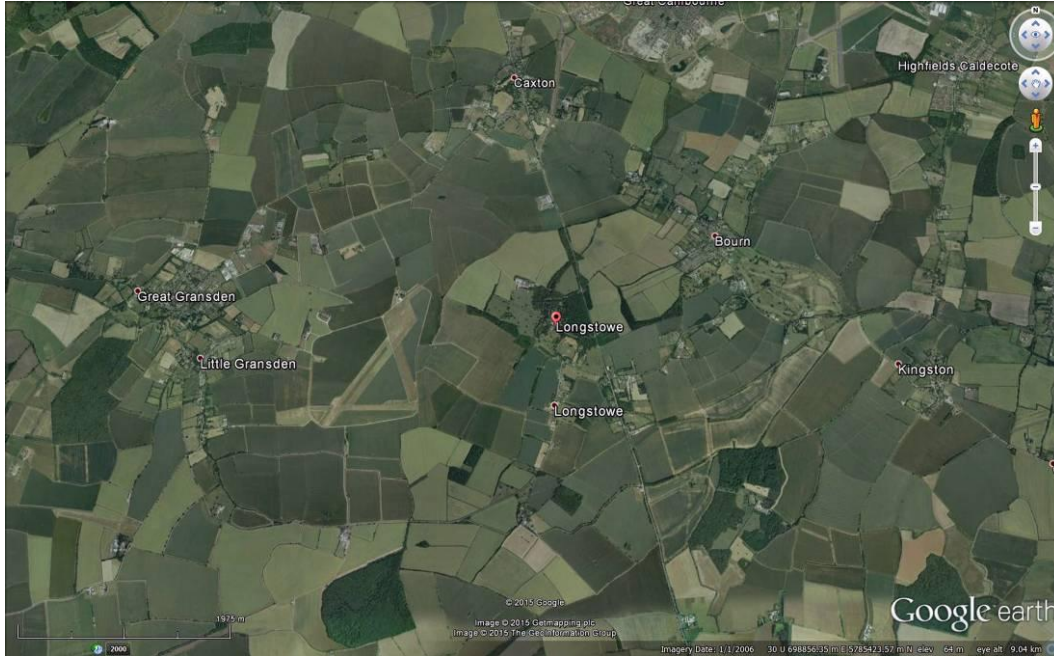


**Longstowe Hall, Longstowe, Cambridgeshire CB3 7UT.**  
Description and analysis of the Coach House, Squash Court and Kennels. Surveyed 24 03 2015.



2006 Google earth. Location of the Longstowe Hall.



2006 Google earth. Detail of the site showing the buildings under study.

**Location**

Longstowe Hall, Longstowe, Cambridgeshire CB3 7UT. The Coach House is situated 20m to the SW of the Hall as part of a self-contained livery yard. NGR: TL3080955697. It is oriented SW-NE along the ridgeline. The Squash Court and Kennels are 20m to the east.

## Listing



The NW elevation of Longstowe Hall looking out onto the garden towards the lake.

LONGSTOWE OLD NORTH ROAD. TL 35NW (West side). 2/123. Longstowe Hall. GV II Mansion house. Late C16 origin remodelled and much rebuilt in late C19 and early C20. The early C20 alterations and additions are by Sir John W Simpson. Red brick and stone dressings. Plain tiled roofs with stacks reproducing those of late C16 or early C17 with octagonal shafts with moulded brickwork and projecting, linked cappings. Original E-plan of late C16 house with principal front to north west, altered in late C19 and again in early C20 when the ranges to the south east were added and a new principal front created on the south east side. North west facade in two storeys and attics. Three centre gables contain or incorporate some brickwork in the lower courses from the earlier house. Late C19 central porch of three storeys with shaped gable and Ketton limestone surrounds to cross frame casements flanked by obelisks. Central fluted Doric portico late C19, spanning the three central window bays. Ketton limestone. Balustraded on high plinths. Round headed rusticated arch to central doorway. The pediments to a number of the remaining windows on the north west front reproduce those of the original house. The north east front has a four stage stair turret with open sided top stage, leaded polygonal roof with weathervane. Lead rainwater heads and down pipes to this part of the house have the initials ADB and the date 1912. A doorway in a four centred arch has a fanlight with a depressed ogee arch with finial. The fenestration is hung sashes with sheet glass. South east front of long narrow red brick, Flemish bond. Two storeys and attics. Two dormers. Four gable facade and central porch of Ketton limestone. Round headed outer arch with egg and dart continuous moulding flanked by Jacobean style pilaster supporting an entablature and balustrade. Panelled double doors in round headed arch. Interior contains some reset main beams of C15 and C16, and the north west-south east roof has C16 principal rafters and purlins morticed flush to them, and cambered collars. A wing adjoining this main range has a roof, C16 with stop chamfered principals with the purlins morticed to them. A number of ground floor rooms contain a large amount of continental wood carvings. The original house is said to have been built by Anthony Cage, d.1603. It was bought in 1857 by the Stanleys who drastically altered it c.1880. From 1897-1914 the house was again much altered and extended by Mr Briscoe with Sir John W Simpson as architect. Listing NGR: TL3081255688.



February 2015 Colin Walker. There is no Images of England image. The south elevation.

LONGSTOWE OLD NORTH ROAD TL 35NW (West side) 2/124  
Stable Block 20 yards north west of Longstowe Hall. GV II

Stable block. Circa 1700 with front rebuilt late C19-early C20. Red brick. English bond, repaired, and hipped, plain tiled roof. Two storeys. The front elevation to the south has been remodelled and has a shaped gable with a clock to the centre. The east wall has three original blocked openings with shouldered and moulded brick surrounds. The west wall has some moulded brickwork in round headed blocked opening. Adjoining the stable block in the south east side is a wall with a doorway leading to the stable yard. The doorway is late C19. Ketton limestone. Fluted Doric engaged columns on plinths with entablature and cornice.  
Listing NGR: TL3080955697.

### **Scope of this Report**

This report describes and analyses the Coach House at Longstowe Hall to mitigate for conversion to a wedding venue. There are further descriptions for the Squash Court and Kennels with a view to future development.

The report adheres to English Heritage Level 3 as outlined in English Heritage. Understanding Historic Buildings – A guide to good recording practice. 2006. Page 14.

The history of ownership is given by the Victoria County History:



A History of the County of Cambridge and the Isle of Ely: Volume 5. Originally published by Victoria County History, London, 1973.

**Extract.**

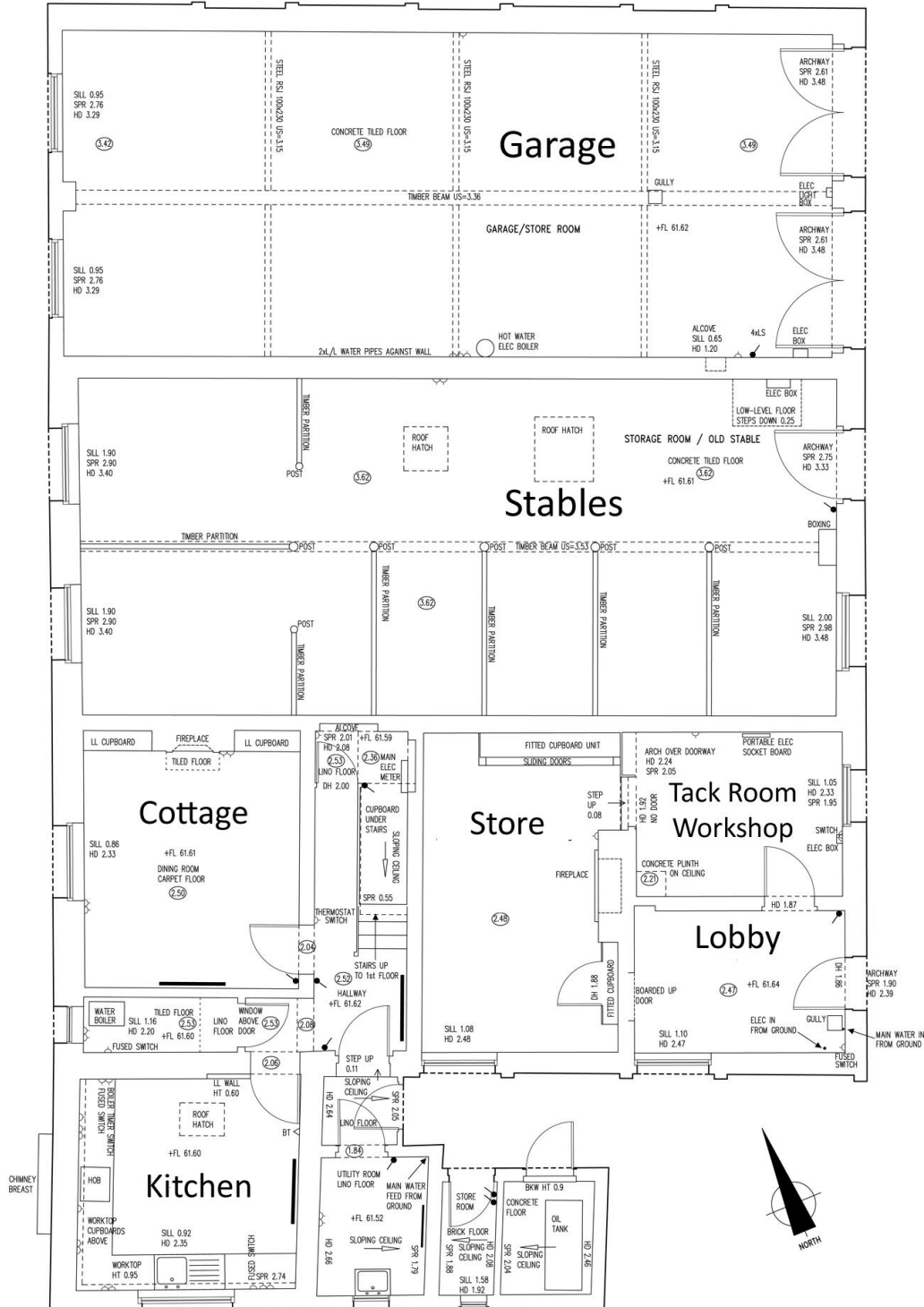
His son Henry's wardship was granted to Francis, earl of Bedford, to whom Anne conveyed Longstowe manor in 1560, but who evidently resettled it on Henry Cheyney, for the latter in 1563 granted it to Thomas Bownest or Downest. In 1571 Bownest granted Longstowe to Anthony Cage the elder, and the descent of the manor then followed that of Caxton for a century, passing through the hands successively of Anthony Cage (d. 1603) and Sir John Cage (d. 1628) to John's son Sir Anthony. Sir Anthony sold it to Francis Bickley the younger in 1649, and he in turn sold it to Ralph (later Sir Ralph) Bovey in 1655. On Bovey's death in 1679 the manor, unlike that of Caxton, passed to the Revd. Thomas Davies, who took the additional name of Bovey. His daughter and heir Catherine married Sir Thomas Alston, of Odell (Beds.), in 1750, and despite a separation two years later Alston retained the property until his death in 1774. His widow then resumed ownership until her death in 1778, when the estate passed to John Wasse of Tempsford (Beds.), her illegitimate son. Wasse assumed the name of Alston and, c. 1791, styled himself baronet. He sold the property to the Revd. Robert Thomson in 1796. Thomson, who soon took up residence in Longstowe, died in 1827, and the estate passed to his trustees, who sold it in 1840 to Richard Simpson (d.1853). Richard's son Joseph, of Bourn Hall, conveyed the property to Sidney Stanley (d. 1896) in 1858. Stanley's son, Charles Wentworth Stanley (1860–1939), sold the manor in 1905 to W. A. Briscoe (1860–1934), whose son, R. G. Briscoe (1893–1957), gave the manor, hall, and estate to his nephew, Mr. M. G. M. Bevan, in 1951.

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The medieval manor-house probably occupied the site of Longstowe Hall. It was surrounded by a great moat in the eastern part of which a young man was drowned in 1381. Anthony Cage the elder (d. 1583) built a house which forms the centre of the garden front of Longstowe Hall. Gabled extensions were erected to the left and right in the 19th century and in 1910 Sir John W. Simpson added a completely new entrance side in Edwardian Neo-Elizabethan or Neo-Jacobean style. Inside there is some Flemish panelling of c. 1550.

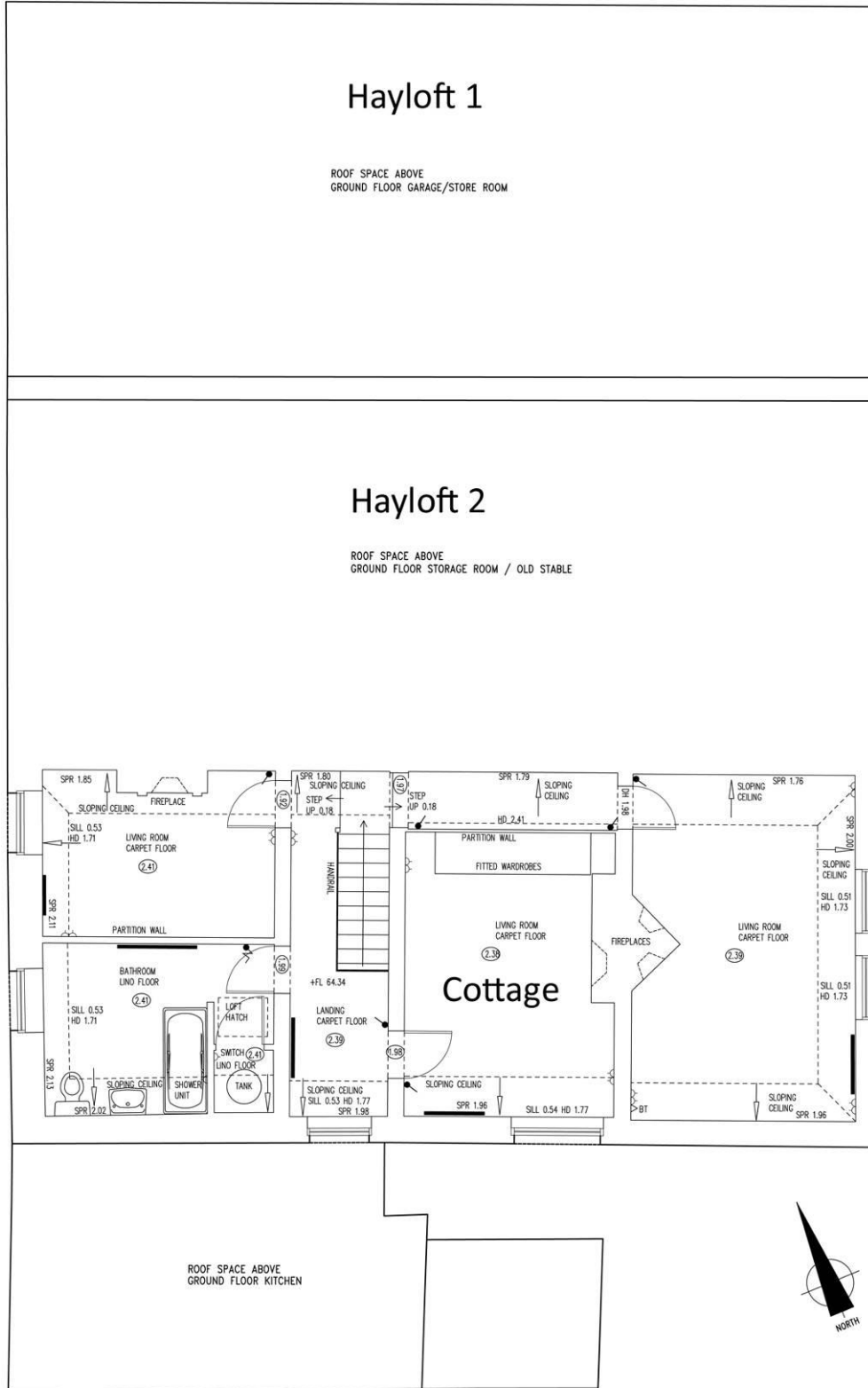
<http://www.british-history.ac.uk/vch/cambs/vol5/pp120-127#h3-0002>

# GROUND FLOOR PLAN



2015. The Ground Floor of the Coach House. Hurst Surveys.

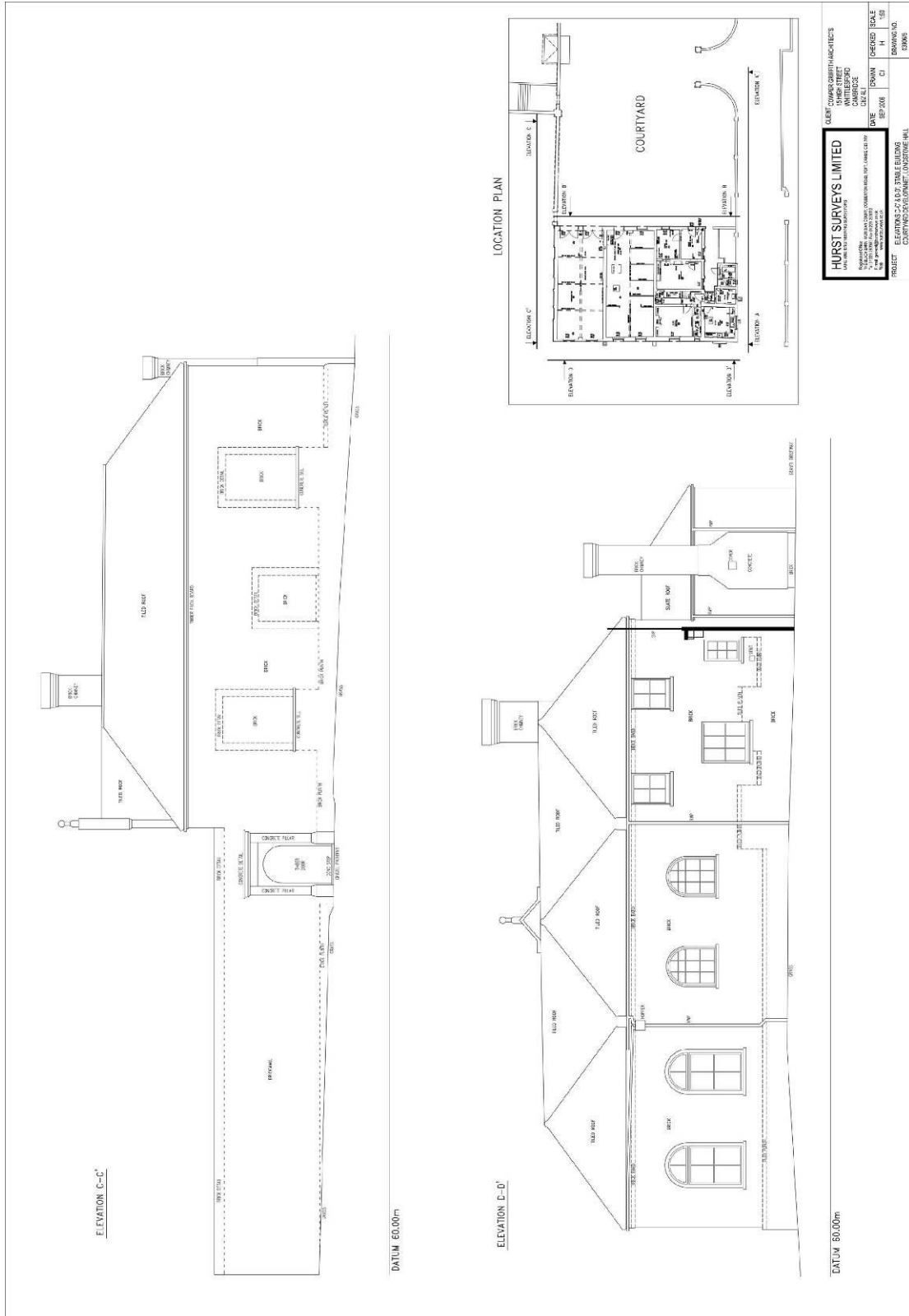
# FIRST FLOOR PLAN



2015. The First Floor of the Coach House. Hurst Surveys.



Barry Hillman-Crouch  
Design & Recording Services

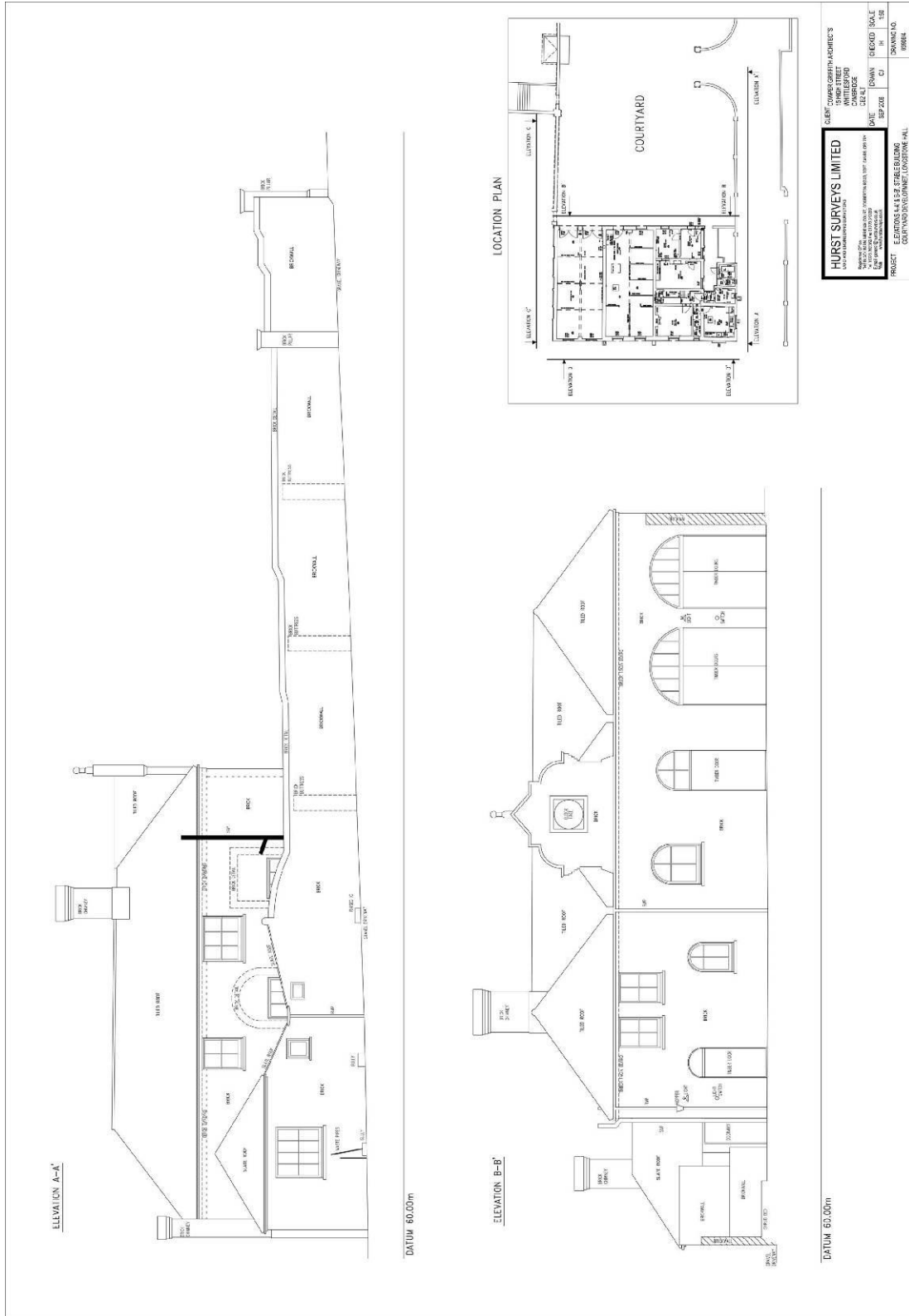


CLIENT: COMBERGARTH HATCHETS		DRAWN: CI		CREATED: H		SCALE: 1:100	
DRAWN: CI		DATE: 2015		PROJECT: ELEVATIONS OF A 17th CENTURY BUILDING		DRAWING NO.: 1006	
HURST SURVEYS LIMITED		PROJECT: ELEVATIONS OF A 17th CENTURY BUILDING		DRAWING NO.: 1006		DATE: 2015	
1006		1006		1006		1006	

2015. The NE and NW elevations of the Coach House. Hurst Surveys.



Barry Hillman-Crouch  
Design & Recording Services



2015. The SW and SE elevations of the Coach House. Hurst Surveys.



## Description – Coach House - External



The SE elevation.

### SE elevation.

The Coach House is a rectangular building with three large cells each divided into four bays. Originally each cell sat under a pyramidal roof with valleys in between but the roof has been remodelled with a cross-ridge and a central brick ogee gable ornamented to mimic the Hall and the gable of the Squash Court across the horse yard.



The clock gable compared to the gable of the Squash Court.

Each cell has a specific function. To the SW is a cottage now used as workshops to the front and as a wedding venue cottage to the rear and above. The central cell is a well appointed stable with timber and steel LC19th partitions to form stalls. The NE cell has been altered to be a car garage but would have been the coach house with carriage arches.

The present elevation can be attributed to the alterations carried out during 1897-1914 by Mr Briscoe with Sir John W Simpson as architect. The large pane windows all appear to date to this era. The alteration to form garages must have been a later part of the works.



The south elevation of the Cottage.



The queen closers near the corner.



Butt joints in the brickwork by the window.

The Cottage is finished with orange 70x105x230mm handmade bricks with smooth faces, crisp arrises, horizontal pressure made and laid in English bond. The door and ground floor window are under gauged segmental brick arches. The doorway has been reduced in width and the queen closers for the former opening can be seen near the SE corner. The arch headed window is also inserted as the brickwork is butt jointed to an earlier column of brickwork now behind the downpipe. It can be assumed there were originally two larger openings for carts or coaches.

The earlier brickwork remaining in the columns and the central cell is of similar bricks which are differentiated by being shorter at 70x105x210mm. The white lime mortar joints are very similar and care was made not to disrupt the appearance of the elevation by mismatching the materials.



Elevation of the central cell containing the Stables.

The central cell contains a fully equipped LC19th Stables. A former doorway was bricked up and a window inserted to match the others. The 65x105x220-225mm bricks are more Victorian in size and character with much less eroded faces which have been discoloured by the large vine (presumably wisteria).



The garage doors are EC20th.

The garage doors and lights above are EC20th in design and fabric with mild steel furniture. The arches have been rebuilt with 65x100-105x210 orange bricks with purple dressings set in a sandy cement. Unlike the other openings whose edges have been chipped and softened by years of passage the quoins are sharp. The garden wall mentioned in the Listing is connected to the elevation with a butt joint passing over brick rustications. The doorway is likewise largely unworn only having been chipped by the passing of wheelbarrows.



The SW elevation has a number of added 'offices'.



The SE elevation of the Coach House Cottage. Looking W.



Small laundry house or privy.

### SE Elevation

The SE elevation has three large windows with decorative brick margins. The central one has a segmental arch with brick capital and keystone. The two outer ones have rectangular brick moulded labels with gauged lintels. The two visible openings have been reduced and the smaller openings inserted under flat gauged brick openings. The central window is a large paned sash window, while the SE one is a C20th casement.

The NW window has been absorbed into a small extension to the cottage which has been expanded incrementally with three more units now containing a utility room, cleaning store and oil tank but were undoubtedly the external privy and possibly the laundry house. These units have LC20th roofs with sawn softwood rafters and asphalt membranes.

The brickwork of the SW wall of the Coach House is formed from 65x105x230-250mm orange bricks with smooth faces, no pressure marks but lots of kiss marks, sharp arrises and set in a penny struck lime mortar in Flemish bond. The eaves have a dentilled course.



The SW elevation of the extension to the cottage.

The extension to the rear of the cottage is made of 70x105x215-220mm orange bricks with smooth faces, horizontal pressure marks and crisp arrises. The window opening is under a gauged brick flat arch. The quoins are finished with queen closers and there is a clear butt joint with the rest of the walling.



The NW and SE elevation looking E.



Detail of the NW elevation at the SW corner with the extension.

### NW Elevation

The NW elevation has suffered several rebuilds which may have been prompted by subsidence which is still evident in places. The SW corner has a straight joint in the brickwork that runs awkwardly under a window and must represent part of the C19th remodelling. The cottage windows have gauged flat arched and stone window cills but no closing bricks. The SW corner is rusticated with brick quoins.



Looking NE along the length of the NW elevation. Photo by Colin Walker.



The north corner of the NW elevation.

It can be seen that the northernmost section of the wall corresponding to the first cell has been completely replaced with C20th brickwork. The other two cells have been remodelled with C19th brickwork and windows.

The section housing the two round headed windows are made from 65x105x215-230 red bricks containing large flints and set in a flinty white mortar and the plain joints ruddled. The section corresponding to the Cottage has similar sized bricks but the mortar has been penny struck and the joints picked out in black paint.



A large section of the wall has been underpinned with C20th Flettons and a number of random bricks and blocks of stone have been added around the floor drain. There is an asphalt DPC and a large area of repointing.





The NE elevation. Looking E. Photo by Colin Walker.

### **NE Elevation**

The NE elevation looks out over the landscaped garden. The original brickwork is 70x105x250mm with smooth faces, crisp arrises and set in lime mortar with penny struck pointing that has been ruddled later. As this wall faces the Hall it has had more cosmetic work than the others.

There are two blocked windows with stone cills and brick moulded labels with eared (shouldered) details at the segmental flat heads. There is a similar central doorway which has also been blocked and the plinth clumsily remade. The SE window and the doorway are blocked with 65x105x210mm bricks in English bond with a mortar much richer in crushed flint. The NW window has been blocked with 65x110x205-215mm bricks upon which a coat of ruddle is more clearly seen.

It is very likely they were all bricked up around the same time using different batches of bricks and different bricklayers. Above the two tall window heads the walls has been rebuilt with bricks covered in kiss marks like those in the SW wall. There are large vertical cracks where the brickwork has evidently descended historically and this may be why the openings were filled in. There are four bolts with square nuts and large square washers set at regular intervals along the brickwork. As one passes through the blocking of a window they must be later than this alteration. Inside they can be seen to be tethering rings with lion's head decoration.

**Description – Internal – The Cottage.**



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Looking SW in the Kitchen.



Looking NE in the Dining Room. The cast iron fireplace is EC20th.

The Cottage has been renovated to the taste of the present century and very few historic features remain. These are limited to the fireplaces and the staircase.



The C19th style staircase with turned newel post and stick balusters.



Looking SW along the landing.

The staircase is EC19th in style but is more likely an EC20th replacement. The stick balusters are quite heavy and the balustrade is taller than normally seen in the EC19th. The hardwood handrail has very little wear. Originally there were two doorways under the stairs accessing the Stables and the present Workshop.



The central living room.



The EC19th fireplace in the central living room.

The central living room has a circa 1800 style cast iron hob-grate with Adams styled details and guilloche surround on the arch head. It is in very good condition with little wear and may be a replacement as it has a register plate. There are two near identical surrounds in the other living room. All the upper rooms were formerly bedrooms.



The eastern living room was formerly two bedrooms.

The eastern living room has been formed from two bedrooms and therefore has two identical cast iron small bedroom fireplaces. The plain timber surrounds for all the fireplaces are Victorian in style and show little signs of use.



Details of the fireplaces in the eastern living room.

**Description - Internal – The Workshop**



The Lobby looking W.



High quality harness trees.



Moulded doorhead.

The Workshops are very much working rooms and are stuffed with the paraphernalia of modern engineering. However it is immediately clear that these rooms were used to store and care for the tack and harnesses. In the Lobby two harness trees have been altered to a coat rail. Of interest is a fire extinguisher mounted the doorway beneath the moulded doorhead. It is dated 1927.

The Lobby is lath and plastered with a painted wainscot effect. The Tack Room Workshop is panelled with edge-moulded vertical boarding with a lath and plaster ceiling. Both rooms have circa 1900 pavior floors.



Harness trees on the northern wall of the Tack Room Workshop.

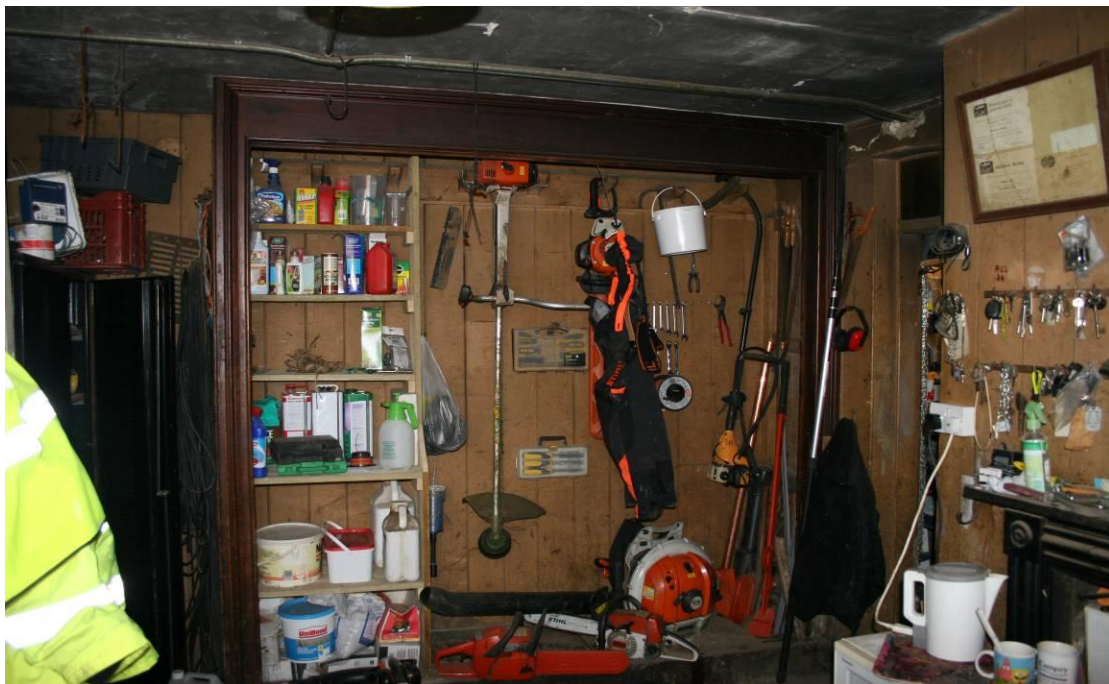


Workbench with engineers' and saddler's vice.

The Tack Room Workshop was the principal tack room and both walls are lined with well made LC19th style harness trees. There is also a large homemade C20th workbench with a C20th engineers' vice and a wooden vice used for repairing saddles and harness. Its crude design and hex headed bolts imply it is C20th. More recently it was used in sharpening circular saws.



The doorway from the Tack Room Workshop to the Store Room.



Looking N in the Store Room. The cabinet frame had sliding doors.

Originally there was a large doorway under a curved arch connecting the Tack Room to the Store Room at the rear (descriptive names, not historical). The doorway has been halved in size apparently to build in large cabinet that had sliding doors. The harness trees have been retained inside it so perhaps the highest quality tack was kept here.

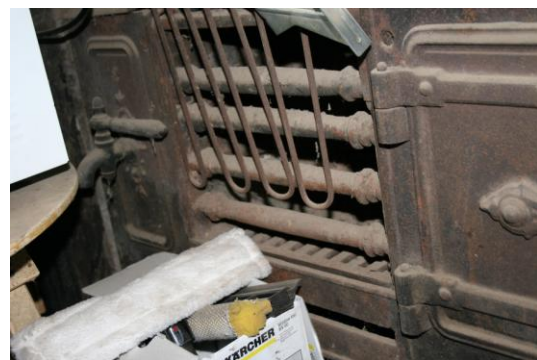




The range in the Store Room. Looking E.



Detail of the branded range door.



Detail of the coal grate and faucet.

The Store Room was quite well appointed with a LC19th or EC20th cast iron range cooker by Mackintosh & Son of Cambridge with a C19th style bolection moulded timber surround with bulls eye decoration and mantle shelf. The branding of products became very popular in the LC19th and the design of the range is likely to be of circa 1900. Apart from the open fire there is an oven and a water boiler with large brass faucet. Stables often have fireplaces for the comfort of the horsemen and to cook bran mash for the horses in winter.



Looking W in the central Stable.

The central Stable has been fully equipped with timber partitions with iron grilles late in the C19th. Currently it is used as the workmen's store. There are four stalls against the SW wall and two loose boxes against the NW wall. Each stall was equipped with cast iron feed and water troughs of which three remain buried under the stored materials.



Looking SW in Stall 3 at the cast iron feed and water trough with tethering ring.

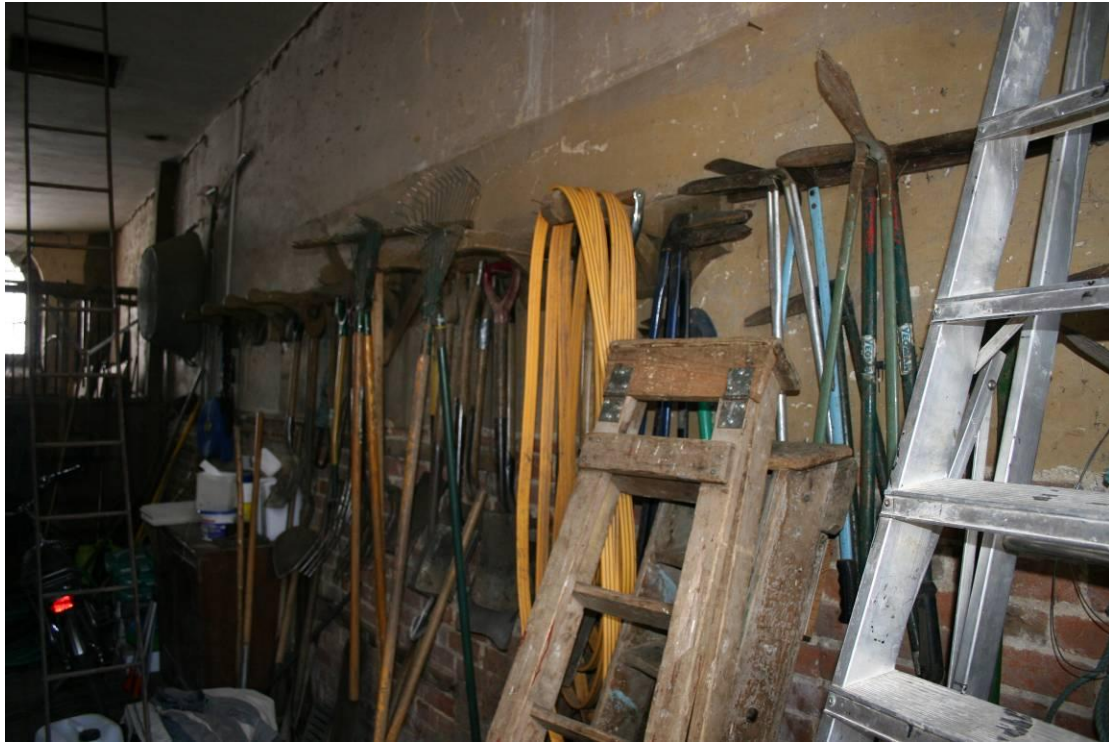


Mild steel sliding tethering rings.

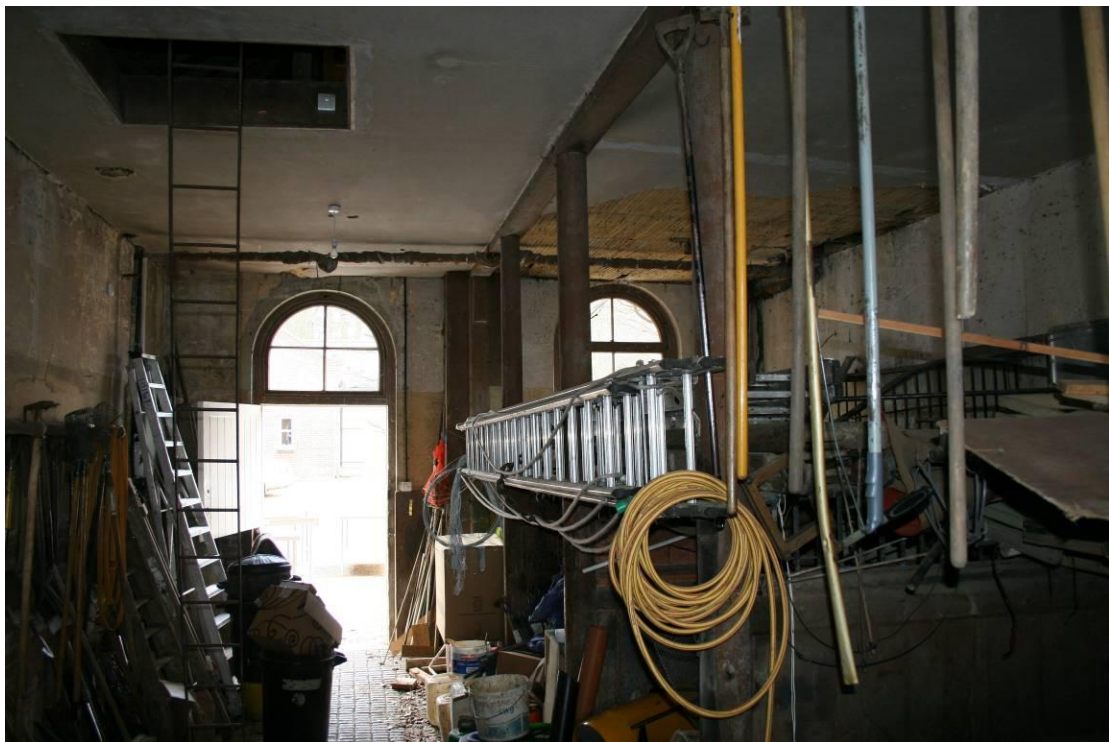


Looking SW up at the ceiling above the first stall.

As far as can be seen all the fittings are either cast iron or mild steel, placing them at the end of the C19th (mild steel was discovered in 1856). Looking up, the ceiling is of lath and plaster with fresh laths and a relatively thin skim of sandy plaster. There is a heavy duty pulley which may indicate why the ceiling has delaminated at this point.



Harness trees being used as tool hangers.



Looking E. The access hatch allows maintenance of the clock.

The NE wall is lined with well made harness trees matching those in the Tack Room. Below the timber panelling has been removed. There is a hatch in the ceiling with a permanent iron ladder giving access to the loft above allowing the clock to be maintained.



Looking W in the Garage.



Detail of the steel beams.

The Garage is a single open space where the roof has been reinforced with steel beams. It seems likely that the room was originally outfitted in the same way as the Stable and when the central columns were removed the beams were needed. Circles in the paintwork show where they would have been. The RSJ's (Rolled Steel Joists) may have contributed to the cracking of the brickwork. The lath and plaster ceiling has cracked and there are large patches of pink skim repair. The area near the main doors is completely denuded.



The ceiling above the Garage near the main doors. Looking E.



Looking SE at the south wall of the Garage. There is a blocked in archway.

In the south wall is the outline in the cracked plaster of a blocked in archway. It is visible on the other side where the panelling has been removed and the blocking brickwork exposed. The wall has several full height cracks that appear on both sides and would benefit from remodelling.



Tethering ring with a lion's head.



Inside the modern office.

There are four tethering rings with lion's heads along the NE wall. Near the main doors is a recent lightweight structure to form an office presumably to act as a reception for garden events.

### **Clock and Roof Structure.**



Looking SE at the clock cabinet. The rustic gantry is in poor condition.

The clock is contained within a poor quality timber cabinet with three opening doors held with mild steel strap hinges fixed with slot head screws. There are numerous pencilled instructions on how to clean and wind the clock. The clock is reached by a gantry made of rustic poles and old floorboards which needs some attention. The gantry appears much older than the clock case and platform.



The machined timber supports for the gantry.

The clock platform itself is supported on a machined softwood truss reinforced with steel bolts with square headed nuts. Below this the lath and plastered ceilings over the Stable have joists made from bandsawn softwood that looks quite fresh despite the detritus upon them and must be M-LC20th.



Looking SE down on the Stable ceiling at the clock platform support truss.





Looking SE at the clock gable roof structure.

The roof of the clock gable has been rebuilt in the last 20 years or so with fresh tanalised machine sawn softwood fixed with French nails. However the jack rafters appear to be elm and there are some older common rafters still nailed in with wrought iron nails.



Looking SW along the roof over the clock gantry.



The roof structure over the Stables.

The roof structure is quite difficult to envisage until it is realised that originally there were three separate pyramidal roofs with valleys in-between. These are in-line butt purlin roofs with full hips where the common rafters are tenoned into the purlins. The purlins are tenoned into the principal rafters and each joint has been later reinforced with a milled strip wrought iron tie fastened with square staples. The principal timbers are pit-sawn oak and elm.



Wrought iron tie reinforcing the butt purlins as they meet at the principal rafter.



Detail of the tie-beam over the Stable.

The floor of the loft was originally higher and the tie-beams over the Stable and Garage have double soffit tenons with diminished shoulders.



Looking N into the Garage loft space.

The Garage still has a working loft space but the floor looks fragile despite some old belongings, most bicycles and trunks being stored there. Some of the common rafters were removed to remodel the roof with a cross-ridge which interconnected the roof spaces. Additional props and tie-beams were introduced. The roof has been recently repaired with galvanised gussets and brackets and there is an asphalt membrane indicating a retille between the 1960's and 1980's. (The owner remembers it being done in the 1970's).

## Carpenter's and Timber Marks, Apotropaic Marks and Graffiti.



Pencil instructions on the clock case.

No carpenter's assembly marks or merchant's timber marks were found. No apotropaic marks were seen. The only graffiti recorded was that on the clock case written in pencil.

*When the clock is cleaned always put a board over the holes in the hour....*

**Topographical Survey from Maps**



**1887 Ordnance Survey.**

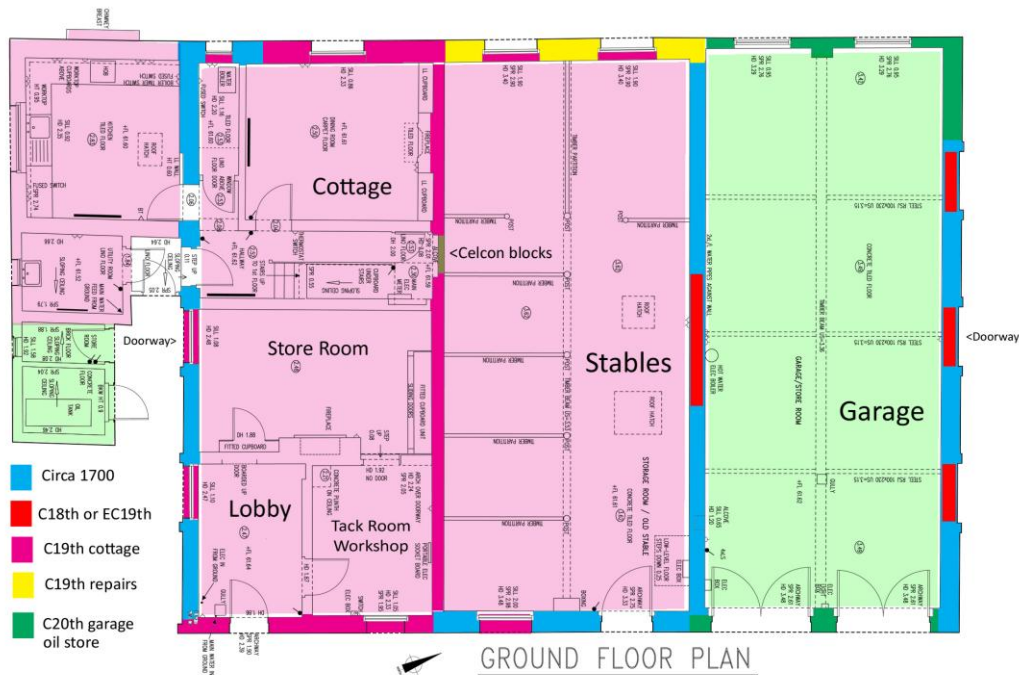


**1902 Ordnance Survey.**



**1976 Ordnance Survey.**

## Phasing and Discussion of the Coach House



Phase plan of the brickwork and rooms in the Coach House.

### Phase 1. Circa 1700. Original brickwork.

The history given in the Listing description notes that Coach House is believed to have been built circa 1700. Certainly the 70x105x230-250mm bricks of the NE and SW elevations and the details around the openings support a date of this period as precursors of the full embrace of the Georgian style. The moulded brick labels around the windows and the rectangular door on the NE side have ears (also called shoulders) and this is an early Georgian style motif.

In considering the original openings, the building has a definite, centrally placed front door on the SW elevation with a curved doorhead with moulded border and central keystone of moulded brick. This lines up with the rear, rectangular door and in the northernmost partition wall is a large arch headed opening that would allow passage straight through the building. The southernmost partition may have a similar opening that is hidden by the current finishes.

The roof was originally three parallel pyramids with transverse valleys built from oak and elm in an in-line butt purlin design. This is a poor design as the valleys are difficult to keep free of debris and leaf litter and soon leak.

It is noted that the Victorian County History states: *Anthony Cage the elder (d. 1583) built a house which forms the centre of the garden front of Longstowe Hall.* It could be conjectured that a building with fine windows and a door set on high ground, overlooking the back of the Hall might have a higher status than a Coach House.



The bricked up openings in the NE and SW elevations.

### **Phase 2. Circa 1800 - blocking of the openings to build the Coach House and Cottage.**

It was noted that the common dimension in the bricks was the width of 105mm, narrower than the usual 110mm seen in most brickwork. (Bricks are measured in millimetres as it is easier to understand the size differences). All the later blocking was done with 65mm thick bricks and the extension to the cottage was built with 70mm thick bricks. The brick sizes are defined by local suppliers, who dug the brick earth, made the bricks and fired them.

There are certain clues as to how they were made in the characteristics of the bricks themselves. The earlier ones have no pressure marks in the faces caused by stacking them to dry and no kiss marks caused by stacking them in the kiln. This means they were laid out in the sun until they were baked hard before being fired in a clamp. The overfired ones turn purple and are used for decoration or hidden inside.

The blocking of the three large openings in the NE wall facing the garden were likely done in two episodes as the SE window and the door have 65x105x210mm bricks set in a flinty mortar in English bond (in contrast to the Flemish bond of the wall). The NW opening has been blocked using random coursing with 65x110x205-215mm bricks.

The blocking of the door and windows in the SW wall are easier to date bracket as they have Georgian style gauged flat arches over the inserted windows. The SW wall of the Cottage has 65x105x230-250mm bricks in a penny struck mortar course laid in Flemish bond while the SE wall has 70x105x230mm bricks with horizontal pressure marks (denoting mass production for a kiln) laid in English bond like the blocking panels.

Given the random styles of brickwork and the inclusion of unhorned large pane sash windows it seems likely most of the conversion to a Coach House and Cottage was carried out circa 1800. This would concur with the design of the circa 1800 cast iron fireplaces and the bull's eye fire surround in the Store Room.

According to the Victoria County History '1778, when the estate passed to John Wasse of Tempsford (Beds.), her illegitimate son. Wasse assumed the name of Alston and, c. 1791, styled himself baronet. He sold the property to the Revd. Robert Thomson in 1796. Thomson, who soon took up residence in Longstowe, died in 1827'.

### **Phase 3. Circa 1900 renovations.**

Much of the earlier decor has since been removed in favour of LC19th finishes and fittings. The Stable has been outfitted in the style of the LC19th with mild steel fittings attached with slot headed screws. The Tack Room and Store Room have been panelled out and the Store Room equipped with a circa 1900 cooking range with the brand name of Mackintosh and Sons of Cambridge.

There is also a circa 1900 fireplace in the ground floor of the Cottage and a replacement stick baluster staircase. The windows all date to this era, some being remodelled from earlier sashes. Most dramatic is the rebuild of the roof with a cross-ridge and then a gable for the clock. The Cottage and Stables and Garage ceilings are all of this period and while some work might be ascribed to the Stanley's between 1857 to circa 1880 when they are accredited in the Listing with a major rebuild of the house most of the present form must be ascribed to 1897-1914 when the house was again much altered and extended by Mr Briscoe with Sir John W Simpson as architect.

### **Phase 4. C20th interventions.**

The Garage would have been formed in the early years of the C20th and the original horse stalls removed to create the space. The NW corner of the building was completely replaced at this time, possibly due to subsidence and the NW wall later underpinned with Fletton bricks (first produced in the 1920's). The present decor of the Cottage is very recent, within the last 10 years. The Tack Room, Store Room and Stable have crystallised in circa 1900.

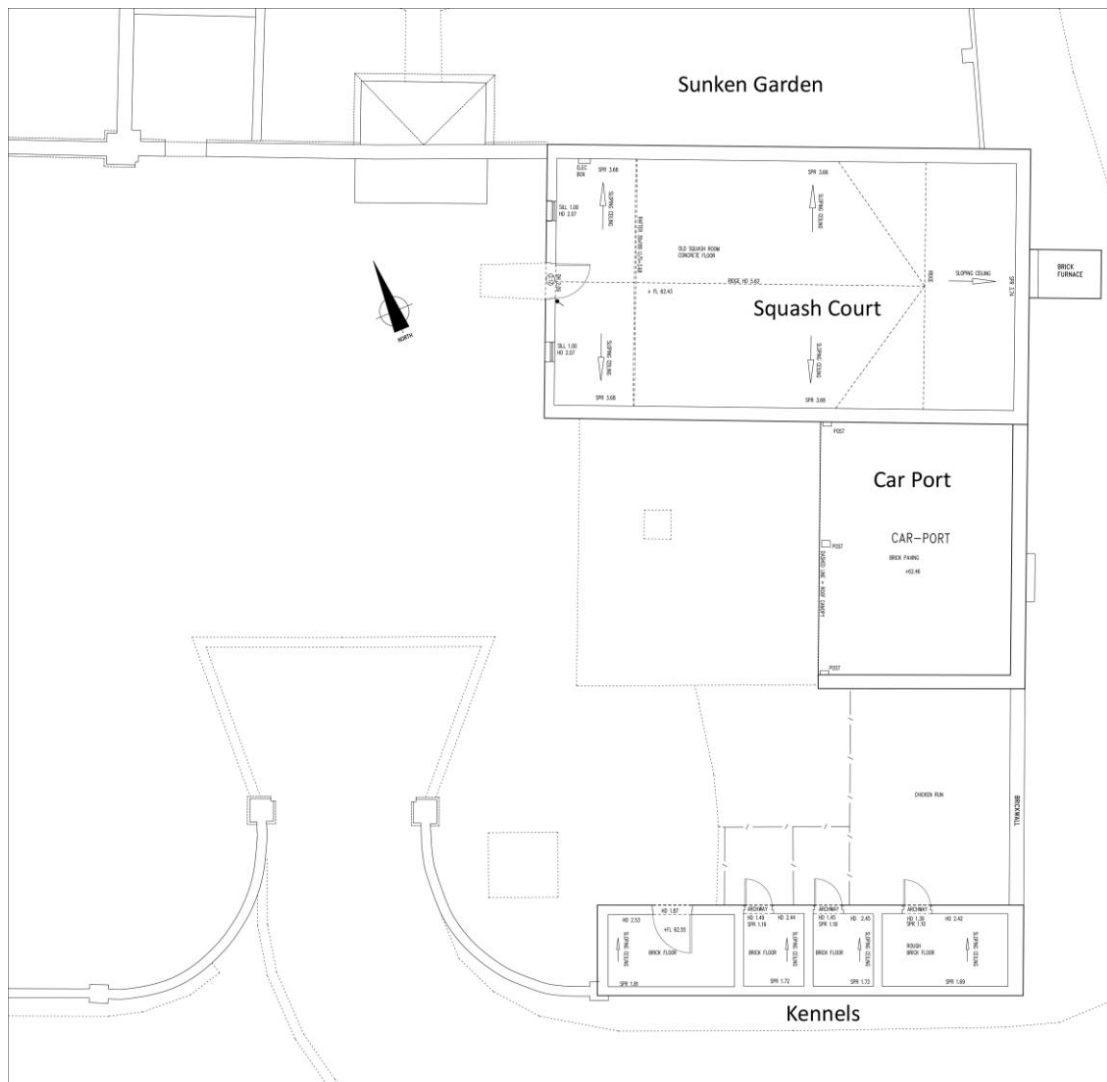
### **Summary of Significance**

The Coach House is an attractive Listed building that has undergone three centuries of change. The original brickwork indicates a fine, square red brick building with large windows and decorated doorways facing NE and SW built circa 1700. The other walls also had openings but these have been immutably changed to form the current three celled Coach House with an integrated Cottage, Tack Room and Store Room. This was most likely done circa 1800. The Cottage was renovated circa 1900 and one set of stables converted to the Garage in the early years of the C20th.

The many patch repairs and blockings also testify to a building that has been dogged by subsidence and much of the NW corner has been completely replaced in the EC20th and the NW walls underpinned in modern Flettons.



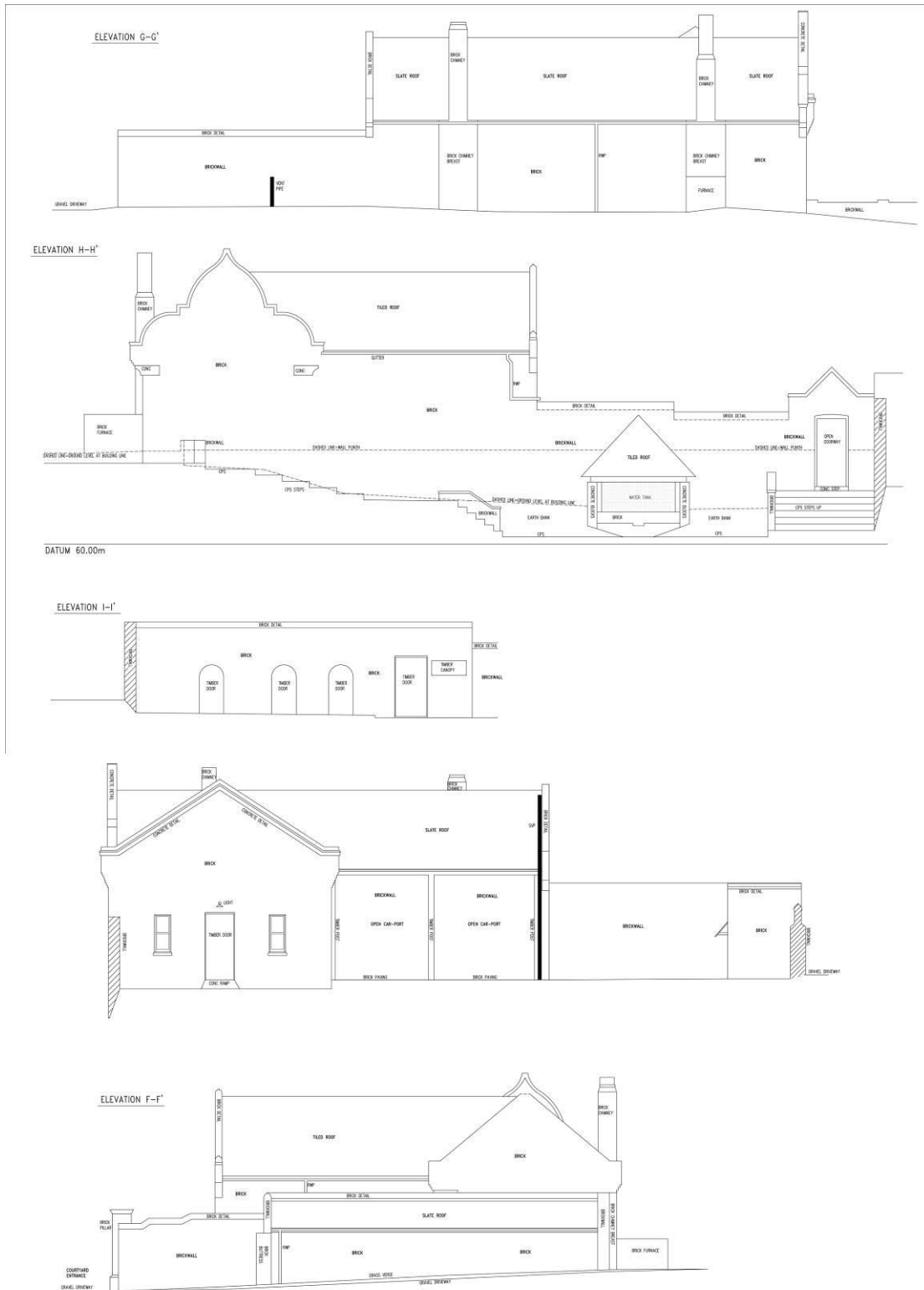
**The Squash Court and Kennels.**



**2015. Plan of the Squash Court and Kennels. Hurst Surveys.**



Barry Hillman-Crouch  
Design & Recording Services



2015. Elevations of the Squash Court and Kennels. Hurst Surveys.

## The Kennels – Description – External



The NE elevation of the Kennels within the yard.

### NE Elevation

From the yard the Kennels appears as a rectangular facade of red /orange 70x105x220mm bricks with smooth faces, sharp arrises and horizontal pressure marks. They are laid in Flemish bond and set in a hard white lime mortar that has been repointed in black mortar. The perimeter wall is built in the same way. The top of the Kennel wall has a simple brick plat band and is in fact a raised parapet.

There are three segmental arch headed doorways with EC20th doors and one larger pedestrian doorway under a segmental rough gauged arch. All the openings and the quoins are finished with queen closing bricks except for the SW side of the pedestrian door which shows it has been enlarged. The extant closers show the previous opening was taller than the others but not full height.



There was small building in the corner with single pent roof.

At the junction of the Kennels with the perimeter wall there was a small building with a single pent roof that has marked the perimeter wall. The black pointing ends in vertical line.



The SW elevation.

### SW Elevation

The SW elevation borders the lane and has no openings and the single pent grey slated roof falls away from the brick parapet. Here the parapet can be seen to have hollow half round ridged cappings all round. The rainwater goods are painted metal.



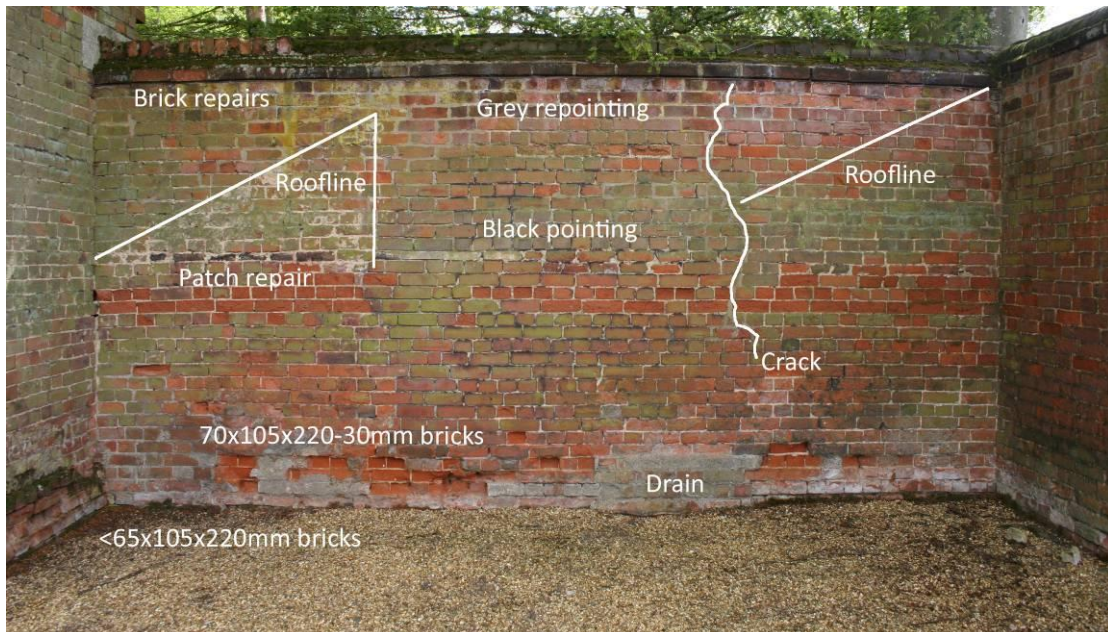
The junction with the perimeter wall. Looking N.

The perimeter wall appears to be an original part of the building and there are queen closers running up through the corner on both faces.



The exterior of the perimeter wall looking SW.

The perimeter wall has had some peculiar things done to it. On the exterior the brickwork runs through evenly until it bonds with the Squash Court. There is substantial crack all the way through it vertically above where the drain covers are. There is also a vent pipe.



The wall inside the yard.

Inside the yard the wall appears to be built in English bond and there is a peculiar repair in the NE corner using random thinner bricks where a small structure was ranged against the wall that had a roof that sloped down towards the wall of the Squash Court.

## The Kennels – Description – Internal



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Looking S inside the store room.

The larger room with the pedestrian door is whitewashed throughout and has a white brick paved floor. The roof structure is very recent, constructed of 50x100mm machined softwood with an asphalt membrane.



C20th door and brick paved floor.

The door is EC20th. It is a vertically boarded, tongue and grooved door with horizontal ledgers fixed with French nails. The T-strap hinges are of mild steel fastened with slot head screws. The frame has been reduced in size indicating there was originally a larger C19th door under the inserted lintel.

There are no historic fixings inside any of the cells. The two ends cells are larger than the inner ones. The arch headed doors are very recent and have mild steel T-strap hinges fixed with Pozidriv screws. In recent years they were used as dog kennels but the design calls to mind the deer stables at Wimpole Hall.

## The Squash Court – Description – External



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The SE Elevation is screened by mature trees.



The southern end of the SE elevation has a brick chimney stack.

The Squash Court was built in 1912 by adding a forward wing to an extant building that was equipped as a stables or coach house. The original building ranged along the SE perimeter where the brickwork is of 68x105x220-225mm red/orange bricks with creased faces, soft arrises and horizontal pressure marks. Set in Flemish bond the pointing has been painted in black. There are two chimney stacks built of the same bricks.

The roof is clad with grey slates and the rainwater goods are painted metal.



The modern incinerator has been ducted into the NE chimney stack.



The NE elevation has an ornate ogee gable.

### NE Elevation

The NE elevation faces the House and can be seen from down near the lake. For this reason it has an ornate ogee gable with stone or Coade stone copings and corbels to match the house.





The NE elevation comprises three brick builds.

The NE elevation has at least three definite brick builds. The ogee gable end matches the SE wall with red/orange 68x105x220-225mm red/orange bricks with creased faces, soft arrises and horizontal pressure marks. Butted to this is the perimeter wall of 70x105-110x 220-225mm red/orange bricks. The wall has then been raised with 65x105x225mm bricks to form the Squash Court.



Detail of the junction of the ogee gable with the top of the Squash Court wall.



The perimeter wall continues along the sunken garden.



Detail of the of the herringbone dentillation.

The perimeter wall continues along the edge of the sunken garden where it has brick saddleback copings and a herringbone dentillated course. This form of decoration is a nod to the LC16th or EC17th.



The NW elevation of the Squash Court.

### NW Elevation

The Squash Court has been created by building a forward wing off the perimeter wall with 65x105x225mm red orange bricks. The NW brick corbelled shoulders that mimic those of the SE gable of the earlier building. There is a centrally placed C20th door and two small C20th windows, all under rough gauged brick arches. There is a long vertical crack above the front door.



The former coach house has modern full height doors.

The SW arm of the building is equipped with two full height pairs of timber gate and ledger doors which are very recent. Although labelled as a car port it is in use as a store.



The SW elevation of the Car Port Squash.

### SW Elevation

The SW elevation of the Squash Court itself is void of features. The roof appears to be translucent corrugated glass reinforced plastic. This means that it could not have been in place before the 1950's when GRP became available.

The gable end of the Car Port has the same stone corbels as the other gable but the wall is built of 65x105x220mm brickwork and has shouldered brick gables with simple brick cappings. A large square section of the wall has been rendered with grey cement.



A stink pipe is laid on the roof.

Laid against the raised gable is a stink pipe and this feature combined with the extensive drains indicates that the yard toilets were adjacent to here.

## The Squash Court – Description - Internal



Looking NE inside the Car Port.



Looking E at the fireplace in the wall of the Car Port

The Car Port part of the Squash Court is a single large room with rendered walls and lath and plastered ceiling. There is a hob-grate fireplace against the SE wall.



Detail of the hob-grate fireplace.

The fireplace has been partly smashed out and only one hob survives with the small coal grate. A large chunk of wall has been broken and wedged with a wooden block some considerable time ago as the block and wedges have shrunk and now do nothing. The fireplace has a wrought iron band as a bressummer and there are holes from where the fire surround was removed.



The SW wall with a fire hose reel holder.



Detail of the reel holder.

There are only two remaining fittings in the room. There is a circular steel eye in the ceiling for lifting gear and on the SW wall is a wooden holder that looks like a harness tree but is more likely a fire hose reel holder. Homemade from pine and nailed together with wrought iron nails it is fastened to the wall with a carriage bolt with a square nut and large square washer cut from a metal strip. The wall is marked in an oval where the hose used to rest.



Looking NW in the Squash Court. The studwork below is the newly inserted rooms.



Looking NE upwards at the back of the Squash Court.

The Squash Court has a translucent GRP roof except at the back where it is clad with tongue and grooved boards beneath the slated roof. Many of the visible softwood rafters are recent replacements. The walls are finished in a hard cement render and the concrete floor is still marked out for the squash court.



Modern studwork for the wedding reception rooms.

About half the volume of the Squash Court has been taken up by a very recent fabrication to form two reception rooms. The rest has been given over to storage for personal items. The lightweight structure is formed from tanalised timber and plasterboard. The two rooms conform to contemporary taste and were built to accommodate a dressing room for the wedding band and the bride.

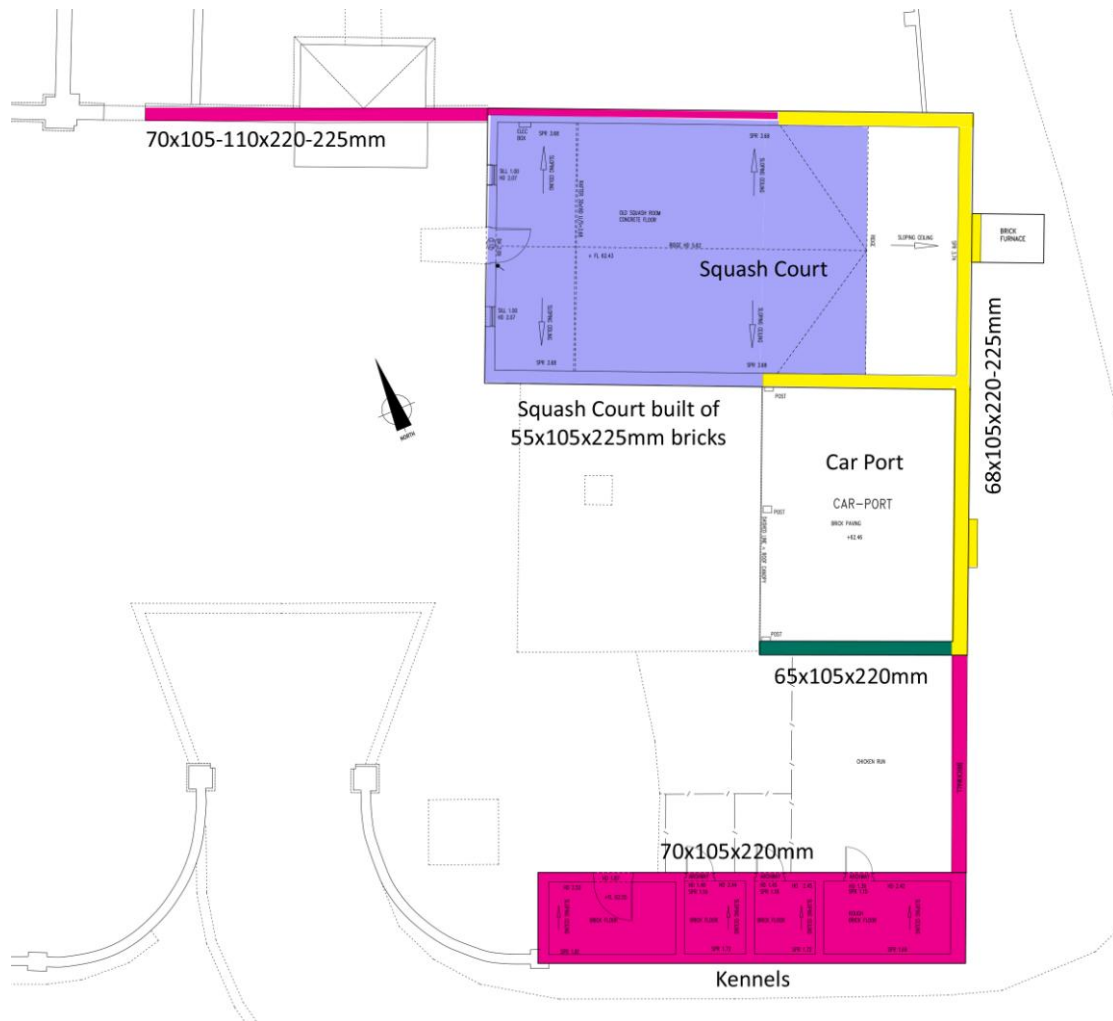


The band's dressing room and the bride's dressing room. Looking SE.

It is understood the bride's dressing room has been recently transferred to the Cottage.

**End of Descriptions.**





**Phase plan identifying the different types of brickwork.**

### Phasing and Discussion

It has proved difficult to accurately phase the outbuildings for a number of reasons. It is known the Squash Court was built in 1912. It was raised off the perimeter walls which are made of three different types of bricks. They are all similar and laid in the same Flemish bond. However the pointing, which normally helps to identify age has been systematically over-painted in black. This is a feature of the brickwork of the House and known to have been done in the tenure of Mr Briscoe.

More difficulty comes from the slavish attention to detail carried out in the works during 1897-1914 when the house was again much altered and extended by Mr Briscoe with Sir John W Simpson as architect. Features that might well be considered C17th are in fact due to this work.

The historic maps show that the footprint of the Kennels and the rectangular building that preceded the Squash Court was in position by 1887.

### **Phase 1 – Original Building – LC18th**

The original building from which the Squash Court was formed was probably a two celled coach house capable of housing four coaches or a mixture of coaches and horses. The walls are built of 68mm thick bricks not used elsewhere in the courtyard. The most dateable feature is the hob-grate fireplace which is LC18th in form and design. As it is cemented into the chimney stack it can be taken as an original feature rather than added later.

As the brickwork in the gable nearest the House rises up without interruption it follows that this too is an original feature from the LC18th. The ogee gable has precisely formed copings which are probably Coade stone, an artificial stone available from 1771, easily moulded into complex forms. The large moulded corbels may be real stone but they are very precise and consistent.

The SW wall of the original building is made of different sized bricks and while it incorporates the stone corbels the gable end is Tudor in form with a shouldered parapet. The 65x105x220mm thick bricks are more C19th in size and fabric and represent a later remodelling.

### **Phase 2 – The Kennels and Perimeter Wall – c.1800.**

The Kennels are built of 70x105x220mm fine red bricks very similar to those in the Cottage. The style and design of the building indicates a build date of C.1800. The perimeter wall was added between the Kennels and the Squash Court to create a courtyard. The Kennels may have been used to house dogs (and chickens) in the C20th but it is likely they were used for the husbandry of many different animals, possibly including deer.

### **Phase 3 – The Garden Wall – LC19th**

The Garden Wall must have been put in place when the sunken garden was excavated as it acts as a revetment for the soil in the courtyard. The bricks are similar in size to the other perimeter wall but are more variable as though seconds.

### **Phase 4 – The Squash Court – 1912.**

The Squash Court was built in 1912 and rises off the Garden Wall. The NW and SW elevations were erected, mimicking the SW gable. The roof is of machined softwood and the walls finished with cement render. The floor is concrete. The Car Port was repaired with new lath and plaster ceilings.

### **Phase 5 – Post 1950 repairs.**

The present roof has been repaired with newer rafters and has GRP panel, a product developed after WW2 and available in the 1950's. All the doors and windows are recent. The internal rooms for the band and the bride's use are very recent and entirely reversible.



## **Acknowledgements**

I am indebted to Mr Will Bevan, the current owner for engaging me to record the buildings and to Mr Colin Walker for recommending me and supplying the drawings which were produced by Hurst Surveys Ltd.

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