

**BUILDING RECORDING AT OLD RECTORY
COACH HOUSE,
RECTORY LANE,
KNIGHTWICK, WORCESTERSHIRE**

WSM 47469



Mike Napthan Archaeology
3 Hamilton Road, Worcester, WR5 1AG mikenapthanarchaeology@o2.co.uk

Building recording at Old Rectory Coach house, Rectory Lane, Knightwick, Worcestershire

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Mike Napthan MIFA
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Summary

Building recording was undertaken at the coach house and stable block of the Old Rectory Knightwick in February 2013 by Mike Napthan Archaeology in response to a proposed refurbishment of, and change of use of the former coach-house and stable range which stand in the curtilage of the Grade II Listed Old Rectory. The present intervention is recorded on the County HER as WSM47469.

A building was present on the current footprint of the coach-house/stable block as early as 1787, when it was marked on a plan by George Young. A glebe terrier of 1715 describes this range of buildings: "One Barn containing four bays of building on the north end of the Fold or Yard; One Stable adjoining to the southside of the Barn Eastward; One Carthouse adjoining to the southside of the Barn Westward to the Barn doors; One Swinecot adjoining to the West end of the Barn; One Killhouse containing two small bays of building on the west side of the Fold; One Coalhouse or Woodhouse adjoining to the south end of the Killhouse". The present structure therefore had its origins probably in the early-mid 18th Century, and was possibly first adapted as a coach-house/stable towards the end of the 18th Century, though the majority of the fabric suggests an early –mid 19th Century date for the present configuration. The tack-room and westernmost stable were added later in the 19th Century and are clearly distinguishable from the earlier fabric.

The older portions of the building are of random stone rubble with brick detailing – this fabric is not readily dateable, but the integral brickwork appears to be probably late 18th Century. Some of the brick detailing (eg around inserted openings) is however later 19th Century work. The main elevation of the coach-house (facing the foldyard) is of early-mid 19th Century brick (largely reconstructed), but the other walls are all of stone. The main stable block elevation is of stone rubble to doorhead height south of the door, but brick to the north-west of the door. Above doorhead height the stable front elevation is of re-used timber frame construction with brick infill panels. The rear wall is of stone at low level with framing and brick infill above. The northern gable end is brick, incorporating some early 18th C brick at low level, early-mid 19th C brick above. The building is thus something of a hotch-potch of different phases and materials.

It would appear that the main stable block (consisting of two bays divided into two loose-boxes or stalls) was constructed first as a low single storey structure in stone, and later adapted towards the end of the 18th Century by raising the height of the ground floor ceilings and adding the hayloft. The upwards extension of the building was achieved by re-using timber framing from another structure to create crude box framing. This framing has been later infilled in brick, apparently at the same time that the northern gable end was reconstructed in brick.

The coach-house is also possibly a partial adaption of an earlier structure, as there is no indication that the stable block originally had a gable end. The present coach-house roof is however dependant on the stable block for support and therefore must post-date the raising of the stable block roof. The coach-house has a small hob grate of early-mid 19th C date, and this is

likely to indicate the dating of the present arrangement.

The range of buildings retains a number of internal features relating to original use. The tack-room is lined in matchboarding and has a fireplace (minus the original cast insert) shelves and bracket relating to the cleaning and storage of harness and saddlery. The coach-house retains a fireplace and a row of vents which served to keep the carriages both warm and dry. The main stable retains its stall division, mangers, tethering rings and hayrack, whilst the western stable retains a hayrack, mash-bowl and tethering rings. The floors are of brick and all of the ground floor spaces have lath and plaster ceilings.

The two hayloft areas are rather featureless, as is the usual nature of such spaces. There are hay-drops from the coach-house hayloft into the southernmost stall of the stables, and this hayloft was presumably originally loaded through the opening in the southern gable, prior to the construction of the tack-room which prevented access to the loading hatch. The stable hayloft also originally had gable end loading, but this was closed by the construction of the western stable extension. The present loading door to the south-western elevation may well be a later adaption to compensate for these changes, The hayloft floors have both been replaced and have not recently been used for their original purpose. The stable roof is supported on open trusses made of re-used timber – they are likely to be of late 18th or early 19th C date.

Overall the building is an interesting example of a range of outbuildings constructed to serve the needs of the rectory and glebe lands, but the building has been much adapted in the past and is not the product of any single period, the most recent elements being late 19th Century. The building retains several features of interest, but these were all once commonplace in agricultural stables in the County. The building has substantial structural weaknesses due largely to poor design of the 19th C roof and extensive works will be required to render the structure usable and fully accessible. The proposed conversion offers an opportunity to stabilize and preserve the building envelope from otherwise inevitable further decay.

1 Introduction

- 1.1 An archaeological building description and record was undertaken by Mike Napthan Archaeology at the Old Rectory, Rectory Lane, Knightwick (NGR SO72908 55093: Fig 1). The project was based upon the usual requirements of Worcestershire's Historic Environment Planning Officer as no formal brief had been issued. A planning application has been submitted to and approved by Malvern Hills District Council for the alteration and restoration of a former coachhouse (MH 12/00927 and 00929). Planning condition 7 required a programme of archaeological recording prior to commencement of the building works. The works are being undertaken on behalf of Ms Nicola Foulston (the Client)
- 1.2 The site is accessed from the single track Rectory Lane, close to the cemetery chapel and former churchyard, the church having been relocated to Knightsford Bridge in the late 19th Century. The adjacent former Rectory is Grade II Listed – the HER describes it as follows (WSM 08709) “Grade II Listed. House, formerly rectory. Late 18th century with an earlier cottage adjoining the rear. Brick in Flemish bond with hipped, tiled roof and brick end stacks. Two storeys, cellar, and attic with dormers; dentilled eaves cornice. Five bays; windows are glazing bar sashes with gauged flat heads and moulded plaster keyblocks; two ground floor windows to left replaced by 19th century bay window with moulded architrave and cornice; central first floor window has semi-circular head with gauged brick arch, moulded plaster keyblock and imposts; three gabled dormers with casements; central part-glazed door with raised and fielded panels with segmental fanlight, gauged arched head, moulded plaster key-block and imposts. The doorway is encased within a 19th century glazed porch with brick plinth, hipped, tiled roof with overhanging eaves on carved brackets; multi-paned windows; central part-glazed double doors with cambered heads. Earlier timber-framed, tiled cottage to rear has extensive 19th century alterations. Central doorway masked by a glazed porch added by Aston Webb, 1880”. The present coach house range is with the curtilage of the Old Rectory, and thus curtilage Listed. The adjacent Rectory Cottage (WSM35291) is also Listed Grade II.

- 1.3 This report represents the findings of the building recording and assessment. The project was designed to provide a reliable and independent record of the historic and architecturally significant elements of the buildings. The project design was prepared in accordance with the Standard and Guidance for Archaeological Evaluations issued by the Institute of Field Archaeologists (1994). Codes of Conduct of the Institute of Field Archaeologists will be adhered to, as will English Heritage guidelines, notably “Understanding Historic buildings a guide to good recording” EH 2006 .

2 **Aims**

- 2.1 The aims of the building recording were to gather high quality data from the direct observation of the historic structures in order to provide sufficient information to establish the nature of the built resource within a given area or site (including presence or absence, character, extent, date, state of preservation and quality)

These aims were achieved through pursuit of the following specific objectives:

- i) to define and identify the nature of the coach-house range, and date its construction where possible;
- ii) to attempt to characterize the constructional sequence and recover as much information as possible about the internal features and fabric surviving .
- iii) to determine the likely impact of any future development on the archaeological resource and suggest any mitigation required where appropriate.

3 **Methodology**

- 3.1 Cartographic and published historical sources were searched for information relating to the site and its environs. There is ample historic mapping available for the area in the 18th and early 19th C, the property having once formed part of the Foley Estates (WRO BA 5589 parcels 66, 171, 172 ref 705:192). Additional early mapping of the glebe lands was made available by courtesy of Peter Walker from his family archives. The later mapping primarily consists of the Ordnance Surveys of 1885 onwards Trade directories were consulted from copies held “in house” and those held in Worcester Record Office. A search of the County Councils’ HER database revealed very few records, mainly relating to Listed buildings, but little previous archaeological fieldwork in the vicinity of the site other than a building recording project undertaken by the present author at “The Lenches” a little further up Rectory Lane. Searches at the County Record Office identified some material which could be directly related to the present property including Glebe inventories and the documents relating to the sale of the rectory into private hands in the early 20th Century.
- 3.2 The “Level 3” survey was conducted in February 2013. A detailed photographic record was made, and selected details recorded with scale drawings at 1:20 and 1:50. The architects “as existing” plans were largely redrawn and amended with additional detail. The building descriptions were compiled using the photographs as a reference. The photographic archive accompanies this report on DVD.

4 **Archaeological background**

- 4.1 The present site has not been the subject of any previous archaeological intervention. This part of the parish of Knightwick with Doddenham appears archaeologically sparse, other than brief descriptions of listed buildings, however this almost certainly reflects a lack of fieldwork rather than absence of historic settlement sites. The parish also appears not to have had much published documentary study, perhaps due to its sparse population. Very few archaeological interventions are recorded in the immediate area of the site. The former Rectory is listed on the HER as WSM 09709, and has previously been the subject of a partial building assessment by an architectural

practice in 2009 – an event recorded as WSM 46984 (Duckham & Tolley 2009). The study was rather basic in its approach and interpretation but provides a reasonable record of the principal features of the building. The present mortuary chapel WSM03166 in the graveyard to the west replaced an earlier church in 1879. The earlier church of St Mary's (described in the 1860s as "*a small ancient structure, contains nave and chancel and has a wooden bell-cot tower with pyramidal cap. The east window has a triple light, and the masonry of the building is so plain and devoid of characteristics, as to render it difficult to assign a date*" – Cassey's Directory 1860-61) became inconvenient when the parishes of Knightwick and Doddenham were united. For some reason the site of the medieval church of St Mary's (which had probably Norman origins and was first documented in the 13th Century) and the potentially early medieval churchyard itself do not have their own separate entries on the County HER. The roughly circular graveyard may be a late creation as Habbington writing in the 17th C stated that in his time the parish did not have the right of burial. It is believed that the mortuary chapel does not lie on precisely the footprint of the earlier church, and the current building is certainly smaller than the original. Only the lych gate (WSM 39123) and a pair of tombs (WSM 35294) are listed by the HER. The county historic Environment record notes only two other records in the vicinity WSM35296 – Workhouse Cottages (The Lenches), SO 7262 5477 and WSM35295 Goulds Cottage, Knightwick, SO 7265 5490. Both are listed buildings, and Lenches (formerly Workhouse Cottage) was surveyed by the present author in 2011 (Napthan 2011 WSM 45795 and WSM 45796) since the 2011 survey additional information has come to light which indicates that Lenches did briefly serve as a workhouse (hence its former name) –the Churchwardens accounts of 4th Sept 1817 note that it was "*agreed that due to increase of poor to establish a workhouse at the two tenements with an addition thereunto belonging to Mr William Watkins situate near the church*" (WRO BA 4133/2 ref850Knightwick & Doddenham).

- 4.2 The place name evidence for the area (from estate map and tithe map sources) reveals the presence of historic coal mining to the immediately to the north and south-east of the property (fields 185 and 187 of the Tithe Award were Middle and Upper Coal Pits, the Glebe lands immediately north of the rectory included Pit Close). A property known as "Pythhouse" was present in the parish as early as 1544 suggesting that the extraction of coal started in the late medieval period. There is also considerable evidence for the former presence of brick kilns to the south and west of the present site. The property known as the Puddle appears to have been present under this name since the early 19th C (WRO BA 5351 parcel 27 ref s705:550), and the name is likely to relate to the puddling of clay for brickmaking as it was adjacent to "Brick Kiln Ground" (piece128 on Tithe Award). The brickmaking site to the west is recorded by "Brick Kiln Piece - piece128 on Tithe Award). Some if not all of the brick in the present building is likely to have been made in these local kilns. The early 18th C Foley Estate map also indicates the presence of a probable pigeon house to the north-east of Goulds ("Pigeon Close") The HER records a "possible Roman occupation site" on the basis of the field names of Blackwell and Blackwell hopyard, which may possibly also relate to the presence of coal seams – the derivation of the field names is however more likely to be from the fact that they formed part of the mid 18th C and earlier Blackwall Farm land holdings, the farm being subsequently re-named Brickhall by the end of the 18th C (WRO BA 5351 parcel 27 ref s705:550), Brickhall farm included one or more brick kilns on its holding, hence the likely reasoning behind the name change. Brickhall was disentailed by various members of the Williams family in 1879 and the disentailing deeds refer to the previous name.

6 Historic Evidence

- 6.1 Knightwick was included amongst the manors said to have been freed for the monks of Worcester by King Edgar in 964 from all royal exactions. At this time and in 1086 it formed part of the manor of Grimley, (and so was probably included in the grant of Grimley to the church of Worcester by Beorhtwulf, King of Mercia, in 851). The manor was assigned to the support of the monks.. At the time of the Survey, however, the hide of Knightwick was in the hands of Robert le Despenser, brother of Urso the Sheriff. Knightwick passed to Walter de Beauchamp, son-in-law of Urse the Sheriff. The overlordship remained with Walter's descendants the Earls of Warwick, the manor being held of their honour of Elmley, but the overlordship is not mentioned after 1325 (VCH III,439).
- 6.2 Walter de Beauchamp apparently held the manor in demesne in the time of Henry I. From this

time until about 1280 the history of the sub-tenants of this manor is very obscure. In 1220–1 John Clerk and his sister Julia released to Henry Fitz Ralph all their claim in a virgate of land at Knightwick, and in 1255 Auda widow of Godfrey de Gamages granted the manor of Knightwick to William de la Were. William died in 1269, and his brother Peter succeeded to the estate, which he apparently held in 1274–5. These deeds do not appear to refer to the capital manor of Knightwick, which was probably already in 1274–5 in the possession of the Prior of Great Malvern. The prior probably derived his title from the family of Mans, who held the chapel of Knightwick in the 12th century and endowed the priory of Little Malvern with land at Knightwick towards the end of that century. Simon de Mans, the benefactor of Little Malvern Priory, had two sons Walter and William. Walter, the elder son, had a son William, who died childless, a daughter, Avice wife of Bartholomew Marshall, and a second daughter, who married Walter Mapnor and had a son Walter. The estate at Knightwick evidently passed to the Mapnors, and was given by Walter de Mapnor or his daughter Lucy to the Prior of Great Malvern before 1274–5. Lucy apparently still lived at Knightwick or held some estate there in 1280, for she paid 12d. in that year towards the lay subsidy, while the Prior of Great Malvern paid 20s. In 1283 the manor was given by the Prior of Great Malvern to Bishop Godfrey Giffard in compensation when the title of Westminster to Great Malvern was finally settled (VCH III,439).

- 6.3 The bishop leased the manor in 1318 to Master Peter Fillol, rector of the church of Martley, and in 1324–5 to John Collan for life. It was again leased in 1336 for the lives of William de Massington and Agnes his wife. In 1460–1 the bishop leased the site of the manor to Thomas Romney of Lulsley, Isabel his wife and John their son for a term of seventy years. The manor was valued at £8 in 1535. It was confiscated by Edward VI on Bishop Heath's deprivation in 1552 and was granted in the following year to Lord Robert Dudley and his heirs and William Glasyer.
- 6.4 Lord Robert Dudley was restored in blood in March 1557–8 and created Earl of Leicester in 1564. The manor of Knightwick must have been restored to him, and his and William Glasyer's interest passed to Sir Richard Sackville, whose son Thomas Sackville Lord Buckhurst sold the manor in 1568 to Lancelot Romney. Lancelot died seised of it in 1595, when it passed to his son John, to whom livery was made in 1605. It was probably this John who was outlawed for felony and murder in January 1628. By an inquisition taken in 1630 it was found that John on the day of his outlawry was seised for life of a capital messuage and land in Knightwick. This estate was granted in September 1630 to Thomas Cooke during the lifetime of John Romney. John was evidently restored, for he died seised of the manor about 1640, when it passed to his son Lancelot. Lancelot died in 1643, leaving a son John, aged eleven, and three years after the estate was sequestered for Lancelot's delinquency in arms. In 1648 John Evett, grandfather and guardian of John Romney, begged to compound for the estate, but before the sum could be raised Evett was imprisoned for debt in Worcester Castle. The guardianship of the child passed to Henry son of John Evett, and he in March 1651 offered to pay the debt. When Charles came to Worcester in 1651 John Romney joined his standard, under compulsion, as he stated, by the Scotch soldiers quartered at his uncle's house. Though he did not take part in the battle his estate was forfeited, and when in 1659 his property was ordered to be sequestered for his complicity in Sir George Booth's rising it was found that it was already sequestered for his engagement with the Scots.
- 6.5 Property was granted in 1544 to William and Francis Sheldon, and then consisted of a messuage called 'Pyte-house' and a virgate of land and a grove called 'Pytegrove.' William and Francis sold it in the same year to John Alderfull or Alderford, who died seised of it in 1556, leaving a son John his heir. John Alderford sold the Pithouse in 1578 to John Washbourne, who obtained licence to alienate it in 1587 to Roland Berkeley, but it had passed before 1617 to Simon Clent, who died seised of it in that year, leaving as his heir his nephew John. It is probable that at about this time Pithouse became annexed to the manor of Mapnors for further references to it have not been found. The field immediately north of the Rectory was known as "Pit Close" in 1776 (Fig 3) and 1841 (Fig 7).
- 6.6 An estate called the manor or capital messuage of Mapnors in Knightwick was held by John Alderford at the time of his death in 1556. It was held as of Elmley Castle, and, from its name, had evidently been held at one time by the Mapnors, once lords of Knightwick. Habington states that the Alderfords came into possession of this manor by the marriage of Walter Alderford, father of John (the purchaser of Pithouse), with Joan daughter and heir of Thomas Brooke of Knightwick. The manor passed with Pithouse to John Clent, and belonged in 1802 to Lord Foley, but does not

now exist.

- 6.7 Habbington, writing in the 17th Century had little to say about the parish of Knightwick: “*thys is an absolute parishe and parsonage, yet hathe not the pryveleage of funeralles, but buryethe at Martlee; the lord and Patron hathe byn aunciently the Pryor and mounkes, and now the Dean and Chapter of Worcester*” and was less enthusiastic about Doddenham:- ‘*Doddenham hath throughout the village a fowle combersom stony waye leavinge on the one syde grounds as bad as any, and on the other pastures comparinge with the best of the realme*’ (Amphlett, 1895, 276). In 1666 John Romney and Elizabeth his wife, William Robbins and John his wife, Henry Evett and Francis Powle sold the manor of Knightwick to Thomas Foley. His grandson Thomas Foley was created Lord Foley of Kidderminster in 1712, and the manor descended with the title until around 1830-40. It must soon after have been purchased by John Williams of Pitmaston, from whom it passed under a settlement made in 1838 to his son Francis Edward Williams. He was lord of the manor until his death in 1885, when the estate passed to his son John Francis, who assumed the additional surname Greswolde. He died without issue in 1892, having devised the manor to his nephew Francis Wigley Greswolde Greswolde-Williams of Bredenbury Court, Herefordshire.
- 6.8 Lewis writing in the early 19th Century described Knightwick as being “*8 miles from Worcester, containing 25 houses, and 158 inhabitants. Doddenham and Alton are hamlets to this parish*”. The principal inhabitants were then:
- Bell Rev. John*
Bishop Mary, farmer
Butt John, farmer
Burraston J., farmer
Caswell Joseph, farmer
Done Joseph, farmer
Freeman Edward, esq.
Holmes John, blacksmith
Hyde Thomas, gent.
Hyde John, farmer
Starling Charles, miller
Starling Eliz., gent.
 (S Lewis Worcestershire General and Commercial Directory for 1820)
- 6.9 A glebe terrier of May 16th 1715 undertaken for the Rev John Medens survives and lists the buildings at the rectory:
- One dwelling house called the Parsonage house, containing four bays of building*
One Cellar in the place of the stable (mentioned in former Terrairs), adjoining the North side of the House.
One Dairy or Milkhouse, in the place of the old Swinecot, adjoining to the west end of the House
One Barn containing four bays of building on the north end of the Fold or Yard.
One Stable adjoining to the southside of the Barn Eastward.
One Carthouse adjoining to the southside of the Barn Westward to the Barn doors
One Swinecot adjoining to the West end of the Barn
One Killhouse containing two small bays of building on the west side of the Fold
One Coalhouse or Woodhouse adjoining to the south end of the Killhouse
One Privy or Boghouse at a convenient distance from the House Northward
One Fold or Yard bounded on the South with the House, on the North with the Barn & Swinecot, on the East with the Hopyard, Kitchin pool and back-green, & on the West with a Lane & the Killhouse (WRO BA 8765 parcel 3 ref b850 Knightwick with Doddenham). It would seem likely that the present coach house block (on the south western side of the yard) was then the kill house and coal or woodhouse.
- 7.10 The rectory was conveniently located for the original medieval church at Knightwick, which stood otherwise in a fairly isolated position at the centre of the parish. After the amalgamation of Knightwick with Doddenham the old church was no longer central, and eventually the decision was made on 14th Dec. 1853 to “*remove the parish church of Knightwick and to erect a burial chapel on its site*”, also to accept the offer of land for a new church near Knightsford Bridge where it was more convenient for the unified parish. This decision clearly influenced the eventual decision in the 1920s to dispose of the now inconveniently placed rectory. A valuation of the

rectory was undertaken on 19th May 1910, and lists the various buildings of the yard area : Garden-coke house, lime house, potting shed. Yard – Pony trap shed, coal shed, coach-house (the only contents of which were “wooden shelves”). Two water tanks are mentioned in the yard one “near harness room” and the other “near stable”, but these buildings are not otherwise mentioned. A letter of 1st Feb 1928 from the Ecclesiastical Commissioners suggested to the incumbent that now the benefices of Doddenham and Knightwick were unified and had two parsonage houses, that at Knightwick would cease to be a parsonage and could be let or sold “in the same manner as the Glebe” Subsequent correspondence of 19th Sept 1928 discussed sale of the Glebe lands, and in Feb. 1929 consent was given for the sale to John Walker of both the rectory and Glebe. The land around the rectory, amounting to 19.852 acres was sold in April 1929. At the time of the Tithe Awards in 1840 the Rector was the Rev. John Bell, who had been occupant of the Rectory and most of the Glebe lands since at least 1820 (Lewis’s Directory 1820. Directory evidence has also identified the following later residents of the Rectory (*nb dates are directory entries rather total length of occupation*): 1855-1868 Rev Octavius Fox MA, 1873 - Henry Shuker MA (Vicar) 1879 - Rev. Octavius Fox MA, 1884-1908 - Rev. Joseph Bowstead Wilson MA BA, 1912-1921 Rev. William Searle Flloyd Radcliffe. In 1928 the Rectory was unoccupied and later listings are sporadic – in 1936 a Miss Long was the householder and in 1940 L.C. Schiller was the occupant.

7 The cartographic evidence

- 7.1 The earliest known detailed mapping of the area is an early 18th C Estate plan of the Foley Estates (Fig 2 – WRO BA5589 parcel 171, ref 705:192) – the map is unfortunately undated, and the name of the then proprietor has been carefully erased from the cartouche. The surveyor was John Bedford, who has not been otherwise identified. Comparison with the plan of the Foley Estates in neighbouring Martley (surveyed 1704, drawn 1706 – at Dudley Record Office) suggests that the Knightwick plan was broadly contemporary, though perhaps slightly later. As the plan shows Knightwick manor after the rebuilding of its main elevation it is probably circa 1705, though could be as late as the 1720s. Unfortunately as an estate map the coverage surrounds but does not include the rectory, which first appears on a map dated 1776 in the Walker family archives (Fig 3) – the rectory is shown diagrammatically, and unfortunately the outbuildings were omitted . The early 18th C plan may be compared with the 1787 George Young survey which was also prepared for the Foley Estates (Fig 3; BA 5589 ref 705:192). The maps of George Young are generally well surveyed and accurate representations, and this appears to be the case here. A building, fairly similar to the present coach-house/stable in footprint is shown, with a possible small addition in the area of the current western stable, an outbuilding is also shown in the area of the present pigsty, albeit larger than the present structure. The portrayal of the main house indicates that the cottage wing was then larger. Unfortunately the terrier (descriptive listing) that originally accompanied the map is lost. The fourth plan of the area is the earliest printed plan of the parish. It is not dated but is probably between 1808 and 1832 (on the basis of the engravers details – see Fig 4). The rectory is marked but not the outbuildings (obscured by a splotch of red ink). The later numbering of the 1841 Tithe Award has been added. A map of the Knightwick Glebe in the 1790s or possibly c1800, shows the outbuilding range including the present coach-house as extending to form a two sided range, the northern wing of which lay in the area of the current pigsties (Fig 5 – courtesy of Peter Walker)
- 7.2 The Tithe Award plan of 1841 by James Webb of Worcester (Fig 6; WRO BA 8765 parcel 3 ref b850) shows the property in greater detail, with occupied buildings marked in red. The first edition mapping (Fig 9) shows the coach-house range much as it appears today, with the tackroom and western stable addition apparently added by this date. Subsequent editions of the Ordnance Survey show no substantial changes. The range to the north of the foldyard is a pair of former pigsties of 19th C date, whilst the north-east side of the foldyard is now occupied by a modern timber framed range of garages and newly completed gymnasium.

8 The standing buildings

- 8.1 The building range consists of a central coach-house/stable block with additions to each end, consisting of a tack-room to the south and an additional stable to the north-west (Figs 10-11). The buildings lie in a yard area to the north of the Old Rectory.

8.2 *Coach-house* (Figs 10-16)

8.2.1 The single bay coach-house is of two storeys, and constructed primarily of random local stone rubble with brick detailing to the quoins and eaves. The front elevation (facing south-east) is of brick. The coach-house appears to be of one phase and is relatively unaltered, other than the replacement of the main double doors and the partial rebuilding of the brickwork over the carriage entrance. The ground floor is devoted to a spacious coach-house which incorporates in its rear wall a small hob grate of early-mid 19th C date (Figs 14 and 16). The grate and the provision of three triangular vents in the southern wall appear to be the only features that relate directly to the original use of the building – coaches needing to be kept dry and well ventilated to conserve the paintwork and upholstery from damp. The walls are internally whitewashed rubble, the upper part of the internal wall being framed in re-used oak framing with plastered lath or woven panels. One panel has been replaced with brick on edge. The ceiling (at a height of 2.79m) is lath and plaster, partially decayed. A single bridging beam spans the coach-house – it has “lamb’s-tongue” stopped chamfers to both faces at both ends of the beam, and appears to be original to the structure. Clearance beneath the beam is 2.63m. A very small access hatch in the eastern corner of the coach-house provides the entrance to a hayloft above. The hayloft is floored in softwood boarding which although partially decayed appears to be a replacement. The hayloft is lit by a loading hatch opening (now boarded) in the southern gable. The roof structure consists of a double pitched wide bay, carried on the truss of the neighbouring stable. Due to the excessive width of the bay the front purlin has failed. The rafter soffits show no sign of former ceiling and are pegged at the apex. The roof is clad in common tiles. The chimney or flue to the fireplace has apparently been removed as it is not visible above ground level externally.

8.3 *Stable* (Figs 10-12, 14,15, 17-19)

8.3.1 The main stable is of two bays and divided into two stalls at ground floor with hayloft over. The stable block is of mixed construction, suggesting that it is of two or more phases. The south-eastern wall and the lower part of the rear wall are of random rubble construction, as is the southern part of the eastern (front) wall, the remainder of the building is constructed of timber framing and brick. It seems probable that the building was originally largely of stone, and that the brick elements to the northwest relate to a partial rebuilding when the western stable was added. The wall between the two stables incorporates early 18th C brick at low level, but the upper portion is of mid-late 19th C brickwork. The three walls with stone bases all have timber framing above doorhead level. The framing exhibits numerous empty/disused pegholes and mortices and appears to have been re-assembled from elements of an earlier framed building. The front and rear walls have brick infill panels whilst the southern wall (interior partition between coach-house and stable) has mainly plastered woven panels .

8.3.2 The ceiling of the stable is generously high – between 3.11 and 3.24m - this is a feature of late 18th C-early 19th C stable design when adequate ventilation and light were considered important for equine health – agricultural improvers such as Loudon (writing in the 1820s) recommended a ceiling height of 12ft in stables. The walls and ceiling are plastered and painted and most of the woodwork appears to have originally been whitewashed. The stalls, manger and hay-rack are fairly standard fixtures for late 18th to early 20th C stables, and in their time were of a commonplace design. The use here of a cranked post at the junction of stall division and manger indicates that this particular stall division was constructed with some care, and quite possibly by a specialist stable fitter – the use of specialist recessed locks (designed to be resistant to clever horses who could lift latches or pull bolts with their teeth) in the stable doors also indicates the work of specialist stable fitters, and suggests a mid- late 19th C date at the earliest for the current arrangements. The stall division and doors are much patched reflecting the need for periodic renewal of fixtures subject to the wear and tear of horses hooves and teeth.

8.3.3 It would appear that both the external doorway and window opening are secondary insertions (or have been increased in size) as the brick detailing to the jambs is both crude and of a different mortar to the main body of the rubblestone wall. The window is an interesting example of a metal framed side opening casement of possibly late 18th-early 19th C date (following a pattern introduced in the mid 17th C). This window has domestic type features (such as the tulip leaf pattern pull) and twisted wrought iron external stay which suggest that it may have been re-used from the house.

8.3.4 The western stable is later in construction, and linked to the main stable by an internal doorway apparently integral with the rebuilding of the wall that divides the two areas. There is a metal corner hayrack of conventional design and a mash/bowl water tub of cast iron in the opposite corner. The only other fittings are tethering rings. The window is of timber construction with side

opening casement. There are cast iron vent bricks at high level in the rear wall. The door (1080x2040mmx60mm) is of half-barred construction and very strongly built and over-boarded. The lath and plaster ceiling is 2.93m above the brick floor. The outer walls of this stable extension are built with red brick measuring 230x80x110mm. The hipped roof is apparently of softwood construction, and is clad in machine made common flat tile.

8.4 *Tack Room (Figs 10-14, 15,18)*

- 8.4.1 The tack-room lies at the southern end of the range and is of red brick construction, the brick measurements being 238x80x111mm. The hipped roof is apparently of softwood construction, and is clad in machine made common flat tile. The tack room is accessed by a battened softwood plank door off the foldyard, and lit by a small softwood side opening casement window to the front elevation. The room is internally lined in matchboarding, and has a wooden suspended floor (partially decayed). The ceiling and sloping roof soffit is lined in lath and plaster. The room was formerly heated by a small hob grate in the back corner which has been removed in recent times leaving only the brickwork backing. The chimney survives. The room is provided with a harness bracket and some original shelving.

9 **Discussion and Conclusions**

- 9.1 The older portions of the building range are of random stone rubble with brick detailing – this fabric is not readily dateable, but the integral brickwork appears to be late 18th Century. Some of the brick detailing (eg around inserted openings) is however later 19th Century work. The main elevation of the coach-house (facing the foldyard) is of early-mid 19th Century brick (largely reconstructed), but the other walls are all of stone. The timber framing visible in the main stable building all appears to be of re-assembled and re-used components from an earlier structure. The majority of timbers show mortices and or peg-holes redundant in their current setting and it is unlikely that any of the framing is in its original position. The characteristics of the framing timbers suggest that they came from a late 17th C structure with wattle and daub or woven infill panels. No diagnostically domestic elements were noted and the framing may derive from an earlier farm building. A possible former tie-beam or collar has been re-used in the present middle truss of the stable, and this appears to have come from a relatively small building. It is quite possible that the elements now present derive from more than one donor building.
- 9.2 It would appear that the main stable block (consisting of two bays divided into two loose-boxes or stalls) was constructed first as a low single storey structure in stone, and later adapted towards the end of the 18th Century by raising the height of the ground floor ceilings and adding the hayloft. The upwards extension of the building was achieved by re-using timber framing from another structure to create crude box framing. This framing has been later infilled in brick, apparently at the same time that the northern gable end was reconstructed in brick. Particularly behind the haydrop the brickwork can be seen to be a mixture of different sizes of brick, ranging from early 18th C to mid 19th C, and it is likely that much of the infill is no earlier than the mid 19th C, possibly even a little later.
- 9.3 The coach-house is also possibly a partial adaption of an earlier structure, as there is no indication that the stable block originally had a southern gable end. The present coach-house roof is however dependant on the stable block for support and therefore must post-date the raising of the stable block roof. The coach-house has a small hob grate of early-mid 19th C date, and this is likely to indicate the dating of the present structural arrangement. It is possible that the coach-house was partially used as a tack-room prior to the addition of the purpose built structure, as it had the requisite source of heat to keep the leather supple and to ease cleaning of the harness.
- 9.4 Both the western stable extension and the tack room are by contrast simple structures of a single phase with very little later alteration. Although both are of late 19th C date they are not contemporary, the brick being of marginally different sizes. The tackroom is, in all probability, the later of the two.
- 9.5 The range of buildings retains a number of internal features relating to original use. The tack-room is lined in matchboarding and has a fireplace (minus the original cast insert) shelves and bracket relating to the cleaning and storage of harness and saddlery. The coach-house retains a fireplace and a series of vents which served to keep the carriages warm and dry. The main stable retains its

stall division, mangers, tethering rings and hayrack, whilst the western stable retains a hayrack, mash-bowl and tethering rings. The floors are of brick and all of the ground floor spaces have lath and plaster ceilings.

- 9.6 The two hayloft areas are rather featureless, as is the nature of such spaces. There are hay-drops from the coach-house hayloft into the southernmost stall of the stables, and this hayloft was presumably originally loaded through the opening in the southern gable, prior to the construction of the tack-room which prevented access to the loading hatch. The stable hayloft also originally had gable end loading, but this was closed by the construction of the western stable extension. The present loading door to the south-western elevation may well be a later adaptation to compensate for these changes. The lane which formerly served this side of the building is now reduced to a footpath and it is unlikely that the hayloft has been used for its original purpose for many years as loading it would now be rather awkward.
- 9.7 Overall the building is an interesting example of a range of outbuildings constructed to serve the needs of the rectory and glebe lands, but the building has been much adapted in the past and is not the product of any single period, the most recent elements being late 19th Century. The building retains several features of interest, but these were all once commonplace in agricultural stables in the County. The building has substantial structural weaknesses due largely to poor design of the 19th C roof and extensive works will be required to render the structure usable and fully accessible. The proposed works, if carefully undertaken using traditional materials should ensure the preservation of the external character and fabric of this locally significant building.

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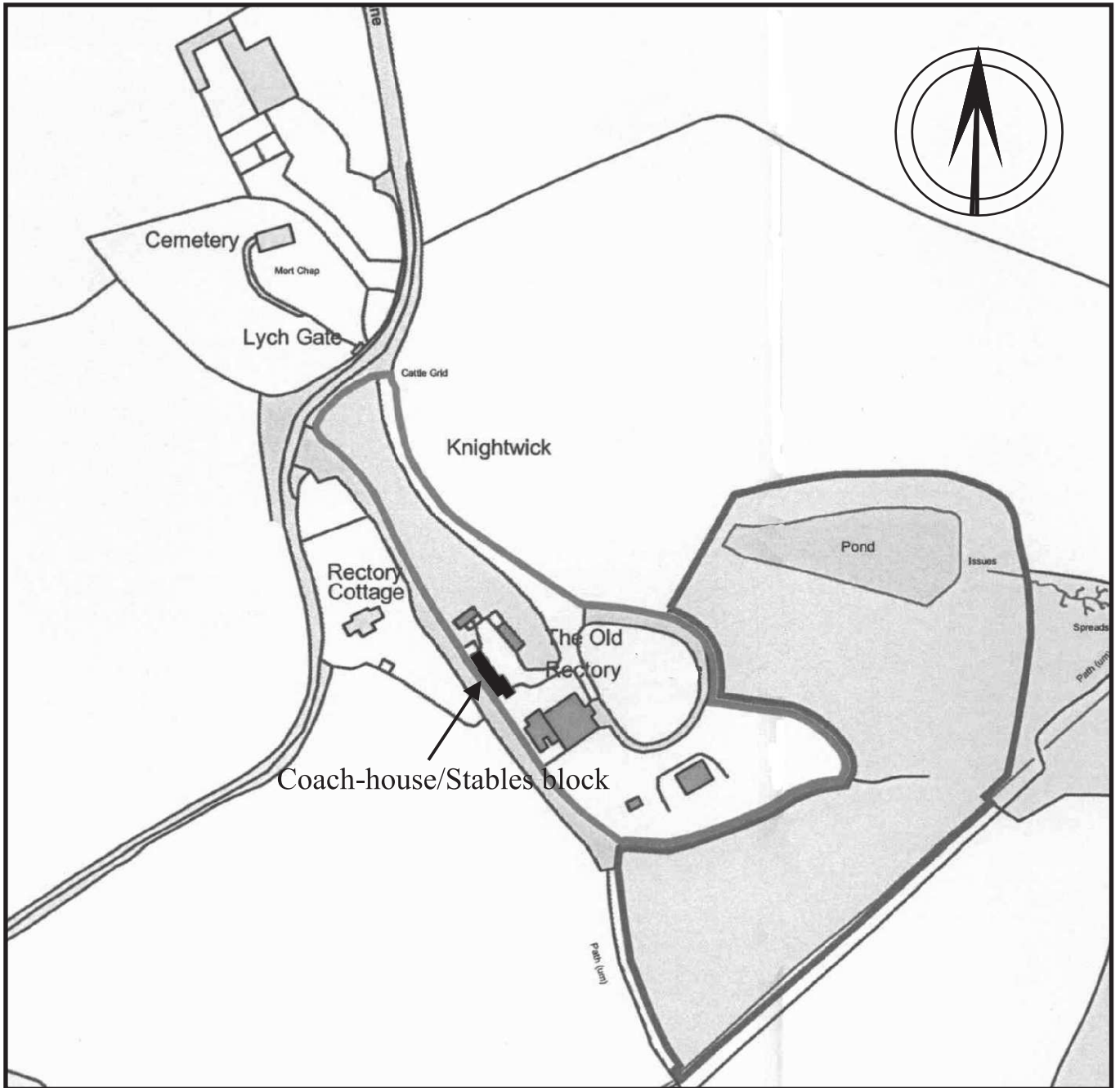
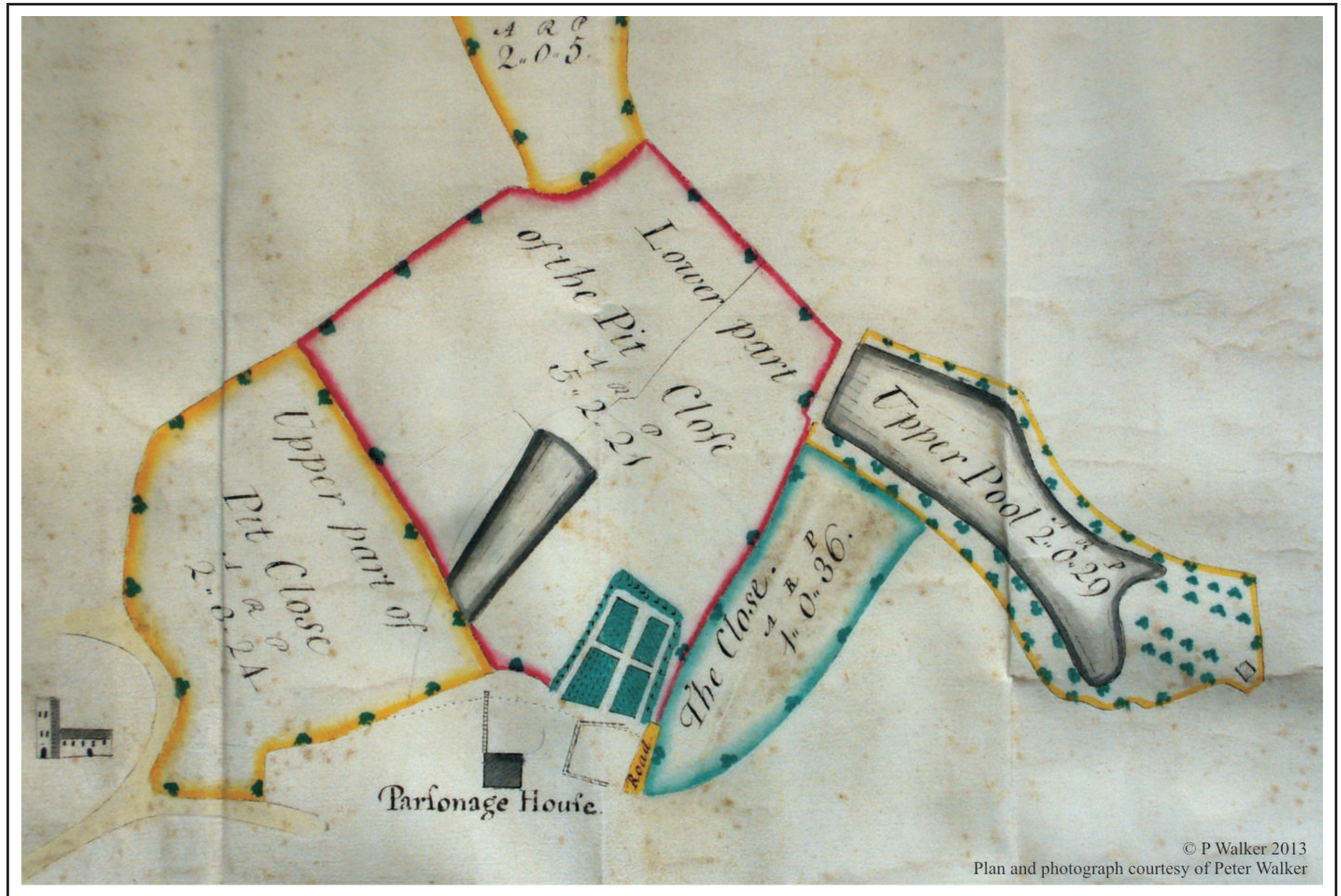


Figure 1: Knightwick Rectory Coach-house location plan



Figure 2: Plan of the Knightwick portion of the Foley Estate, drawn circa 1704, by John Bedford. This plan shows the area surrounding the rector, but the survey excluded the glebe and rector as they were not part of the Foley estates (WRO BA 5589 ref b 705:192). Approximate location of rector shown ringed.



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Plan and photograph courtesy of Peter Walker

Figure 3: Plan of the Knightwick Glebe 1776 - the parsonage house is only shown schematically, and the outbuildings are not shown (Walker family archives - private collection)



Figure 4: Detail of part of the Knightwick portion of the Foley Estate, drawn by George Young in 1787. This appears to be the earliest representation of the coach-house. The original map title is shown inset (WRO BA5589 ref 705:192).

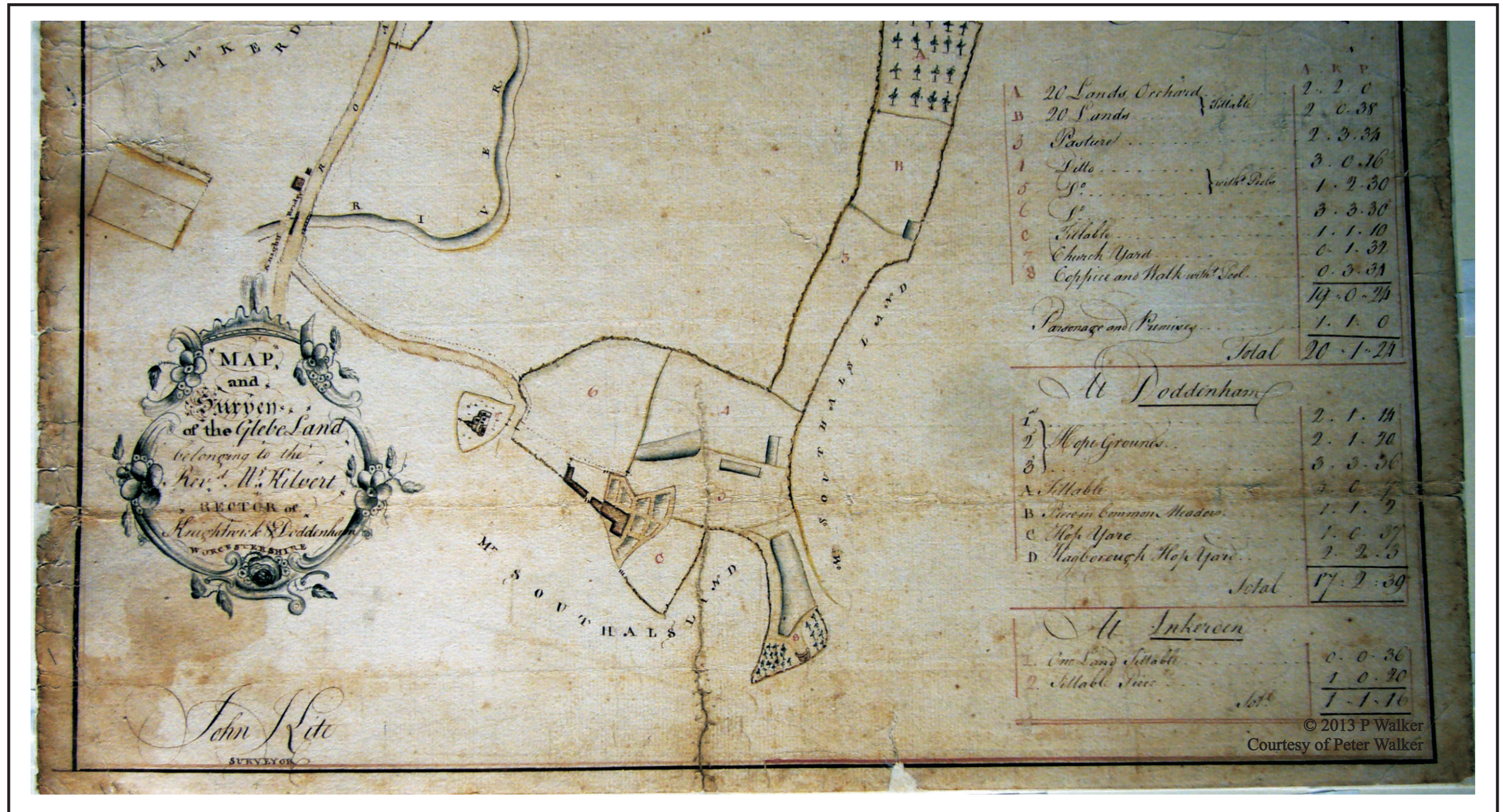


Figure 5: Knightwick & Doddenham Glebe surveyed in the late 18th Century (probably c.1790s). The coach-house range is shown . Walker family archives - private collection.



Figure 6: Manor of Knightwick and Mapnor - this undated plan is probably the earliest printed map of the parish - it appears to date to between circa 1808 and 1824 on the basis of the printers' known address between these dates - "Neele & Sons, Lithographic Press 352 Strand" being engraved on the bottom left hand side of the plan.



Figure 7: Knightwick Tithe Awards Plan of 1839-41 (WRO BA 374, award ref BA 8785 parcel 3 ref b 850)

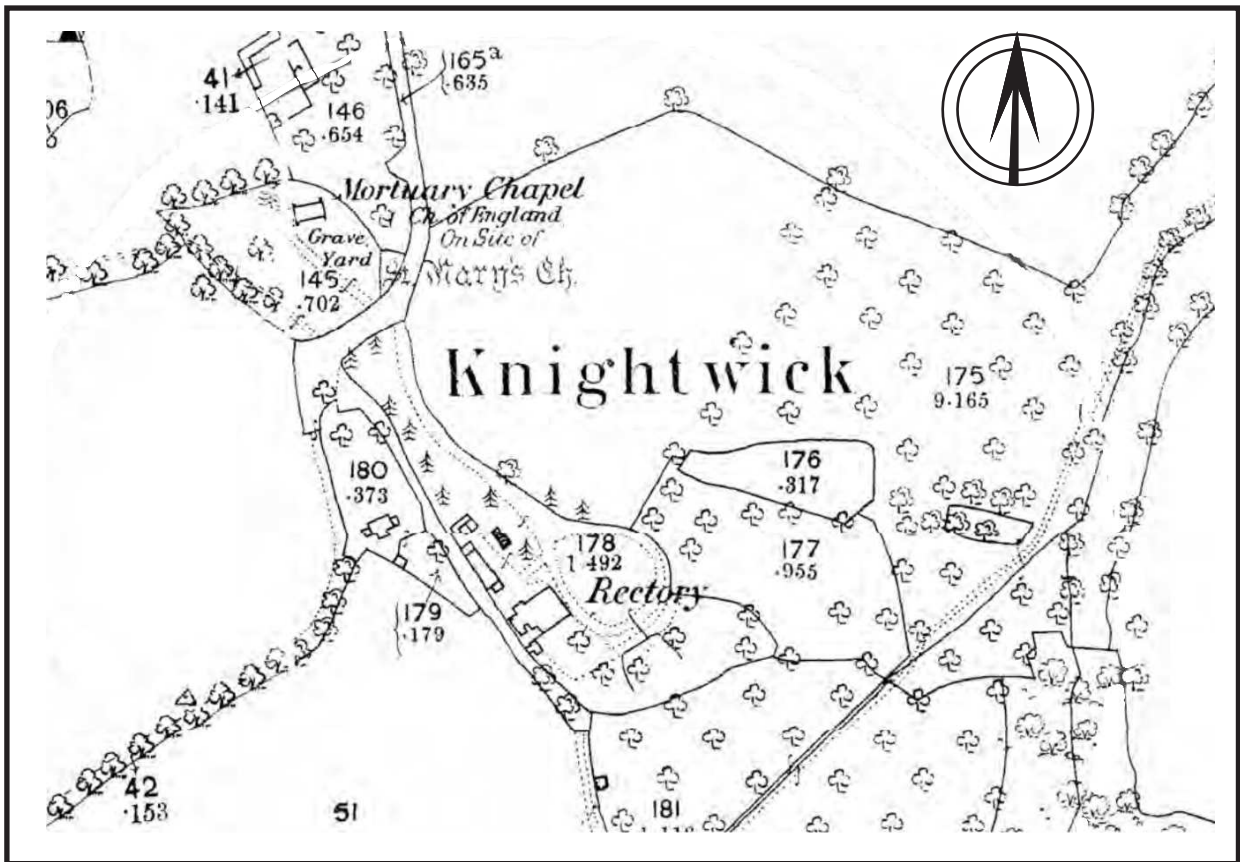


Figure 9: Knightwick Rectory Ordnance Survey mapping 1884

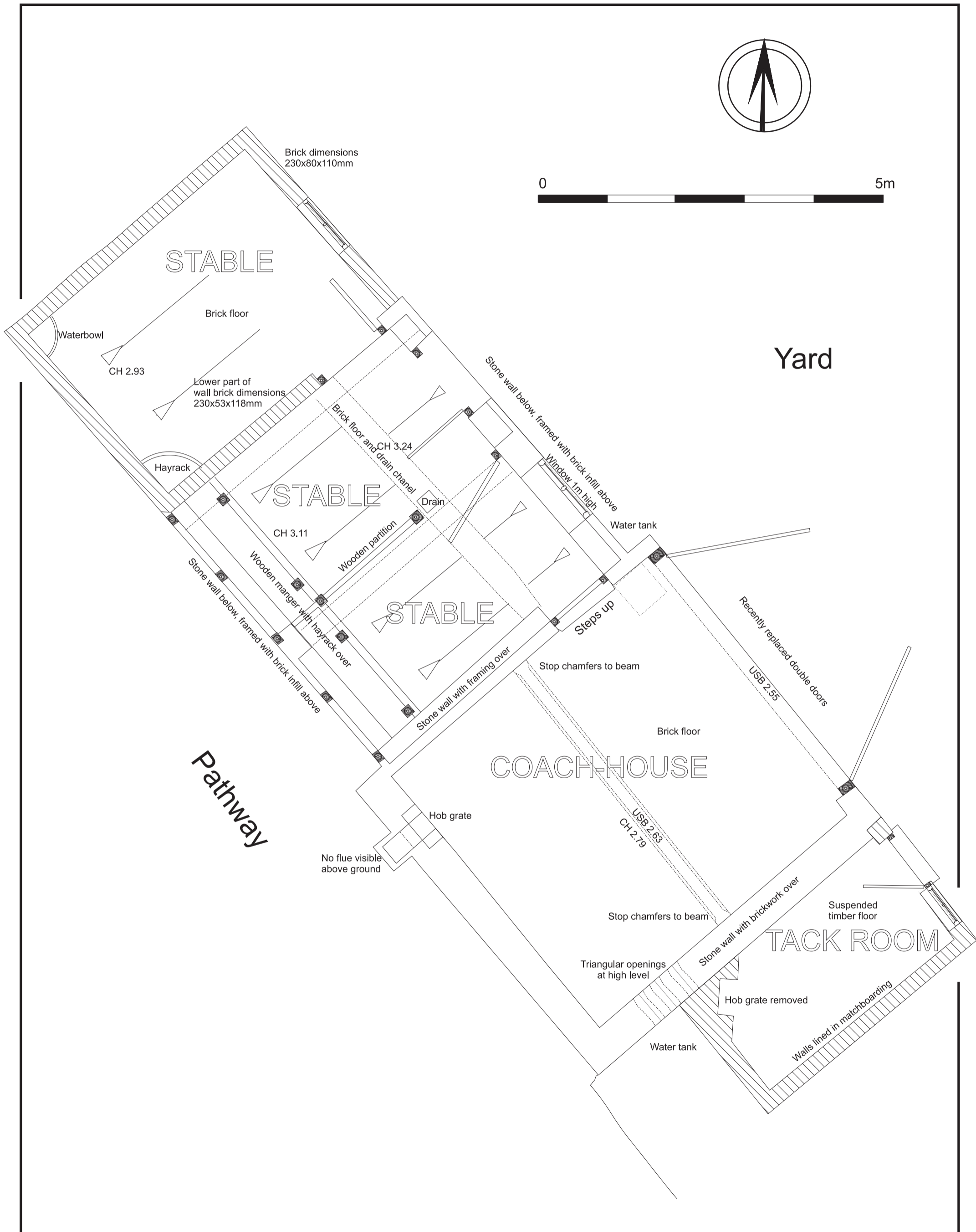


Figure 10: Ground floor plan

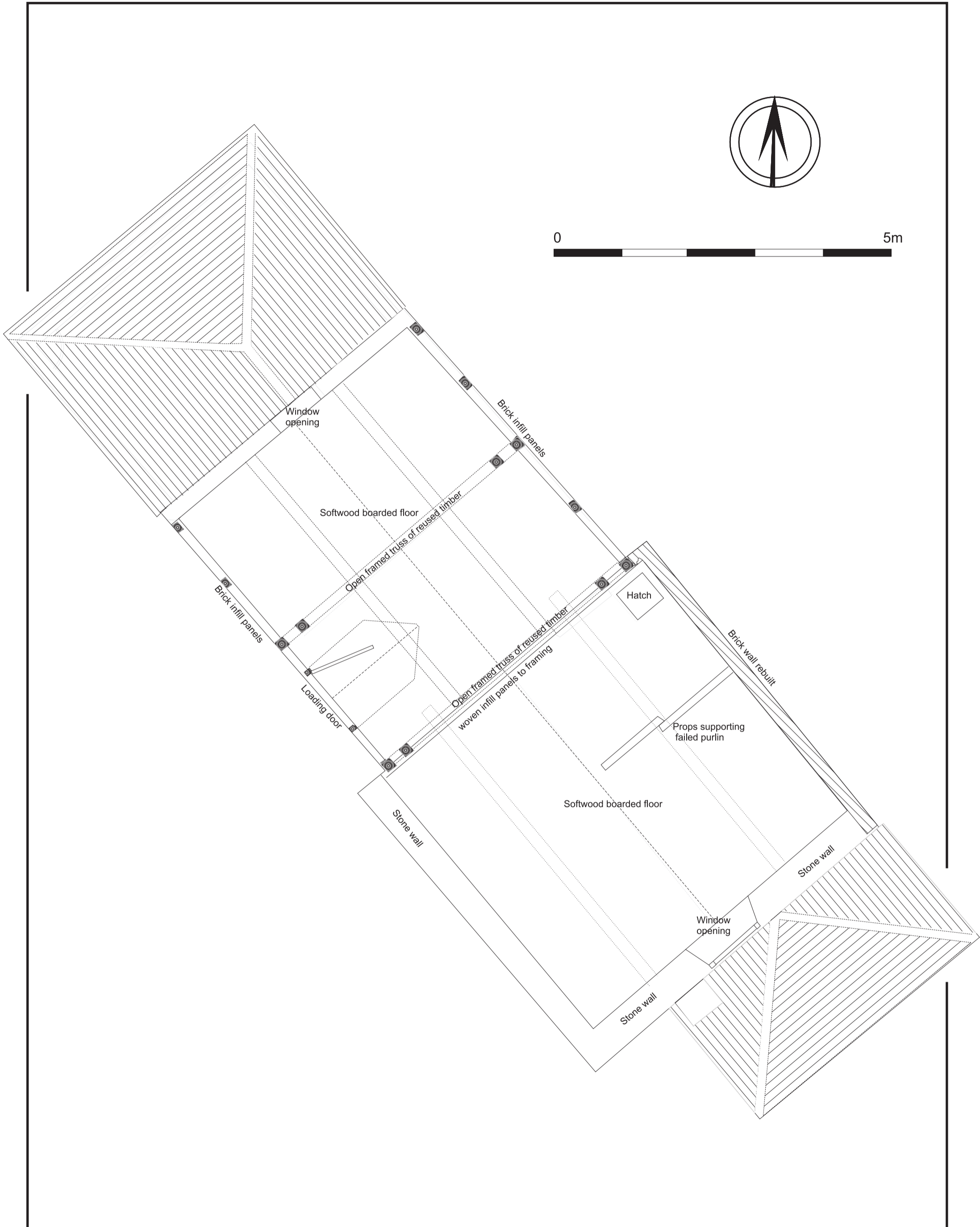


Figure 11: First floor plan

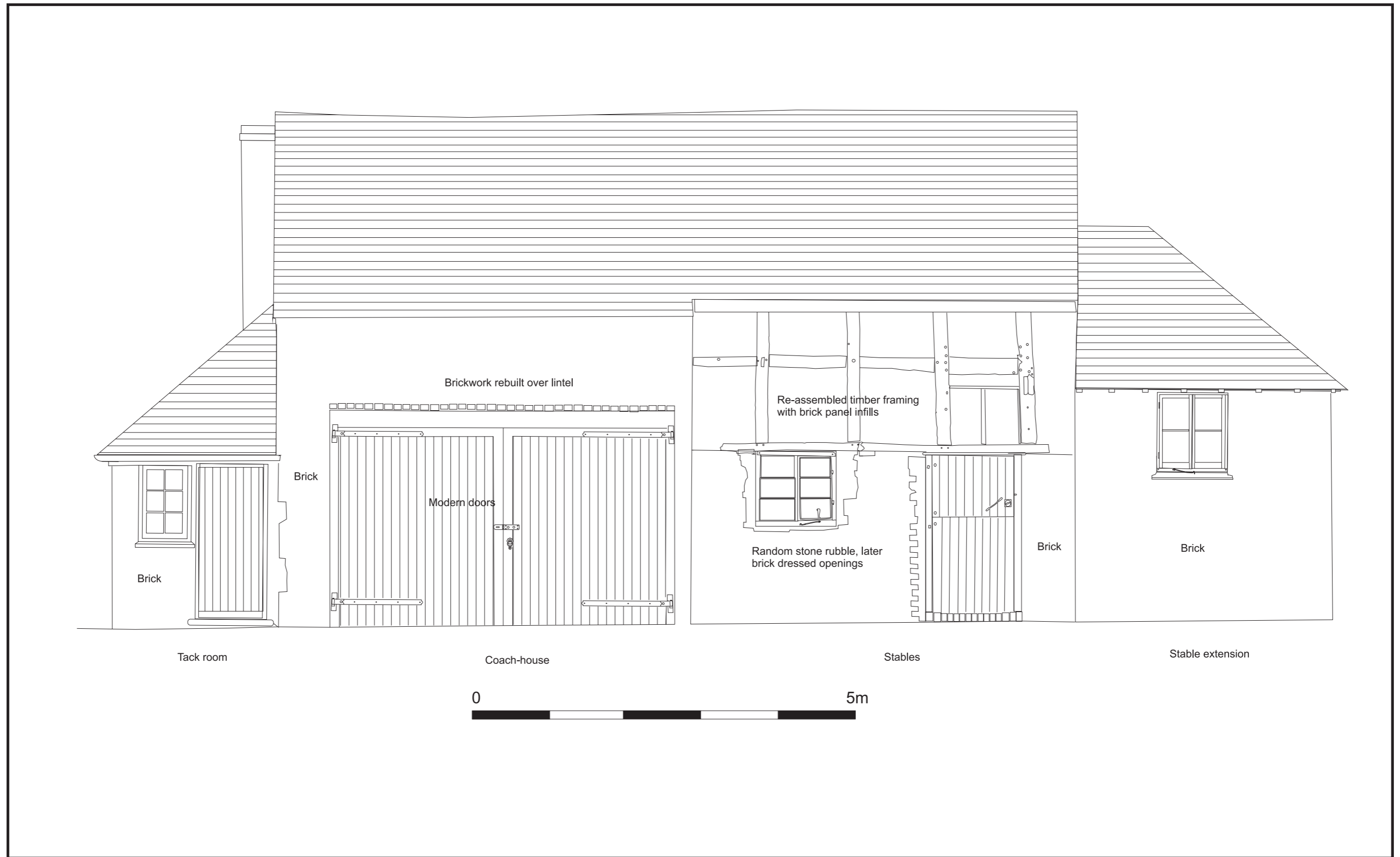


Figure 12: Front elevation

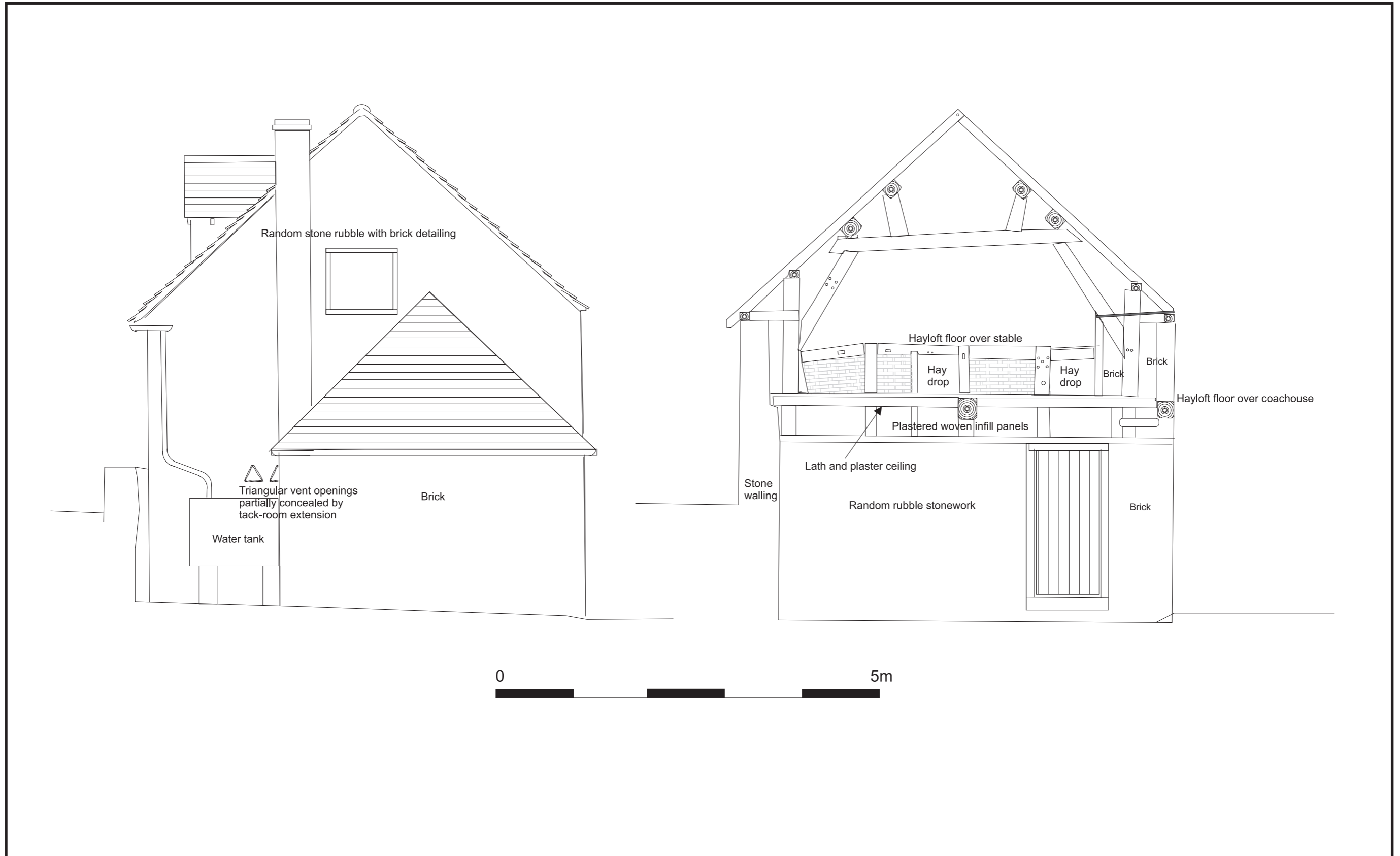


Figure 13: Coach-house/tack room gable end elevation and internal cross-section of coach-house

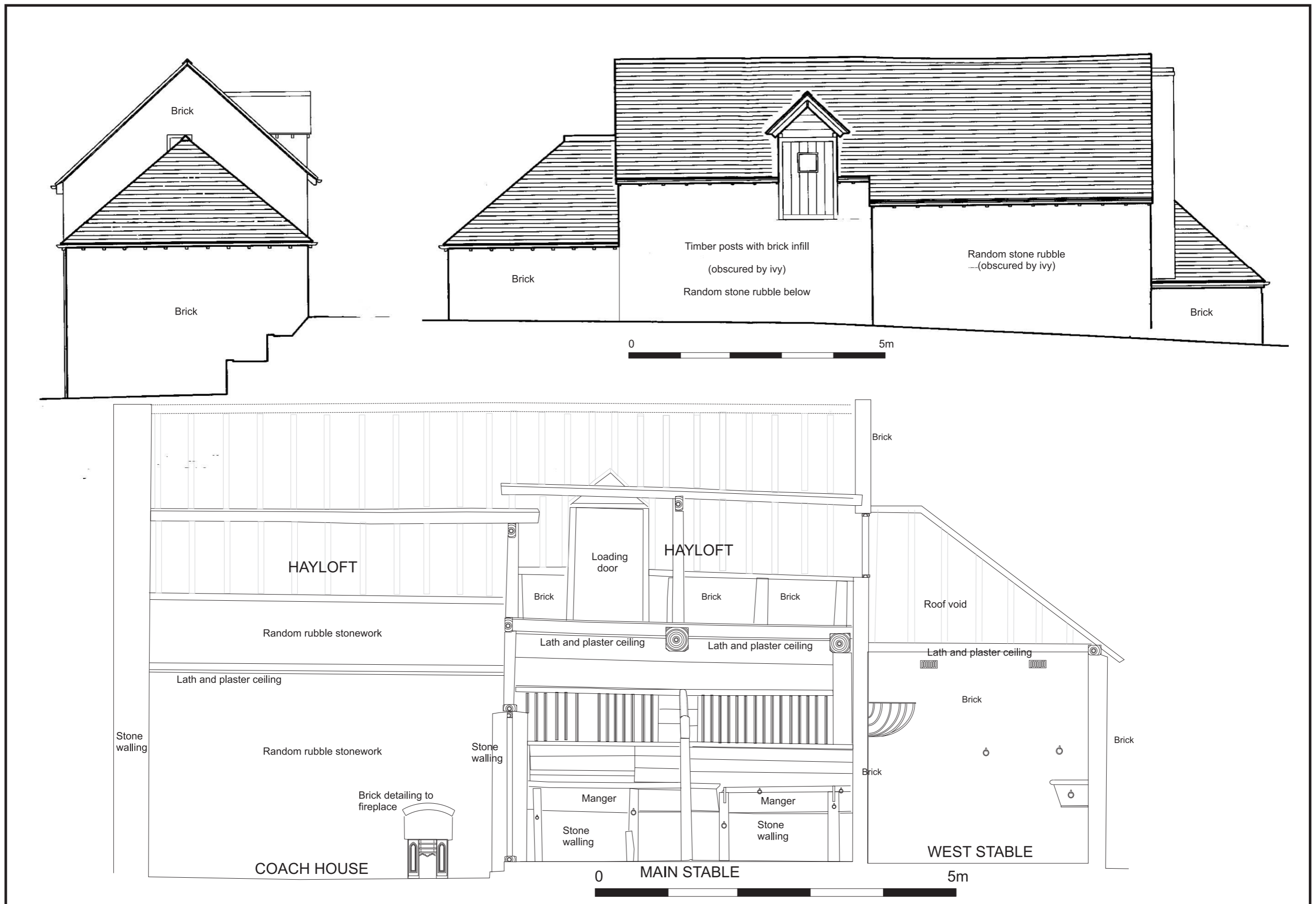


Figure 14: Side, rear and internal elevations



View from SE showing tack room extension



Detail of vents blocked by tack room extension



Front elevation of coach-house/stable block



Rear of western stable and main stable

Western stable extension



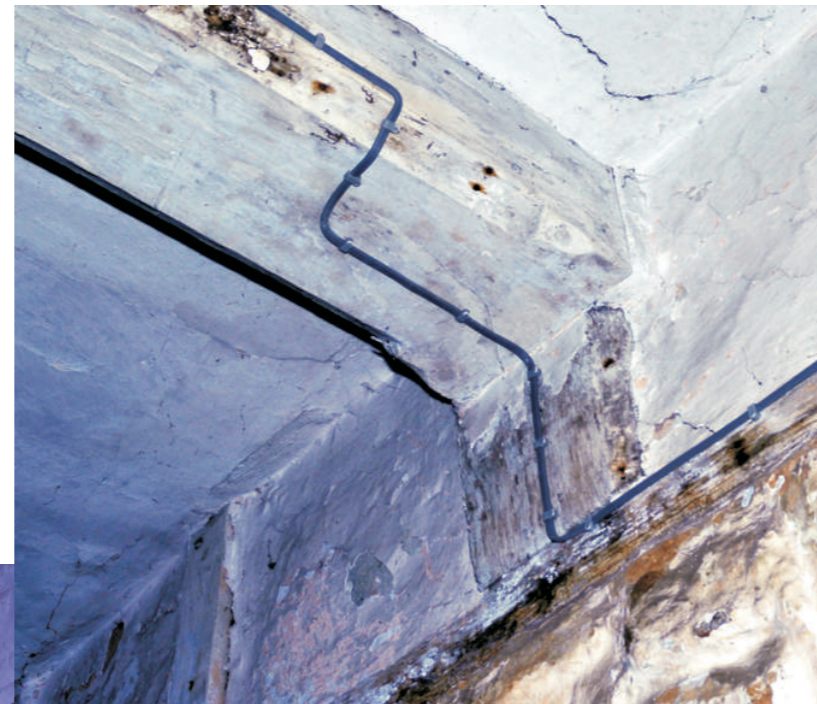
Rear of coach-house



Figure 15: External views of coach-house block



Detail of small hob-grate in coach-house



Detail of chamfer stops to beam in coach-house (general view above)



Detail of triangular vents



General view of hayloft facing SE



Detail of woven infill panels in internal partition wall at hayloft level

Figure 16: Interior views of coach-house and hayloft over



Figure 17: Interior views of main stable



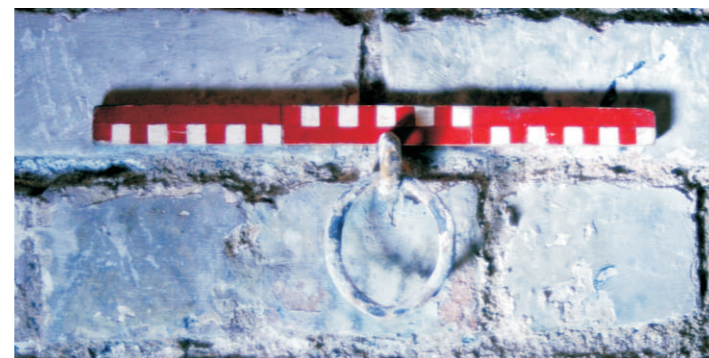
Above and below - Tack-room -note saddle bracket and fireplace



South-western end of stable, note hayrack and level vents



Detail of water/mash trough



Detail of tethering ring in stable

North-eastern end of stable



Figure 18: Interior views of tack room and western stable



Western end of hayloft - note former opening blocked by construction of western stable roof

Loading door with reused hatch cover nailed over former mesh vent



Detail of open truss principal

Figure 19: Interior views of hayloft