



The Coach House

Dog Walk, Hill Lane, Elmley Castle, Worcestershire

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Historic building recording

SO 98017 41060

WSM 67791

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Jill Atherton MCIfA & Sean Cook BA (Hons) ACIfA

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one ten archaeology

6 Elm Close, Pebworth, Stratford upon Avon, Warwickshire, CV37 8X

Contents

<i>SUMMARY</i>	4
<i>INTRODUCTION</i>	6
<i>Location and scope of work</i> (Figs. 1, 2 &3)	6
<i>Geology and topography</i>	6
<i>Archaeological and historical background</i>	7
<i>ELMLEY CASTLE</i> (Fig. 4)	9
<i>THE OLD CASTLE</i> (Fig. 5)	11
<i>THE MANSION</i> (Figs. 6, 7 & 8)	13
<i>THE ELIZABETHAN 'COACH HOUSE'</i> (Figs. 9, 10 & 11)	15
<i>THE REBUILT COACH HOUSE AND STABLE</i> (Figs. 9, 10 & 11)	16
<i>MODERN FEATURES</i> (Figs. 9, 10 & 11)	17
<i>DISCUSSION</i>	19
<i>METHODOLOGY</i>	20
<i>Archive Location</i>	20
<i>BIBLIOGRAPHY</i>	21
<i>Appendix 1: OASIS</i>	32

Frontispiece view of coach house from south-east

SUMMARY

In 2016 a programme of archaeological work comprising historic building recording and field evaluation was carried out at The Coach House, Dog Walk, Elmley Castle in advance of demolition and redevelopment.

The historic building survey identified a number of features associated with its function as a coach-house and stable and clear evidence that the present brick building is contemporary with the 1702 rebuild of Park House, an Elizabethan mansion. The rear masonry wall and timbers re-used in the coach-house together with the remains of a masonry building uncovered in the excavations, to the east, are consistent with the date of the Elizabethan house. These lost masonry buildings presumably performed the same function as their brick successor.

The most striking feature of the building is the use of regular stone-quoins contrasting with the neat red brickwork. These details are also clearly shown, in a photograph of the house taken in the 1960s, which has much in common with the design of the coach house and suggests a similar, but obviously less grand treatment.

Not only has the coach house survey benefitted from a re-appraisal of the Park House photographs, but the coach house has provided important physical clues about the design and constructional details of both the Elizabethan and Queen Anne mansions.

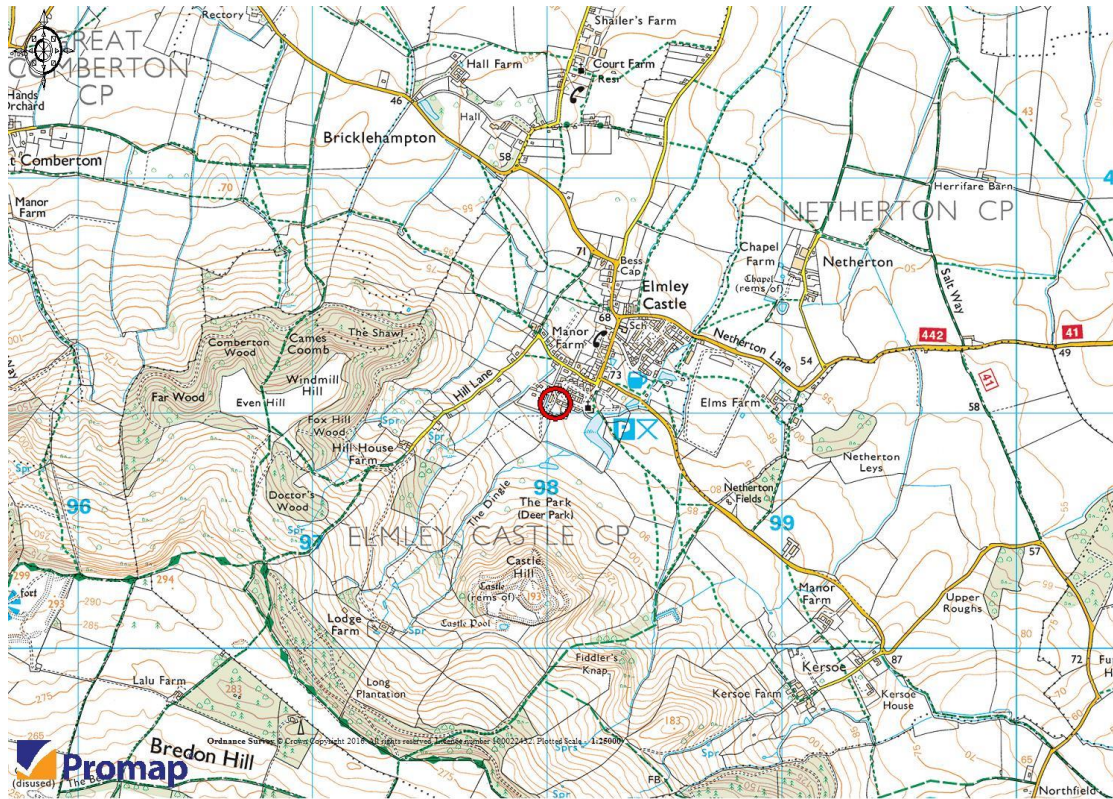


Fig. 1; site location

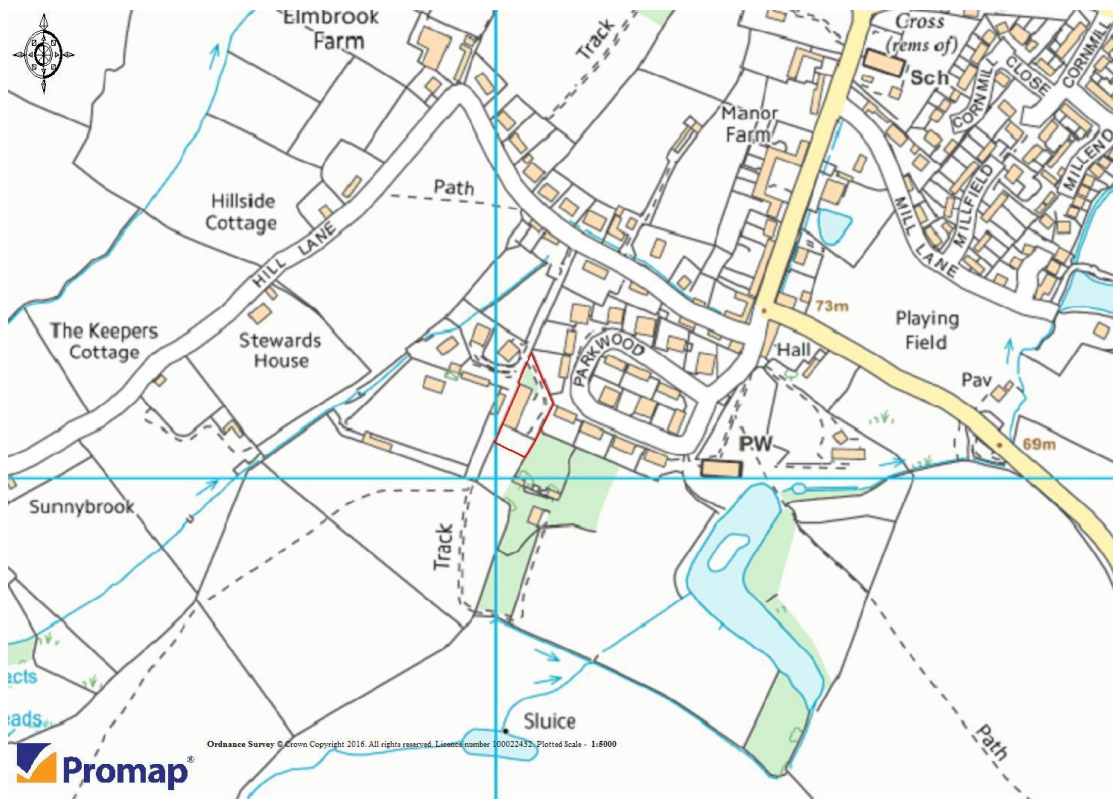


Fig. 2; area of study

INTRODUCTION

Location and scope of work (Figs. 1, 2 &3)

This document details the results of historic building recording carried out between 29th March and 1st April 2016 at the sawmill premises, Dog Walk, Hill Lane, Elmley Castle Worcestershire at the request of Colburn Homes Ltd.

The programme of archaeological work is required as a condition of planning permission granted in respect of an application (planning ref: W/15/01448/PN) to by Wychavon District Council for demolition of existing sawmill workshop premises (former stables) and erection of three detached dwellings. The work is to be undertaken in accordance with a brief issued by Worcestershire County Council Historic Environment & Archaeology Service (Scruby, A., 4th February, 2016). The brief requires the implementation of a programme of archaeological work comprising historic building recording and a field evaluation in the form of trial trenching prior to development as outlined in this document

An examination of the Worcestershire Historic Environment Record indicated that heritage assets of built historic environment interest are present and that archaeological remains may also survive within the site (see section 3 below) which would potentially be affected by the development proposals. Consequently, in order to record the threatened built heritage assets and more fully determine the presence or absence, extent and significance of any archaeological remains and the likely impact of the development upon them a programme of archaeological works is required. These works will comprise recording of the Sawmill building prior to demolition followed by trial trenching to determine whether any archaeological deposits survive in the development area that would be damaged or destroyed by the consented scheme. If the presence of any such remains is verified this will be followed by a defined programme of excavation and/ or an archaeological watching brief to mitigate the impact of the development on the historic environment.

Geology and topography

The 0.27ha development area is located on the western side of the village. Situated on the east side of The Dog Walk, a private road accessed off Hill Lane, the plot includes a redundant saw mill occupying a former stable building and is bounded by the lane to the west, with residential properties and associated

domestic gardens beyond this and to the north and east, and an area of rough grassland to the south.

The underlying bedrock geology comprises the Blue Lias Formation and Charmouth Mudstone Formation (undifferentiated) overlain by superficial deposits of Head (clay, silt, sand and gravel; BGS, 2016).

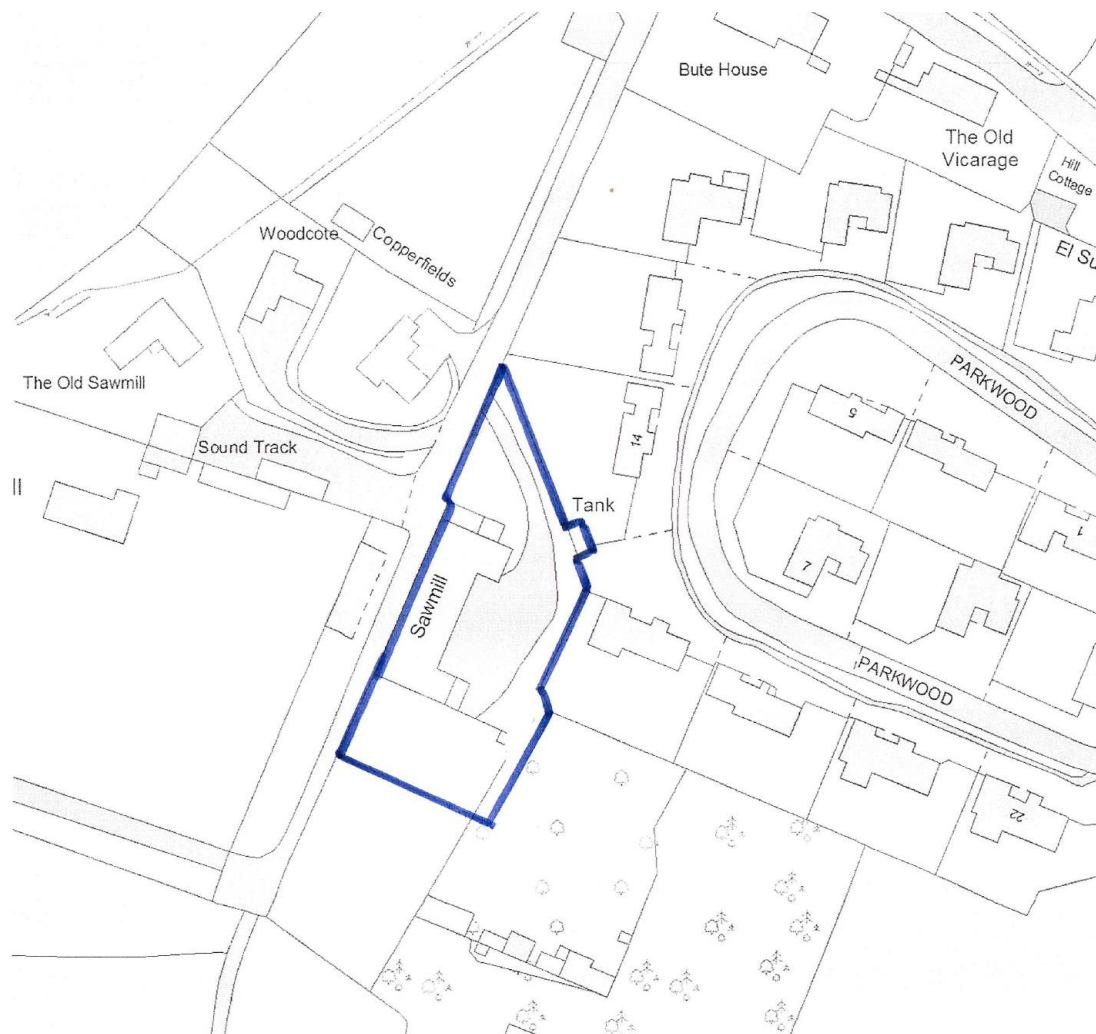


Fig. 3; outline of study area 2016

Archaeological and historical background

The proposed development site is situated in the grounds of an Elizabethan mansion house which was demolished in the 1960's. Park House was a large stone-built house of 2 storeys with gables and attics. Originally E-plan in form, the house was remodelled, using brick with stone quoins, in 1702 and demolished in 1963 (WSM04788). The grounds associated with the house were extensive and are recorded on the 1843 Elmley Castle tithe map as including "stables, plantation and carriage drive". A number of buildings that were associated with

the house still stand and historic maps show that the current Sawmill building is one of these and was probably originally built as a stables to serve the house.

The Worcestershire Historic Environment Record (HER) was consulted with a 500m search carried out centred on the study site. The search area is located in and around the settlement of Elmley Castle and consists primarily of an area of settlement in the north-west and large areas of arable and pastoral agricultural land throughout the area. The underlying geology consists of Blue Lias Formation and Charmouth Mudstone Formation and Dyrham Formation with extensive superficial Head and Landslide Deposits.

The primary settlement types are nucleated cluster and modern expansion and the primary field types are piecemeal enclosure and modern subdivision. The search area contains 39 listed historic buildings dating from the 14th to 19th centuries and 9 unlisted historic buildings primarily dating to the 18th century. The Historic England funded Historic Farmsteads of Worcestershire Project also identified 4 historic farmsteads dating to the 17th, 18th and 19th centuries. In addition to the built environment, several monuments have also been recorded within the search area.

The earliest monuments date to the medieval period and include a village cross, the possible site of a tithe barn and an occupation site. Monuments from the post-medieval period include the site of a manor house and cottage. The village cross is a Scheduled Monument.

A gold Iron Age coin and a 12th century belt buckle has been recorded through the Portable Antiquities Scheme in the search area. Additional unstratified finds recorded include a Romano-British coin and Roman pottery.

A moderate amount of archaeological investigation has been undertaken within the search area, although only three of these events were intrusive in nature and all three yielded no features earlier than post-medieval in date. However, there is known to be a high potential for the preservation of below ground remains in the surrounding area from the prehistoric and medieval periods and it is likely that this potential exists within the search area.

ELMLEY CASTLE (Fig. 4)

The parish of Elmley Castle lies in the south-east of the county. It is watered by an unnamed tributary of the Avon and has an area of 2,062 acres, of which 717 acres are arable, 1,792 permanent grass, and 184 wood. The parish lies to the north of Bredon Hill, the southern part of it being on the hill at about 900 ft. (275.00mOD) above the ordnance datum. To the north the ground falls to 200 ft. (61.00mOD). The soil is clay and the subsoil Lower and Middle Lias. There are stone quarries on Bredon Hill.

The village of Elmley Castle is situated about 5¼ miles south-west of Evesham at the foot of the northern slopes of Bredon Hill, on an outlying spur of which is the site of the ancient castle. The church stands on the east side of the existing Elmley Castle, the churchyard adjoining the park. At the fork of the road a little to the north of the church is the base and stem of a cross, probably of late 14th-century date. In the village is some good half-timber work, including the building now used as the village hall. A cottage, formerly the police-station, may date to the 14th century.



Fig. 4; The signboard of the Queen's Head Hotel contains portraits of Queen Elizabeth and the then lord of the manor William Savage and his wife, who received the queen on her visit to the village on 20 August 1575. The painting, which is modern, is much above the usual level of sign-painting.

THE OLD CASTLE (Fig. 5)

Elmley Castle, which stood on the summit of a hill in the deer park to the south of the village, is supposed to have been built by Robert le Despenser, brother of Urse the Sheriff. After the castle at Worcester fell into decay Elmley was for a time the chief seat of the Beauchamps, and it followed the same descent as the manor of Elmley Castle until the death of Thomas Byrche Savage in 1776. The house and park went to his widow, who sold them to Richard Bourne Charlett, at whose death in 1822 they were purchased of his executors by Colonel Thomas Henry Hastings Davies, M. P. for Worcester. He died in 1846 without issue, leaving the estate to his widow for life, then in succession to his two brothers, Warburton, who died in 1870, and General Francis John Davies, who died in 1874. Colonel Davies's widow married Sir John Pakington, afterwards Lord Hampton, and died in 1892, when the castle passed to the present owner, Lieut.-General Henry Fanshawe Davies, J.P., D.L., son of General Francis John Davies.

In 1216 the king committed the custody of Elmley Castle to Walter de Lacy, Hugh de Mortimer and Walter de Clifford to keep while Walter de Beauchamp went to the Papal Legate to obtain absolution for his lapse from fidelity to the king. In 1298 the castle was found to be in need of much repair, and after the death of Guy de Beauchamp Earl of Warwick in 1315 it was in such a bad state as to be valued at only 6s. 8d. evidently a nominal valuation, as in another survey taken at the same time it was said to be worth nothing. The castle was granted by the king to the executors of Guy's will in 1315-16 on condition that they should not grant it to any other without the king's licence. The custody of the castle was, however, taken from them and granted to Hugh le Despenser the elder about 1317. In November of that year Hugh was ordered to fortify it, and to put in twenty fencible footmen to be retained at the king's wages until further orders. Hugh le Despenser having been banished in 1321 the Sheriff of Worcester was ordered to take the castle into the king's hands, and to cause it to be safely guarded and to make an inventory of the arms and victuals and other goods contained in it. Later in the same year Elmley Castle was taken by the rebel barons under Humphrey de Bohun Earl of Hereford, and suffered considerable damage. It is not known whether it underwent a siege, but the gates and some of the houses were burned and many of the defenders slain. Peace having been restored, order was given in 1322 to the keeper of the castle to disband the extra men-at-arms placed there during the war.

Some slight repairs were made in the castle in 1413 and 1425, and again in 1480 and 1492. William Adams was appointed keeper and Thomas Brugge

steward in 1478, the castle being then in the hands of the king on account of the minority of Edward Earl of Warwick. Sir John Savage, the younger, received a grant of the constablership in 1488. In 1528 the castle seems to have been still habitable, for Walter Walshe was then appointed constable and keeper, and ten years later Urian Brereton succeeded to the office. In 1544, however, prior to the grant to Sir William Herbert and Christopher Savage, a survey was made of the manor and castle of Elmley, and it was found that the castle, strongly situated upon a hill surrounded by a ditch and wall, was completely uncovered and in decay. Leland writing at about this time says, 'Ther stondithe now but one Tower, and that partly broken. As I went by I saw Carts carienge Stone thens to amend Persore Bridge about ii miles of. It is set on the Tope of a Hill full of Wood, and a Townelet hard by.'

Of the fabric of the ancient castle, which stood on the summit of the hill about half a mile to the south of the existing building, only a very small amount of masonry, probably forming part of the keep wall, remains. The outer and inner ditch and the site of the barbican can be distinctly traced.



Fig.5; view of the old castle from the end of Dog Walk

THE MANSION (Figs. 6, 7 & 8)

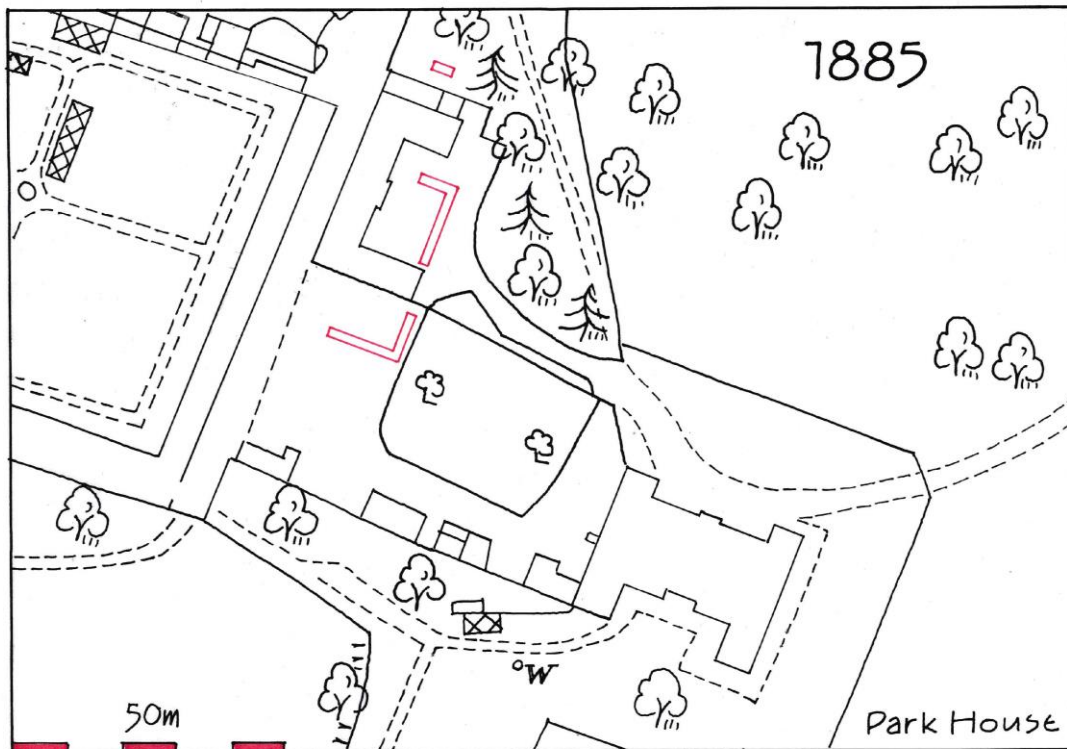


Fig. 6; Site plan showing, Red, 2016 field evaluation carried in conjunction with the historic building survey

Leland wrote, in 1544, that only one ruinous tower survived and in the later 16th century it was decided to rebuild on a new site, nearer to the village, in view of the old castle.

The new mansion, two-storeyed with garrets and cellars, was E-shaped in plan, fashionable at the time and flattering to the Queen, built of stone with numerous gables.

In 1702 the mansion was thoroughly renovated; the spaces flanking the old porch filled with new rooms and a new front formed on the north side. Old photographs show the original masonry surviving on the north and east sides but the south side shows new regular stone quoins high-lighted by the darker tone of the brickwork. Later in the century sash-windows replaced the 1702 timber casements (with transoms) and also whatever windows existed in the masonry walls. In the 19th century the ground floor of the principal apartments was re-ordered and a new drawing-room formed, out of two earlier rooms, at the south end, this is consistent with the taller-paned sash-windows shown here on the photographs.

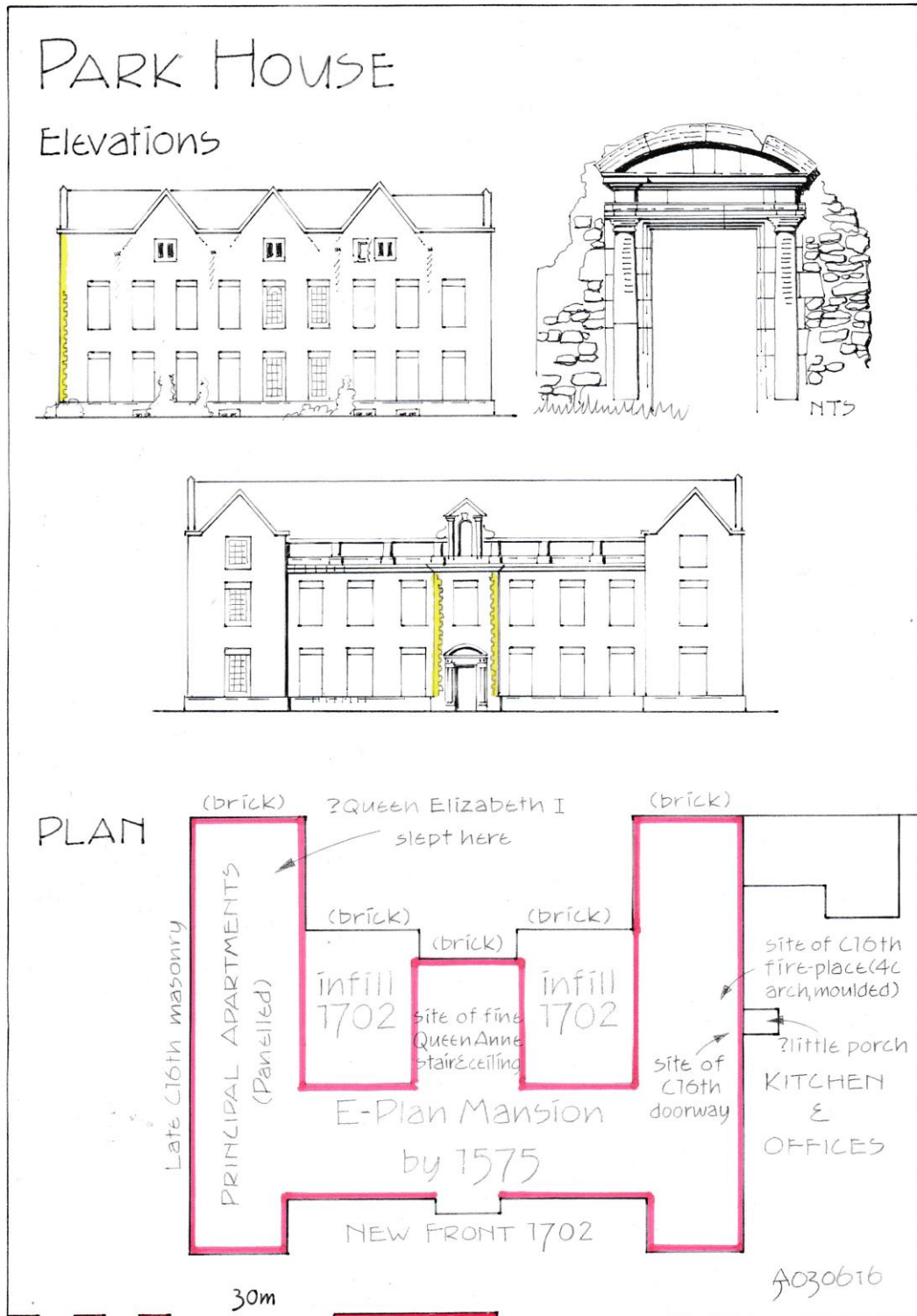


Fig. 7; the mansion, based on cartographic and photographic sources. **Pink**; the Elizabethan house, **Yellow**; stone-quoins associated with the 1702 brick rebuild.



Fig. 8; Park House from south-east during demolition (1960s), showing the brickwork and distinctive quoins of the 1702 rebuild. The massive chimney, to the left of the tree, belongs to the Elizabethan service-wing.

THE ELIZABETHAN 'COACH HOUSE' (Figs. 9, 10 & 11)

The earliest part of this building is the rear (west) wall, alongside Dog Walk. The randomly-coursed limestone-rubble wall features four blocked openings, those at each end are tall with timber-lintels: the one to the north is blocked with masonry outside and brickwork inside, the internal lintel is re-used having two mortices which suggest square panels of the late 16th or early 17th centuries. Only the external brick-blocking is visible in the other feature. The height of the lintels suggests that the openings were originally constructed as windows.

The shorter central opening is also blocked with masonry externally and brickwork internally but prior to the blocking the doorway's width had been reduced with a column of brickwork against the north jamb, both the internal and external lintels are associated with this brickwork and a corner-roll on the latter matches the same detail in the *in-situ* (blocked) door-frame original to the brick re-build, in the south wall.

The last blocked opening is located just north of the southern feature and is very short and its function unclear, it is blocked only with brickwork.

Internally plaster-work, which obscures the blocked south opening, displays evidence for five stalls with hay-racks, and further north evidence for cross walls. The width of these partitions indicate timber-frames.

Two ventilation bricks at the north end have been inserted to service the pair of modern WCs.

This wall is most likely to be the remains of the coach-house/stable built in conjunction with the new mansion, which Queen Elizabeth visited in 1575.

THE REBUILT COACH HOUSE AND STABLE (Figs. 9, 10 & 11)

The similarity of plan, E, of the coach-house to that of not only the Elizabethan house but more specifically to the 1702 front is striking and the red-brick walls, segmental-arches and regular stone quoins are clearly contemporary with the southern parts of the of the house as shown in the photographs. As a result several conclusions can be drawn about certain constructional aspects of the lost house.

Lintels over the two large modern openings (1950s cement covered reveals) cut through to the eastern yard are reused principal-joists with notch-lapped housings for common-joists, the spacing is consistent with the spacing of the joist-sockets at the east end of the south-wing (a short length of a single joist remains here *in-situ*). The large openings are contemporary with the existing front shed and steel roof and it is at this time that the old (1702) ceiling/?hay-loft was removed providing lintels of suitable scantling.

Other re-used timbers can be found in a 1702 and a 19th century context taken from a building dating most probably from the 16th century. A large central piece of cambered tie-beam has been used over an inserted opening in the north-wall of the south-range. The original length of the beam can be deduced and the mortices indicate square panels with corner struts from the main-posts. Another lintel, over the blocked south doorway of the north-wing is a collar from a steeply-pitched roof, short mortices on the side may indicate its own re-use. A short length of rail (top groove and lathe-holes under) has been used as stitching, or fixings, at the junction of the main-range and north-wing.

The re-used fabric is indicative of the character of the timber-framed building or buildings on the site prior to 1702 and possibly afterwards as well.

The large inserted doorway, in the south-wing, is associated with a new partition and blocking of a doorway in the south wall. The western part formed a small tiled-room accessed through the original (1702), but narrowed doorway in the north wall, there is a fireplace, (lost chimney), with a small range next to the

door and a double doored cupboard in the opposite corner of a domestic character and possibly originally from the house. This room may have provided an office or formed part of staff accommodation.

The end of the south-wing retains its two 'basket-handled' arches but the formerly open arch to the north was filled when the north wall was breached. The concrete floor retains bolt stumps in the floor which suggests its function as an engine room.

MODERN FEATURES (Figs. 9, 10 & 11)

The gables of the wings were rebuilt when the existing shallow-pitched roof was constructed, and no evidence has been observed to suggest that a short upper storey was removed previously. However the quality of the floor-frame, as seen in the re-used lintels may suggest otherwise. At this time also the end of the north-wing was removed, between north and south quoins and spanned with a steel-beam. The existing workshop has been soundproofed and partitioned from the north wing (garage and WCs) and an office formed in the south-wing. The large openings in the main-range have been filled with not-so-old re-used doors and windows, and shelving erected in the front-shed for timber storage. There is a large stove near the centre of the workshop.

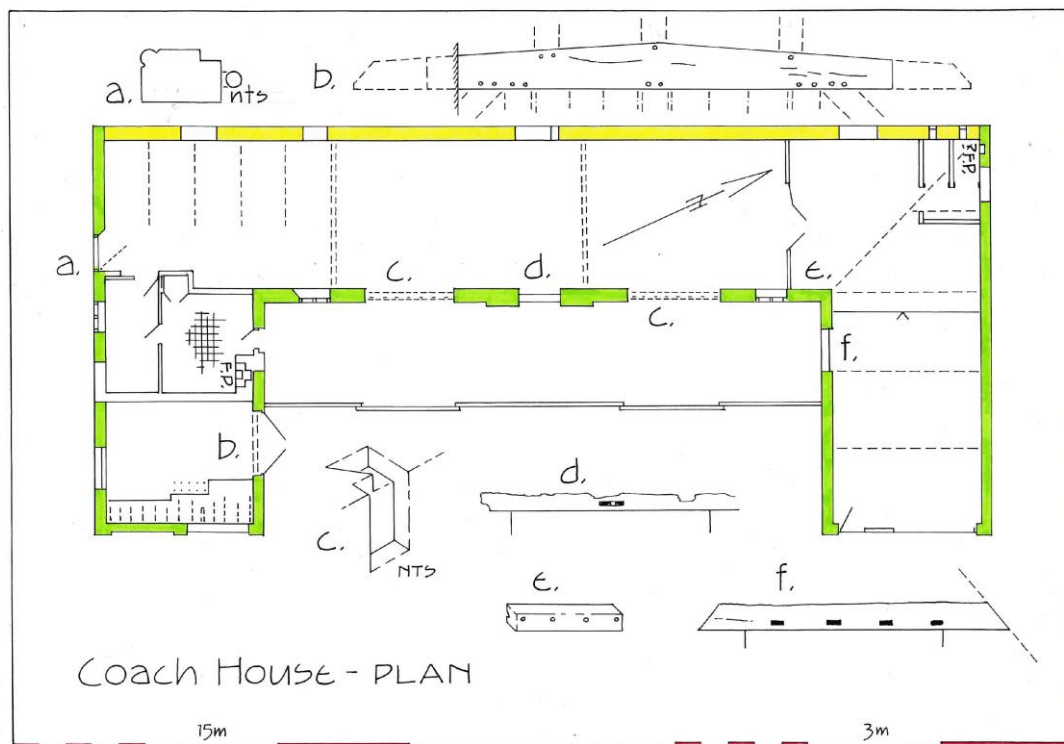


Fig. 9; plan showing Elizabethan masonry; yellow, 1702 re-build; green

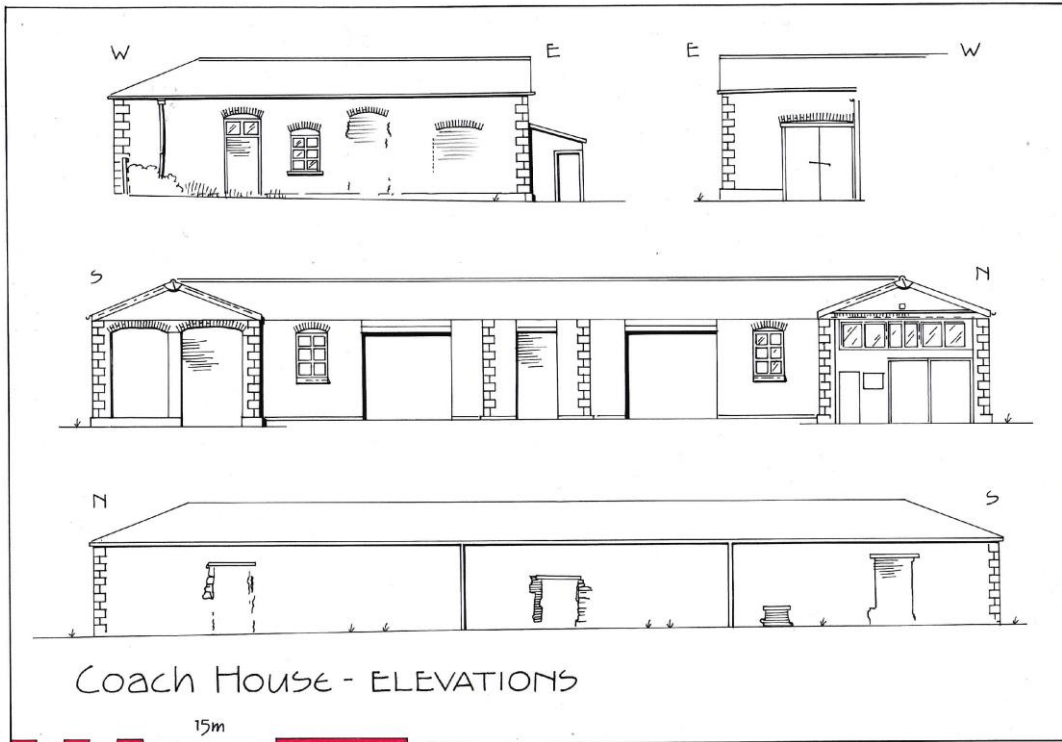


Fig. 10; external elevations

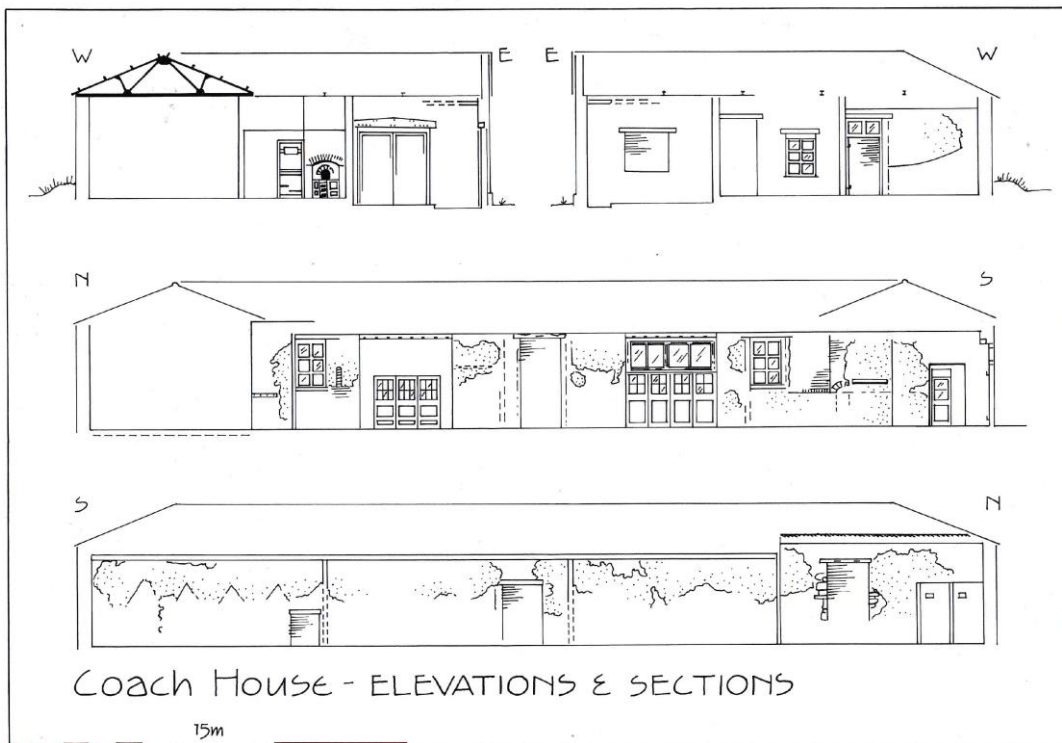


Fig. 11; internal elevations & sections

DISCUSSION

The historic building survey identified a number of features associated with its original function as a coach-house and stable, evidence for stalls and partitions has been identified. The timbers re-used in the 1702 brick rebuild are consistent with the date of the Elizabethan house.

The blocked doorway in the south elevation, at the end of the main-range, retains its frame, for door and light over, with pintels. It has pegged mortice and tenon joints with a narrow roll around the doorway, mitred at the corners. The roll can be seen elsewhere on the building in a re-used context, when 19th century infilling of 1702 openings, doorways and windows, would have made this material available for re-use.

The most striking feature of the building is the use of regular and finely wrought stone-quoins contrasting with the neat red brickwork (with segmental-headed openings). These details are also clearly shown, in a photograph of the house taken during its demolition, across the entire south elevation.

The smaller-paned 18th century sash-windows within the Elizabethan window openings were replacements for the two-light casement (with transom) windows which would have been inserted in 1702. These were most likely to have been constructed and detailed as the extant doorframe in the south wall of the coach house.

A good reason for rebuilding the southern wing-ends in brick with regular stone quoins, in addition to the remodeling between them, may have been that when it was the Elizabethan front, the wing-ends would have terminated with more elaborate fenestration. This may have been two-storeyed, five or six-light bay-windows to frame the ornate central porch, and it was simply easier, and in keeping with a coherent design, to accommodate the new windows into a regular grid and unify the entire south elevation.

On the north elevation (the new front), the existing masonry was retained including the irregular quoins at the ends of the wings, which are narrower at this end and have original window openings of a standard size together with the windows between them (and those in the east elevation). The new work here, terminated with a cornice and pilastered parapet, was focused on the classically detailed central feature where the new regular quoins are prominent. This elevation, although in stone, has much in common with the design of the coach house façade and suggests a similar, but obviously less grand treatment of the central element.

The masonry walls of the house as shown in the old photographs are nebulous, but the rear wall of the coach house provides a good impression of its character and the hood-moulds over the windows are made clear by their cast-shadows.

Not only has the coach house survey benefitted from a re-appraisal of the mansion photographs, but the coach house has provided important physical clues about the design and constructional details of both the Elizabethan and Queen Anne mansions.

METHODOLOGY

Aims and objectives

The objective of the historic building recording was to obtain a detailed analysis and description of the history, character, and date, techniques of construction, phasing and significance of the structure. Primary and secondary sources relating to the building were consulted and relevant information included in this report.

Documentary search, fieldwork & recording

The Worcestershire Historic Environment Record (HER) was consulted with a search carried out over a 500m radius centred on the site. Significant aspects of the data within the HER that is relevant to the site, including an analysis of historical mapping was used in this report.

The site survey comprised a systematic internal and external perambulation of the property, observing, discussing and noting features including structural, functional and chronological aspects, which was accompanied by the creation of a photographic and drawn record. This was followed by subsequent visits to answer questions and resolve anomalies identified following the initial investigation.

Archive Location

The archaeological documentary archive arising from the work will be appropriately conserved and deposited with the Worcestershire County Museum. The digital archive arising from the work will be deposited with the Archaeology Data Service (ADS)

Digital archive:

Pdf report

X22 digital images

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1843 Elmley Castle Tithe Map, transcribed by David Guyatt.

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Plate 1; view from south-west



Plate 2; west elevation south end



Plate 3; west elevation near south end



Plate 4; west elevation centre



Plate 5; detail of central west door, note roll on lintel



Plate 6; west elevation north end



Plate 7; west wall interior north end



Plate 8; west wall interior centre



Plate 9; view from south-east



Plate 10; south elevation



Plate11; south-wing east wall interior



Plate12; south wall interior west end, showing stall profile



Plate 13; west wall interior south end, showing evidence for stalls



Plate 14; main range south end interior from west



Plate 15; main range near south end interior from west



Plate16; main range interior from west showing re-used principal-joist



Plate 17; north range interior from north

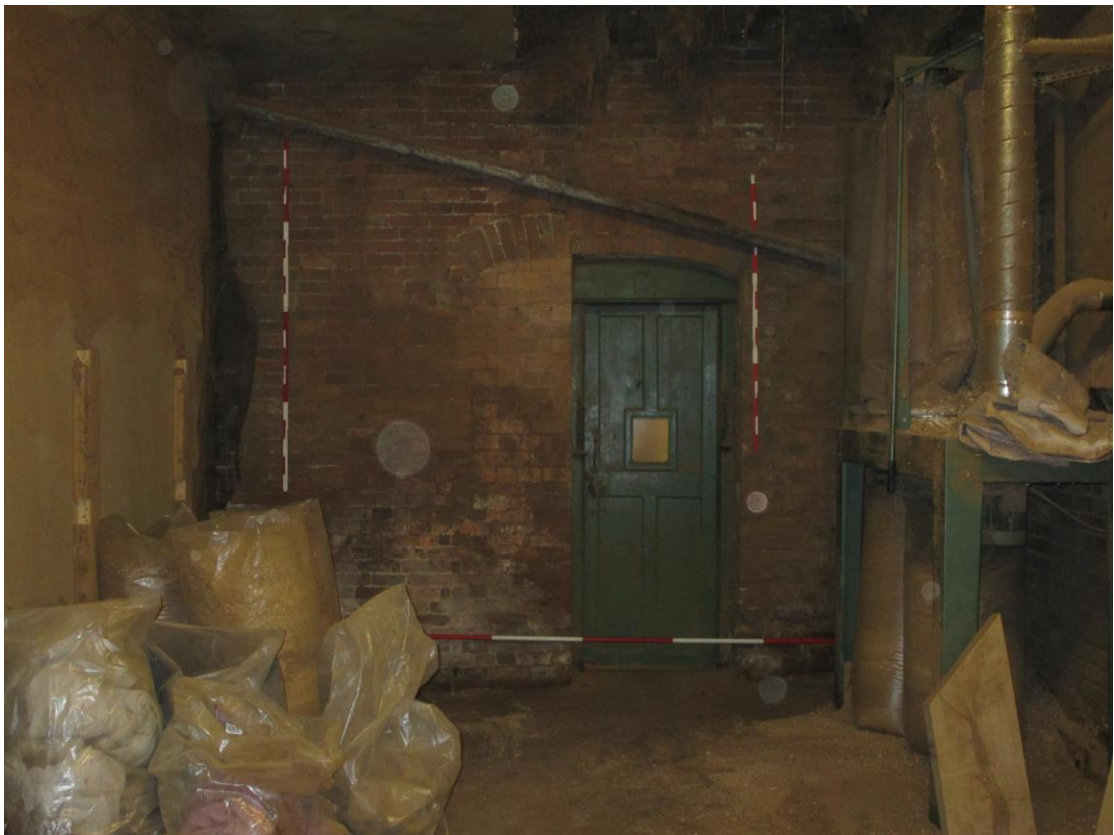


Plate 18; south-wing north doorway



Plate 19; south-wing inserted room and fire-place from south



Plate 20; view from north-east

Appendix 1: OASIS

Project name	The Coach House
Short description of the project	In 2016 a programme of archaeological work comprising historic building recording and field evaluation was carried out at The Coach House, Dog Walk, Elmley Castle in advance of demolition and redevelopment.
Project dates	Start: 29-03-2016 End: 01-04-2016
Previous/future work	No / No
Any project codes associated with reference	67791 - HER event no.
Any project codes associated with reference	PHEC16 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Industry and Commerce 1 - Industrial
Monument type	COACH HOUSE Post Medieval
Significant Finds	NONE None
Methods techniques	& ""Survey/Recording Of Fabric/Structure""
Prompt	Planning condition
Country	England
Site location	WORCESTERSHIRE WYCHAVON ELMLEY CASTLE land adjacent to dog walk, hill lane
Postcode	WR10 3JA
Study area	0.27 Hectares
Site coordinates	SO 98017 41060 52.06749048073 -2.028931728231 52 04 02 N 002 01 44 W Point
Height OD / Depth	Min: 80m Max: 80m
Name of Organisation	of one ten archaeology
Project originator	brief Local Authority Archaeologist and/or Planning Authority/advisory body
Project originator	design one ten archaeology
Project director/manager	sean cook

Project supervisor jill atherton
 Type of Developer
 sponsor/funding
 body
 Physical Archive No
 Exists?
 Digital Archive OASIS
 recipient
 Digital Contents "none"
 Paper Archive No
 Exists?
 Paper Contents "none"
 Publication type Grey literature (unpublished document/manuscript)
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