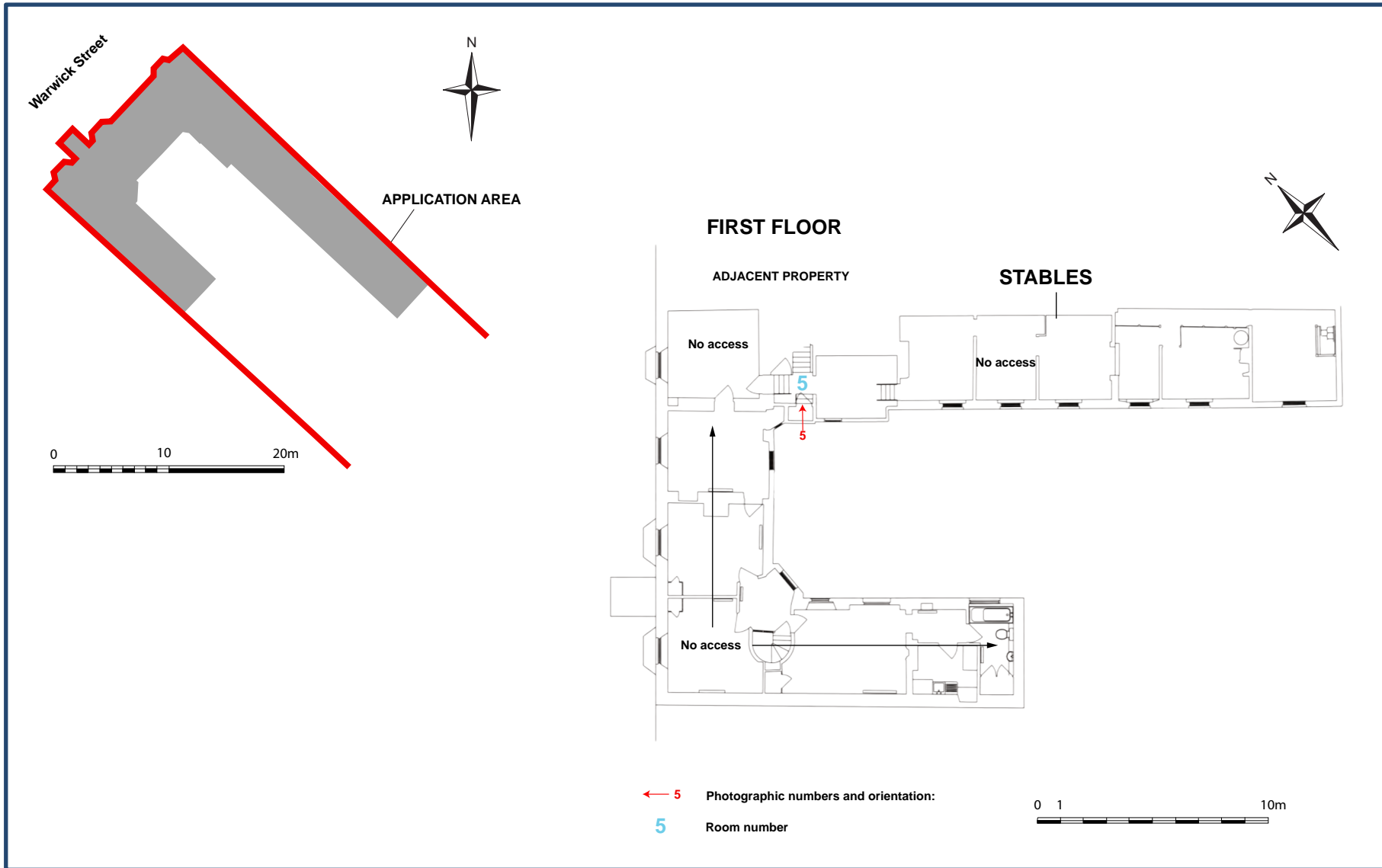


Fig 7: Location of groundworks observed





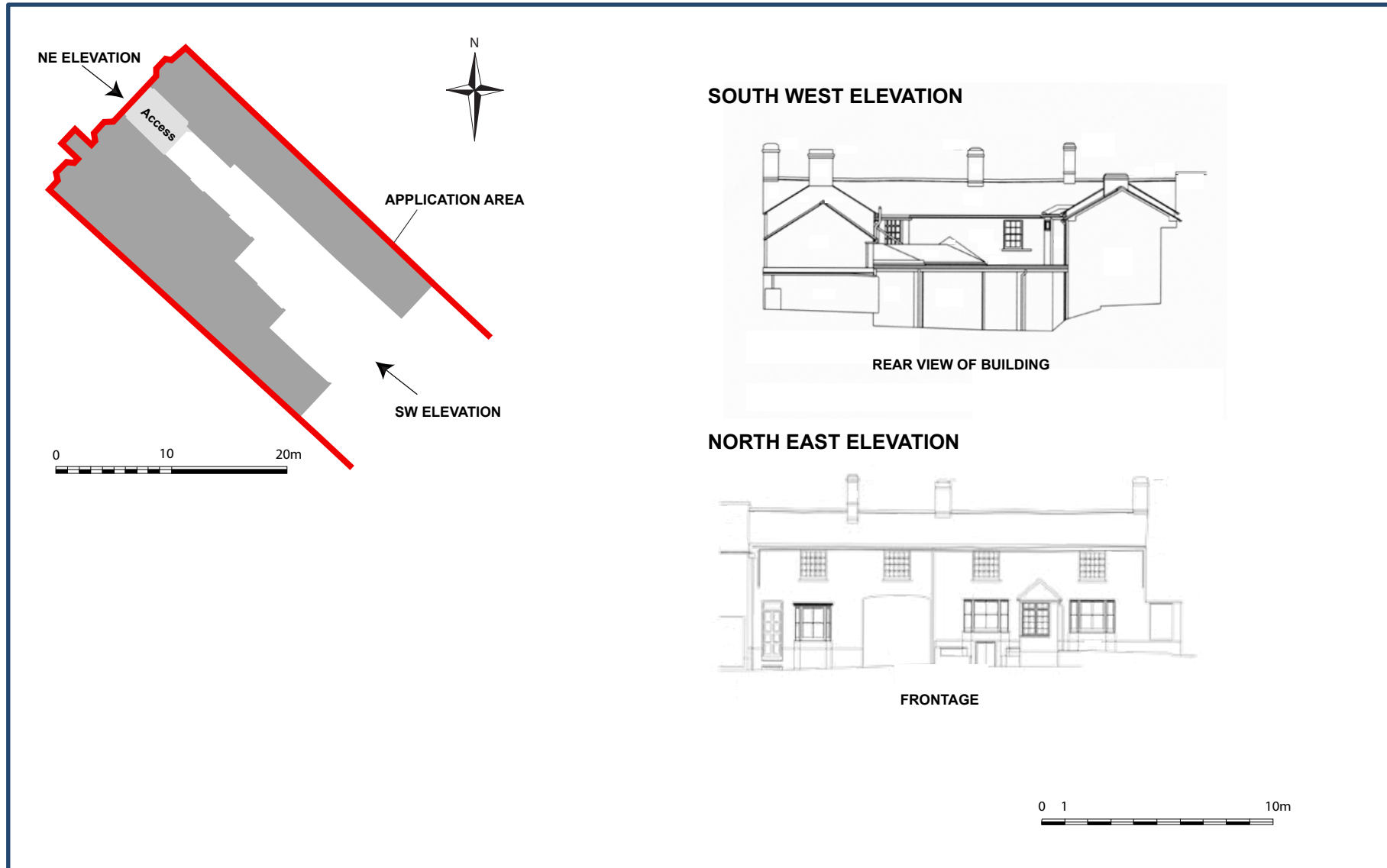


Fig 10: SW and NE elevations

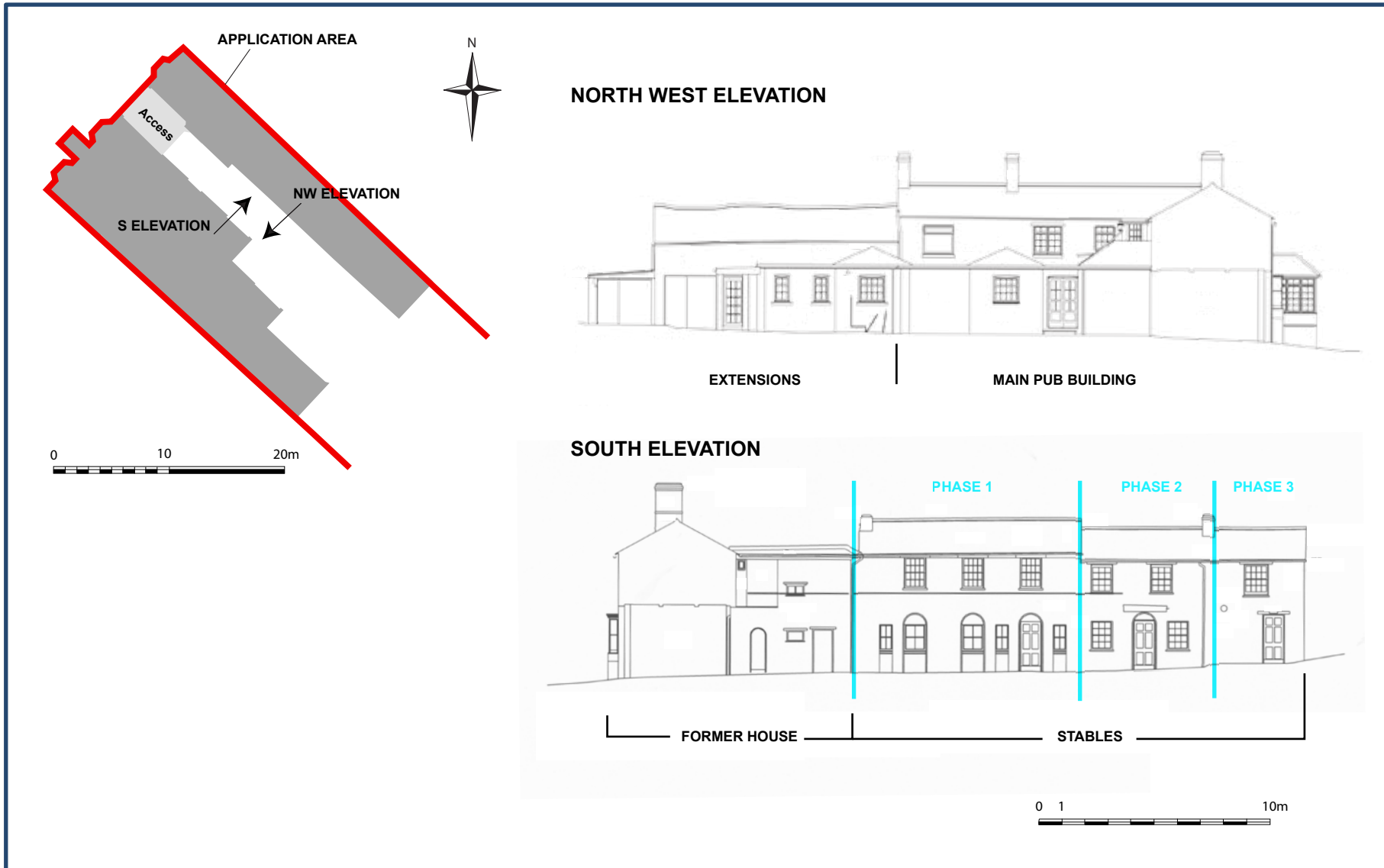


Fig 11: NW and S elevation