



**Archaeological Standing
Building Recording**

On behalf of

Gloucester City Homes

Concerning

**The Old Coach House (Plot 12)
St James' Close
Quedgeley
Gloucester GL2 4PL**

June 2019



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Cover: External view looking northeast showing the principal elevation of the Old Coach House

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1 Non-Technical Summary

This report details the results of an additional programme of Archaeological Standing Building Recording (ASBR) undertaken by Border Archaeology to Historic England/RCHME Level 2 on the 'Old Coach House', a derelict building at St James's Close, Quedgeley, which represents an update to a Level 4 recording undertaken by BA in November 2015. Three distinct phases of construction were identified, ranging broadly in date from the early 19th century up to the late 20th century.

Phase 1 (early 19th century): *The existing two storey gabled brick building with chimneystack attached to the north end appears originally to have formed the northernmost of a pair of two cottages recorded in this location on the Quedgeley inclosure award of 1839 and a later estate map of 1848. The precise date of these cottages is uncertain, it is likely that they were constructed at some point between c.1810 and 1839. The cottages appear originally to have formed part of the estate of Green Farm, which belonged to the Curtis-Hayward family and was subsequently conveyed to William Beach shortly after 1820.*

In spite of extensive later alterations, portions of the original fabric have survived, including an intact doorway within the north bay of the principal (west-facing) elevation, the arch of a probable blocked doorway within the central bay and two blocked windows at upper-storey level. The segmental-arched window openings in the east-facing elevation at ground floor level and the lower stages of the north gable chimneystack may also represent early fabric. Internally, very few original features or fixtures have survived due to later alterations, it is possible that elements of the roof construction (of open-truss type) may also be dated to the early 19th century.

Phase 2 (mid-late 19th century): *In about 1860, it appears that the cottages were transferred by the Curtis-Hayward family to the endowment of Quedgeley Rectory (which had been rebuilt c.1840). Shortly after this date, it appears that the southern cottage was demolished and the remaining building was converted into a coach house, harness room and laundry/wash house associated with the Rectory. Lean-to extensions were added to the N and S gable ends of the main building (since demolished).*

External evidence for this phase of activity is represented by the partial reconstruction of the upper storey, as evidenced by the noticeable change in colour and bonding of brickwork, the reconstruction of the south-facing gable elevation and part of the north-facing gable and chimneystack, the insertion of a doorway in the central bay of the W-facing elevation and the existing pair of carriage doors in the southernmost bay. Extensive internal alterations were also carried out, including the enlargement of the compartment at the southern end of the building to accommodate the new 'coach house' and the construction of a new loft above it as evidenced by the doorway in the upper storey of the south-facing gable elevation.

Phase 3 (mid-late 20th century): *This phase of modern building activity, associated with the conversion of the building into a parish club house in the 1960s-70s, is represented by various external and internal alterations including the rebuilding of the north gable chimneystack, the heightening of the ceiling in the southernmost bay at ground level and the installation of a modern kitchen and cupboards at first floor level. Several windows were blocked up and original fixtures and fittings relating to the previous usage of the building as a cottage and Coach House/Wash House were largely removed at about the same time.*

2 Introduction

Border Archaeology Ltd (BA) was instructed by Kate Da-Costa-Greaves, Senior Associate, Quattro Design Architects Ltd on behalf of Gloucester City Homes to carry out an additional programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 2 of the 'Old Coach House' (Plot 12), St James' Close Quedgeley GL2 4PL in connection with an application to demolish the existing dilapidated Coach House and construct a new dwelling, which was granted planning permission by Gloucester City Council on 11th April 2019 (*fig. 1*). The planning reference for this application is 18/01286/FUL.

This programme of ASBR represents an update to the original programme of ASBR which was undertaken by BA to Historic England/RCHME Level 4 in November 2015 (BA 2015c), following removal of two modern extensions attached to the building.

This ASBR has been undertaken in accordance with a Written Scheme of Investigation submitted to and approved by Andrew Armstrong Esq. City Archaeologist, Gloucester City Council.

3 Site Description

The building forming the subject of this programme of ASBR, formerly known as the 'Old Coach House', is located at St James's Close, Quedgeley, on the S outskirts of Gloucester (NGR SO 8081 1423). The building has now been subject to partial demolition with the removal of two modern garage extensions, leaving only the extant 19th century Coach House building (formerly a pair of cottages) which is in a dilapidated condition (*fig. 2*).

The Coach House is situated approximately 30m NE of the Old Rectory, a Grade II Listed Building. It is also located within the Principal Area of Archaeological Interest of East Quedgeley (Historic Landscape/Roman Road), as defined in the Gloucester City Council Local Plan SPD4 (GCC 2008).



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4 Site Specific Historical Background

BA has previously undertaken an Archaeological Desk-Based Assessment (ADBA) of the site (BA 2015a), Archaeological Field Evaluation (AFE) (BA 2015b) and a detailed programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 4 (BA 2015c) with respect to the Old Coach House, followed by a Heritage Statement in 2017 (BA 2017b) and these reports should be referred to for further information.

4.1 Results of the ADBA

4.1.1 Prehistoric

The prehistoric archaeology recorded on the Gloucestershire County Council Historic Environment Record (HER) in the vicinity of the site is scant and that which is present is indicative of limited occupation.

4.1.2 Roman

Previous investigations have indicated the presence of a NE-SW section of road construction, presumably representing the Roman road between Gloucester (*Glevum*) and Sea Mills (*Abonae*) (HER 7365; Margary 1973, 141), to the immediate N of the site (within the boundaries of the Tesco superstore) and in the wider vicinity (i.e. at Olympus Park and Bodiam Avenue). Based on these previous investigations, the projected alignment of the Roman road may have extended directly through the site for a short distance to the W.

4.1.3 Medieval

Although there is no known medieval archaeology recorded within the boundaries of the site, a large number of medieval features are recorded within the surrounding area. The parish church of St James Quedgeley (HER 7366) is first documented as a chapel in 1095 and later became a fully-fledged parish church held by Llanthony Secunda Priory. No evidence has been found to indicate that the boundaries of the churchyard extended to include any part of the site. Other features include the Scheduled earthworks of a medieval moated site located to the W of the churchyard (c.250m SW of the site), which was probably associated with the medieval manor of Woolstrop; several farmsteads of possible medieval origin, such as Manor Farm (HER 4154) and Field Court (HER 809); the roadside settlement of Quedgeley and ridge and furrow features (HER 38458) recorded on aerial photography.

4.1.4 Post-medieval

The remains of a brick building within the E part of the site may be identified with a pair of farm labourers' cottages of early 19th-century date, probably associated with Green Farm, which first appear on the Quedgeley inclosure award of 1839 and were subsequently converted into a 'Coach House' belonging to the Rectory (HER 972).

4.2 Results of the AFE

The AFE undertaken by BA in 2015 revealed no features or deposits of archaeological significance (BA 2015b).

4.3 Results of the ASBR

The programme of ASBR undertaken by BA (to Historic England/RCHME Level 4) on the 'Old Coach House', a derelict building at St James's Close, Quedgeley, identified three distinct phases of construction ranging broadly in date from the early 19th century up to the late 20th century (BA 2015c). The Level 4 ASBR was informed by a detailed documentary research, the results of which are briefly summarised below.

Phase 1 (early 19th century): The existing two-storey gabled brick building with chimneystack attached to the N end appears originally to have formed the northernmost of a pair of two cottages recorded in this location on the Quedgeley inclosure award of 1839 (GA Ref. Q/RI/114) and a later estate map of 1848 (GA Ref. D123/E10). The precise date of these cottages is uncertain; it is likely that they were constructed at some point between c.1810 and 1839. The cottages appear originally to have formed part of the estate of Green Farm, which belonged to the Curtis-Hayward family and which was subsequently conveyed to William Beach shortly after 1820.

In spite of extensive later alterations, portions of the original fabric have survived, including an intact doorway within the N bay of the front (W-facing) elevation, the arch of a probable blocked doorway within the central bay and two blocked windows at upper-storey level. The segmental-arched window openings in the E-facing elevation at ground-floor level and the lower stages of the N gable chimneystack may also represent early fabric. Internally, very few original features or fixtures have survived due to later alterations; it is possible that elements of the roof construction (of open-truss type) may also be dated to the early 19th century.

Phase 2 (mid-late 19th century): In about 1860, it appears that the cottages were transferred by the Curtis-Hayward family to the endowment of Quedgeley Rectory (which had been rebuilt c.1840). Shortly after this date, it appears that the southern cottage was demolished and the remaining building was converted to a coach house, harness room, stable and laundry/washhouse associated with the Rectory. Lean-to extensions were added to the N and S gable ends of the main building (since demolished). Extensive repairs to the building were made following a detailed inspection of the fabric carried out in 1889, the report on which has survived (GA Ref. D1381/121). Substantial internal alterations were also carried out, including the enlargement of the compartment at the S end of the building to accommodate the new 'coach house' and the construction of a new loft above it.

Phase 3 (mid-late 20th century): This phase of activity, which may be dated to the 1960s-70s, is represented by the demolition of the two lean-to structures at the N and S gable ends, which were erected in the mid-late 19th century, and the construction of two single-storey brick garage extensions attached to the S- and W-facing elevations. Substantial external and internal alterations were made to the main building, both at ground- and upper-storey level, which have significantly removed or obscured evidence of earlier fabric, fixtures and fittings.

5 Methodology

This Archaeological Standing Building Recording (ASBR) was undertaken by Border Archaeology on 15th May 2019.

The specific recording methodology consists of a drawn and photographic record undertaken to Historic England/RCHME Level 2 as defined in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 2 is defined as follows:

*Level 2 is a **descriptive record**, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project* (Lane 2016).

The Level 2 record consists of the following specifics:

5.1 Drawn record

This comprises the following:

- Plans of the buildings, with photo locations clearly marked, and a location plan related to the national grid
- Annotated elevation drawings;
- Appropriate additional illustrations that help support findings and the interpretation of the buildings;
- Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.);
- A summary description of the buildings in their current form in the format of a typical listed building description.

5.2 Photographic record

The photographic survey consists of the following:

1. High-resolution colour digital photographs, with suitable scales, of the following:

- All external elevations;
- All internal room spaces (where accessible);

- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building;
- General photographs illustrating the building's relationship to the surrounding buildings and setting.

5.3 Written account

This consists of the following:

- A summary statement describing the building's significance and purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

5.4 Recording methodology

Records were made in accordance with BA's *Archaeological Field Recording Manual* (2017) and Historic England conventions as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016). BA adheres to the *ClfA Code of conduct* (2014a).

The photographic record was made using a Sony RX100 Mk. II digital camera at a 20mpx resolution. Photographs were taken of all the external elevations where possible with an appropriate scale.

Additional photographs of relevant architectural details were also taken. All internal room spaces were photographed as obliques, with additional photographs of fixtures and fittings as appropriate. Each interior photograph contains an appropriate scale and all photographic images have been indexed and cross-referenced to a written photographic register. Details concerning subject and direction of view were maintained in a photographic register, indexed by frame number.

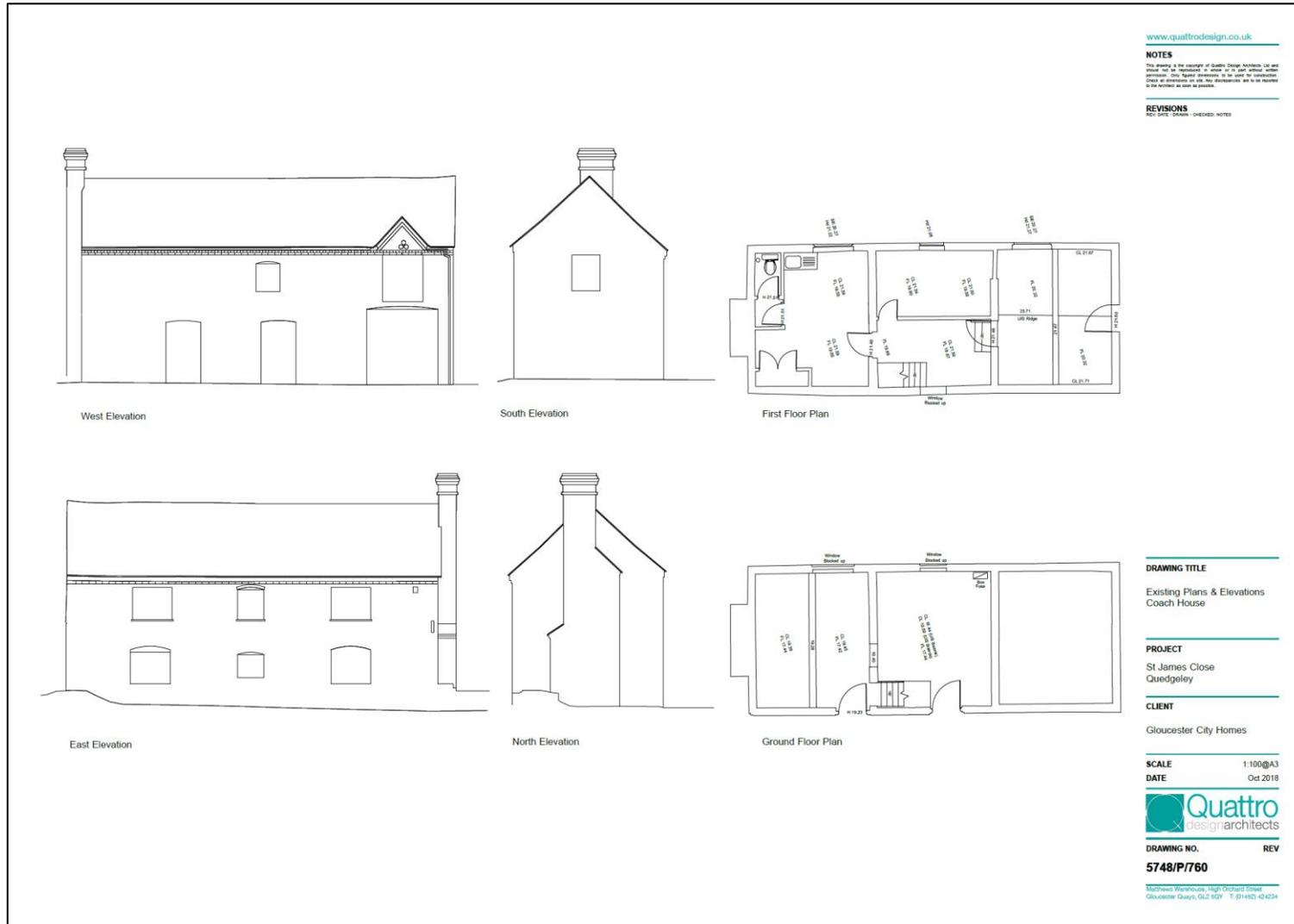


Fig. 2: Plans and elevations of the Old Coach House as existing (Reproduced courtesy of Quattro Design Architects)

6 Results

6.1 Exterior

The surviving fabric of the 'Old Coach House' comprises a rectangular gabled brick structure, two storeys high and three bays long, oriented N-S, with a pitched tiled roof and a projecting chimneystack at the N gable end (*Plate 1*). The exterior of this block displays considerable evidence of reconstruction, indicated by at least three distinct changes in the brickwork. The rooflines of the demolished single storey extensions attached to the N end of the W-facing elevation and the S-facing gable elevation are still discernible.

The principal W-facing elevation of the building is three bays long (*Plate 2*); the modern single storey lean-to extension, of brick construction with a corrugated metal sheet roof, which was attached to the northernmost bay has been removed although its position is indicated by its former roofline and a section of whitewashed brickwork. Inserted slightly off-centre within this bay is a segmental arched doorway with a wooden architrave and plank and batten door (*Plate 3*).

Located within the central bay of the W-facing elevation is a low-arched doorway with a segmental gauged-brick arch (*Plate 4*). The archway consists of two courses of headers with a single stretcher at either end. The wooden door and its door-case have been removed and replaced by a steel door. Immediately to the right of this doorway is another low segmental arch, either for a window or (more likely) a doorway, set into the thickness of the wall. The form of the arch (consisting of a single course of headers) is identical to the doorway in the northernmost bay of the elevation. The opening for this arch appears to have been completely obliterated by the reconstruction of the section of walling beneath it.

The brickwork of this section of walling, beneath the arch, consists of buff and grey -coloured brick, laid in an irregular Flemish bond (characterized by alternate courses of headers and stretchers) and contrasting markedly with the brickwork above and to the left of the arch, consisting of a deep reddish-brown brick laid in a much more irregular bond, with courses consisting of two to four stretchers separated by intervening rows of five to six headers. A cast-iron diagonal wall-tie is visible above and to the left of the blocked opening; it is possible that this was inserted when the opening was bricked up.

Immediately to the right of this arch is a broad low-arched doorway, again with a segmental gauged brick arch. The breadth and height of the archway clearly indicates that it was intended to accommodate carriages or vehicles and it can thus be identified with the Coach House referred to in the 1889 inspection report. The archway comprises two courses of headers, with a single stretcher at either end, identical in form to the arch above the central doorway, suggesting that these two doors may well be contemporary. A cast-iron diagonal wall-tie has been inserted to the right of this doorway. In 2015, the doorway was fitted with a pair of plank-and-batten double doors with strap hinges; however, these have now been removed.

The masonry of the upper storey of the W-facing elevation exhibits evidence of having been substantially reconstructed up to eaves level, as evidenced by the marked difference in the brickwork, consisting of a mixture of buff-coloured, reddish- and greyish-brown bricks laid in an irregular bond consisting of courses of stretchers separated by courses comprising rows of alternate stretchers and headers, contrasting noticeably in terms of colour, jointing and bonding with the reddish-brown brickwork beneath (*Plate 4*). At eaves level, there is a dentilled cornice with a thin stringcourse beneath. This reconstruction of the upper storey may have been associated with the conversion of the building from a cottage into a Coach House during the mid-late 19th century; it is possible that the brick masonry was further repointed as part of the refurbishment of the building carried out in the mid-late 20th century.

The fenestration of the upper storey consists of two windows (both bricked up) located in the central and southernmost bays. The window in the central bay has a low segmental arch (consisting of a single course of headers) while the window in the southernmost bay, above the set of double doors, is flat-headed and extends up to the eaves cornice. Both windows appear to have been blocked at different times, judging from the difference in brickwork used. Surmounting the section of the eaves cornice above the flat-headed window is a small weatherboarded gable set into the slope of the roof.

The position of this gable, at the southern end of the elevation, is somewhat curious in dwellings of this type and date. One would normally expect there to be either a corresponding gable at the northern end or for the gable to be positioned centrally within the elevation. A plausible explanation for the position of this gable is that it actually represents the *original* central bay of the building and that there was a corresponding extension to the S, housing the southernmost of the two cottages recorded on the site in 1839 and 1848, which was demolished prior to the northern cottage being converted into a coach house, harness room and laundry/washhouse.

The S-facing gable elevation of the 'Old Coach House' has now been fully exposed following removal of the modern two-bay gabled extension (built in the mid-late 20th century as garages), although its position is clearly indicated by the outline of the pitched roof and an area of heavily whitewashed brickwork which appeared to have been heavily reconstructed (*Plate 5*). The uppermost stage of the gable wall above eaves level also appears to have been substantially rebuilt and repointed. It would appear that the roofline of the modern extension reflected that of an earlier lean-to extension attached to the S end of the building which is mentioned in the 1889 inspection report and is shown on the OS 1st edition map of 1884.

Beneath the apex of the gable is a flat-arched door with wooden lintel which probably connected the main part of the building to a hayloft above the lean-to extension attached to the S-gable end, which was probably used as a stable. There was no clear indication of a connecting door at ground level, although there was evidence for a vertical indentation in the wall which possibly represented a wall stub relating to a former partition.

The rear (E-facing) elevation of the Old Coach House has now been cleared of trees and undergrowth, fully exposing the fabric which was largely concealed by trees and undergrowth at the time of the 2015 recording (*Plate 6*). A marked change in brickwork is discernible between the upper and lower storeys, in an identical position to that noted on the W-facing elevation. As in the case of the W-facing elevation, two cast-iron diagonal wall-ties are attached to the masonry of the central and southern bays of the E-facing elevation.

At ground-floor level the fenestration consists of two broad segmental-arched windows with brick sills in the northern and southern bays, flanking a smaller segmental-arched window in the central bay (*Plate 7*). All three windows (which are bricked-up) have low segmental arches consisting of a single course of headers and appear to be contemporary. The upper-storey fenestration consists of two broad flat-headed windows in the northern and southern bays extending up to eaves level, flanking a narrower flat-headed window in the central bay. The windows are currently boarded up but were revealed internally to consist of two-light wooden casement windows of probable mid-20th century date (the glazing having been entirely removed by vandalism).

Views of the N-facing gable elevation were partly restricted by the corrugated metal fencing which was situated adjacent to this end of the building. The most prominent feature of this elevation is the substantial brick chimneystack, projecting from ground level and standing to an approximate height of 7m (*Plate 8*). The stack has two stone-tiled angled ridges, one below the upper storey and the other above eaves level. The uppermost portion of the chimneystack, along with the gable wall above eaves level, appears to have been reconstructed, as evidenced by the marked difference in the type and bonding of brickwork used, characterized by a light sandy brown brick laid in stretcher bond. The 1889 inspection report refers to the renewal of the chimneystack and it is possible that the existing stack may have been renewed at this time, although it appears more likely, based on the type of bonding used, that the uppermost stage of the chimneystack was renewed as part of the extensive refurbishment of the building carried out in the mid-late 20th century.

Evidence was noted for a low-pitched roofline extending E-W along the lower stage of the chimneystack and then pitching sharply upwards to the right of the stack. It is likely that the roofline is associated with the lean-to extension attached to the N gable end of the building which was erected in the mid-late 19th century and demolished at some point after the Second World War. Traces of whitewash are visible on the section of wall beneath the roofline, suggesting that this was formerly an interior wall (associated with the lean-to structure). A low, frogged red-brick wall (0.70m high) which formerly extended northwards from the NE corner of the N-gable elevation and appeared to be of modern date, has now been demolished.

6.2 Interior

The interior of the 'Old Coach House' appears to have been substantially altered in the mid-late 20th century. This may have been connected with its conversion to a clubhouse during the early 1960s; it also appears to have been used as a venue for other parish activities during the late 20th century. However, by 2008, the building was reported to have fallen into a state of dereliction and disrepair and had already been subject to considerable damage as a result of vandalism. As a consequence, little evidence of original internal fixtures and fittings has survived and the building is generally in a poor structural condition internally.

The further programme of ASBR revealed little to add to the recording undertaken in late 2015, in fact the condition of the interior had declined markedly since that date with part of the ceiling having collapsed in the first floor landing and new gaps having appeared in the floorboards within the northern and southern compartments at first floor level. As a consequence, access to the first floor was significantly restricted due to health and safety constraints.

6.2.1 Ground Floor

At ground level, the interior of the 'Old Coach House' is sub-divided into three separate rooms, separated by brick partition walls (*fig. 3*). The walls of all three rooms are coated in grey or white plaster that has been removed in many places, exposing the brickwork. The flooring throughout consists of rough concrete hardstanding, with no evidence of intact floor tiles, floorboards or carpeting.

The ground-floor room within the northern bay (which may be identified with the room described as a 'Kitchen, now a Wash House' in the 1889 inspection report) is largely devoid of notable features of interest. A large metal cupboard and a medicine cupboard are located within the NW corner of the room, presumably associated with its use as a clubhouse (*Plate 9*). Evidence for the use of the building in the late 20th century is indicated by the ceiling light fixtures and associated switches and wall plug sockets. A flat-headed doorway with a plain moulded frame in the W wall probably represents a mid-late 19th century addition; there was no internal evidence for the probable doorway associated with the blocked archway that is visible externally. A bricked-up rectangular window opening is visible in the E wall (*Plate 10*).

It appears that the fireplace, which must have been located in the N wall of this room (based on the location of the chimneystack), was bricked-up and the wall plastered over; a small hole has been knocked through the lower part of the wall, revealing a void within the wall which is most likely the hearth (*Plate 11*). The ceiling is plastered, although there is an exposed, chamfered beam running E-W across the centre of the room. It is unclear whether this beam represents a former internal sub-division: no evidence for holes or slots for vertical studs or rails was noted, although a large number of nails had been inserted in the thickness of the beam, which was also heavily blackened.

A doorway inserted in the S wall provides access to a second room, occupying the central portion of the building, which may be identified with the 'Harness Room' mentioned in the 1889 inspection report (*Plate 12*). As in the case of the northern room, very few features, fixings or fittings of interest were noted.

In contrast to the N room, the ceiling joists and rafters in the central compartment are exposed and painted and appear to be of late 19th-century date or later (*Plate 13*). Inserted within the W wall of this compartment is a flat-arched door with a wooden architrave. A steel door has been inserted in place of an earlier plank and batten door which stands next to the doorway. Attached to this earlier door are a number of horseshoes (*Plate 14*).

Evidence indicating that this room was also being refurbished for use in the late 20th century is provided by the survival of a modern bar-light fitting attached to the central ceiling joist and a number of light switches and fittings (including a fuse-box) attached to the E wall. A window opening in the E-wall has been bricked-up and the original casement removed (*Plate 15*).

Attached to the S wall of the room is a horizontal wooden rail with a row of nails projecting from it; it is possible that the nails may have been used for hanging horse tackle or harness but this remains unconfirmed (*Plate 16*). No evidence was noted for a connecting door linking this room to the Coach House, occupying the S portion of the building; if there had been a doorway in the S wall, it has evidently been walled-up and plastered over.

The southernmost compartment at ground level may be identified with the 'Coach House' listed in the 1889 inspection report; the broad archway with its pair of double doors was clearly meant to accommodate carriages or other vehicles. As with the northern and central rooms at ground floor level, this compartment has been subject to extensive modern alterations which have resulted in the removal of almost all earlier fixtures and fittings.

The walls have been coated in thick white plaster (partially denuded in places) and the original floor has been replaced by concrete hardstanding, while the window in the E wall has been bricked up (*Plate 17*). The ceiling appears to have been significantly heightened in the late 20th century (as evidenced by the modern joists and the bar light fitting just beneath the ceiling); however the line of the original ceiling is still discernible, together with the lower part of what appears to be the lower part of the door leading from the first floor landing to the loft above (*Plate 18*).

The indentations for a number of cupboards and wall fittings are visible in the W and N walls of the room (*Plate 19*), however no clear evidence was observed for a door connecting this room with the central compartment ('harness room') immediately to the N.

6.2.2 First Floor

The first floor is accessed from a straight flight of wooden stairs located immediately right of the entrance to the northern compartment (*Plate 20*). The plain moulded door architrave at the foot of the stairs appears to be of mid-19th -century date; however, the existing box staircase and handrail appear to be of later date, probably contemporary with the refurbishment of the building in the mid-late 20th century. Health-and-safety concerns limited recording of the first floor; in specific areas the floorboards were weakened or had been removed entirely, particularly within the northern and southern compartments (the condition of which had deteriorated markedly since the original recording in 2015).

It is evident that the rooms at first-floor level were all extensively altered as part of the refurbishment of the building which took place in the mid-late 20th century. Consequently, almost all surviving fixtures and fittings and internal decoration appear to date from this refurbishment phase.

The first-floor landing was originally lit by a window in the W wall, above and to the right of the staircase, which was probably blocked in the mid-late 20th century (*Plate 22*). Two plain moulded doorways lead off to rooms to the N and E of the landing (*Plate 21*): the original doors appear to have been replaced by modern doors (probably installed as part of the mid-late 20th -century refurbishment phase).

The room to the N of the first floor (which appears to be identifiable with the room above the 'Wash House' mentioned in the 1889 inspection report) has evidently been substantially altered in the mid-late 20th century to accommodate a kitchen unit (against the E wall), storeroom and wall cupboard. The ceiling and walls are coated with thick white plaster. Several holes in the ceiling and floorboards were observed. No evidence was noted for the fireplace referred to in the 1889 report (which would have been located on the N wall): it is likely that it was removed and the opening walled-up and concealed by plaster when the storeroom in the NE corner of the room and the large deep wall-cupboard (with heavy metal doors) in the NW corner were installed. The window in the E

wall (above the kitchen unit) appears to be an original feature, although the existing two-light glazed casement is clearly of modern date.

Located immediately E of the first-floor landing is a narrow room extending parallel to the landing: it presumably can be identified with the room over the 'Harness Room' mentioned in the 1889 inspection report. The ceiling is plastered, while the walls are covered in patterned wallpaper of mid-late 20th century date. A cupboard or wardrobe appears to have been situated at the SW corner of the room, indicated by a gap in the wallpaper (*Plate 25*). The window opening in the E wall appears to be an original feature, although the existing two-light casement is clearly of modern date (*Plate 26*).

To the S of the landing, a rectangular hatch with plank-and-batten door gives access to a raised loft above the 'Coach House'; the height of the loft floor is approximately 0.50m above the rest of the first floor (*Plate 27*). A flight of wooden steps leading up to the hatch has been removed since 2015. This raising of the floor level appears to have been undertaken as part of the refurbishment of the building in the mid-late 20th century, as evidenced by the ceiling joists visible in the room beneath. The hatch door comprises five planks of unequal width, with cast-iron strap hinges and a sliding door bolt. The form of the hinges is suggestive of a 19th-century date, although it is difficult to be more precise. The sliding bolt attached to the door appears to be later than the hinges; it is possible that it represents a replacement of an earlier latch.

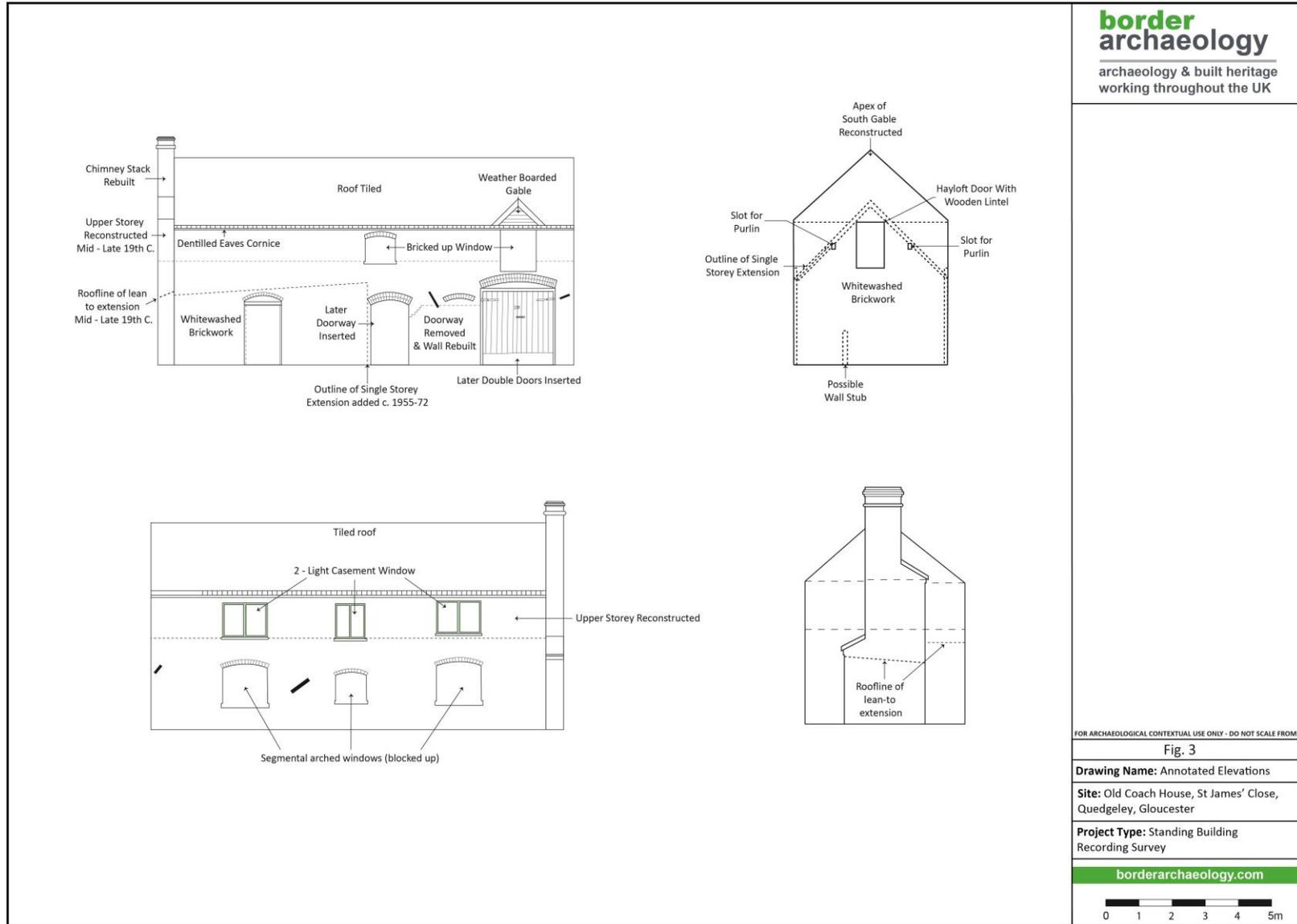
The interior of the loft is coated in a dull, coarse grey plaster, in contrast to the white plaster used elsewhere at upper-storey level. A number of newspaper fragments attached to the walls appear to date to the early 1960s and may well relate to the usage of this building as a youth club house. Within the loft is an exposed roof truss, of typical open -truss form with angled struts connecting the collar to the principal rafters (*Plate 28*).

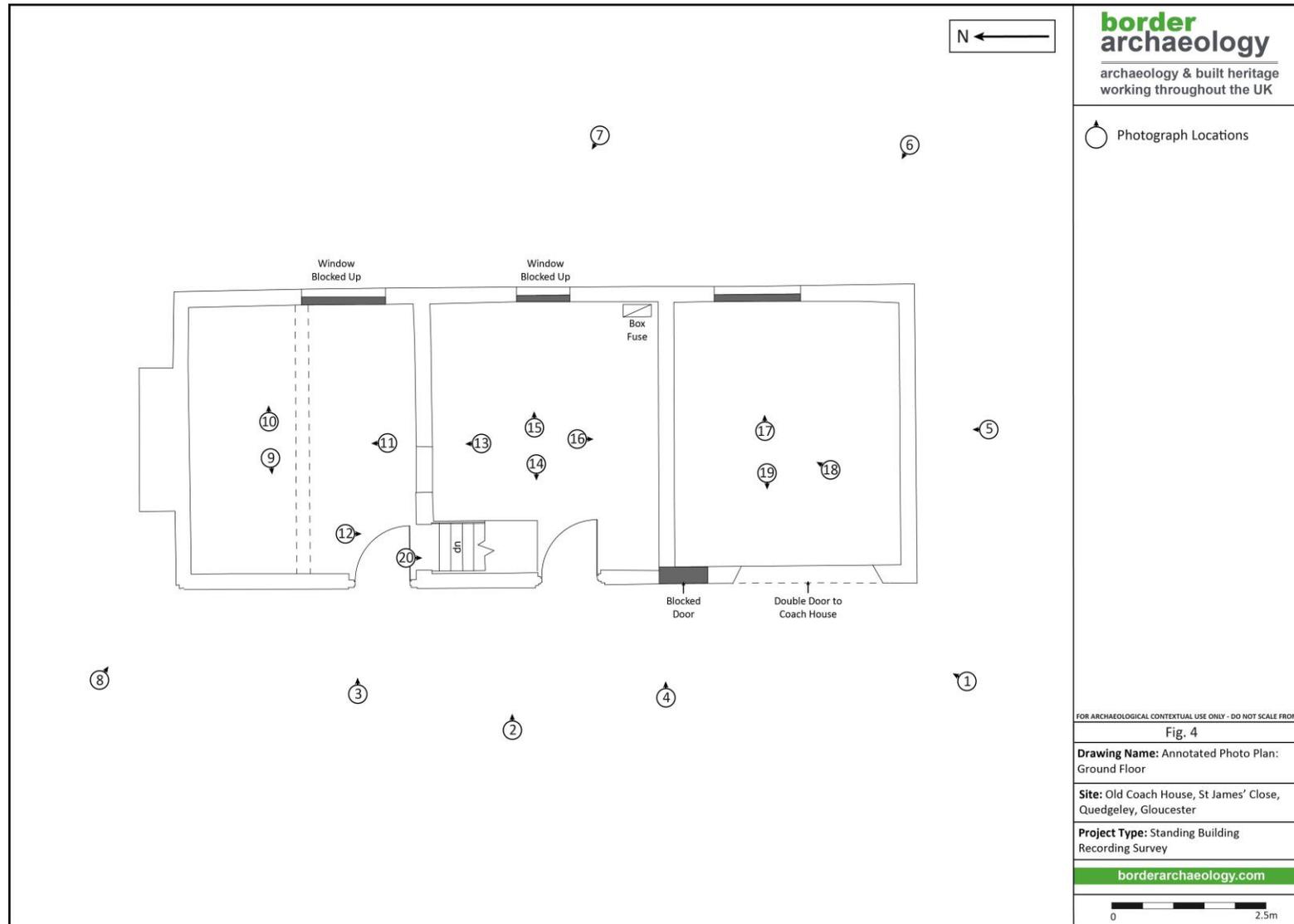
Inserted in the S wall of the loft is a rectangular hatch, with plank-and-batten door, strap hinges and a sliding bolt, similar in form to the hatch door on the N side of the room (*Plate 29*). It is likely that the hatch was inserted in the mid-late 19th century and connected this loft to the lean-to extension formerly attached to the S gable wall (which was probably used as a stable). At the apex of the S gable wall is a bricked-up opening (not visible externally).

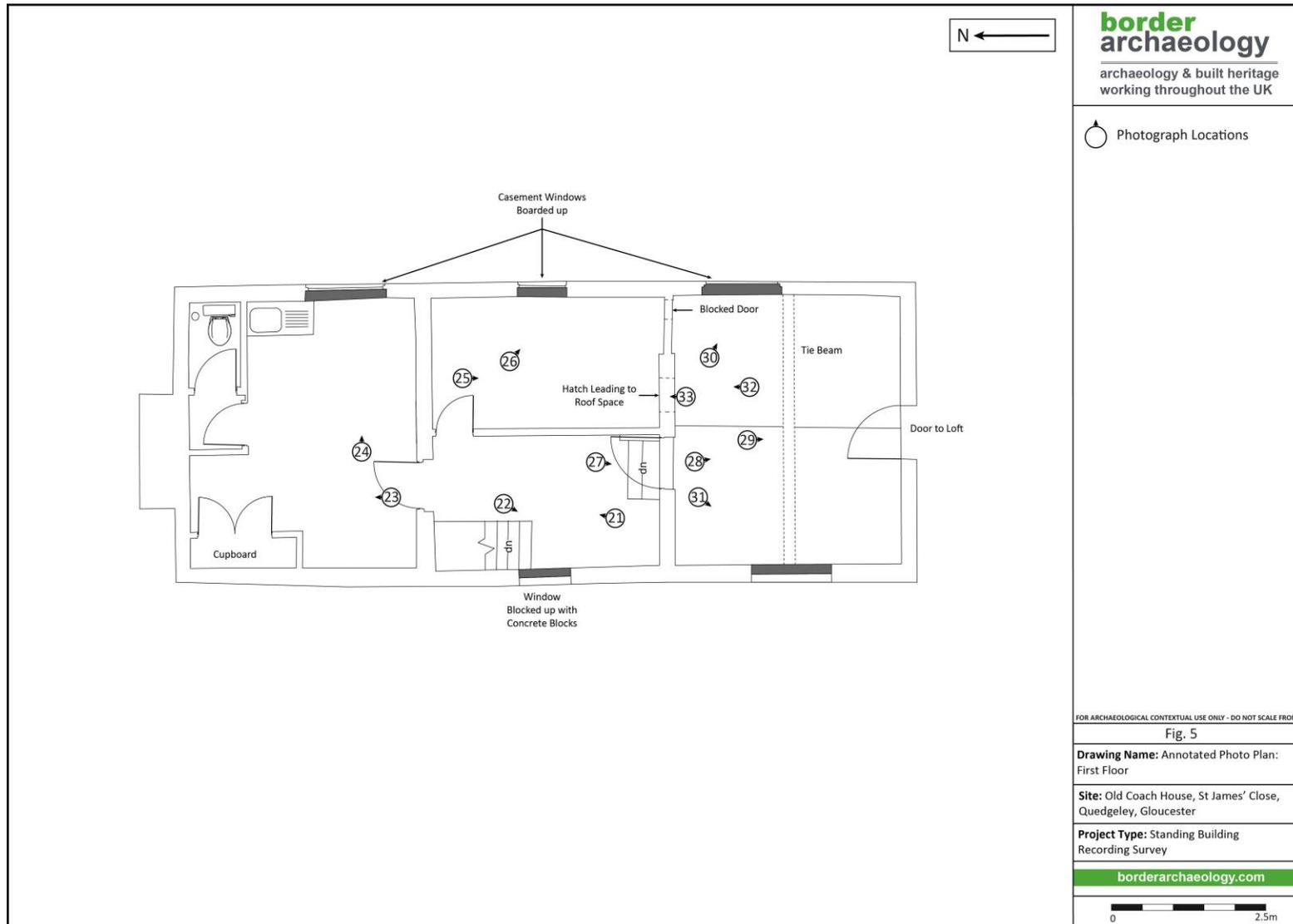
The window in the E wall of the loft has survived, although the existing two-light casement is clearly a modern replacement (*Plate 30*), while the window in the W wall of the loft has been completely blocked-up and concealed by plaster, although its position is indicated by a wooden lintel (*Plate 31*).

A rectangular hatch with plank and batten door located within the upper part of the N wall of the loft provides access to the roof space (*Plate 32*). To the right of this hatchway is a blocked door with wooden lintel which presumably gave access to the narrow compartment immediately to the E of the landing. This appeared to correspond to the same blocked doorway which was partially visible in the compartment below.

Due to health and safety constraints, it was not possible to fully inspect the roof space, however it was of open-truss type with a single set of trenched purlins (*Plate 33*). A number of the angled struts connected to the principal rafters appear to have been replaced.







7 Conclusions

The further programme of ASBR undertaken by Border Archaeology at The Old Coach House Quedgeley largely corroborated the results of the previous investigations undertaken in 2015. Three distinct phases of construction were identified, which may be summarised thus:

7.1.1 Phase 1 (early 19th century)

This phase of building activity is represented by the original construction of the extant two storey gabled block, which may be assigned to the early 19th century. It is likely that this represents the northernmost of the two cottages that are recorded in this location on the inclosure map of 1839 and that the southernmost cottage was subsequently demolished and replaced by a single-storey lean-to extension at some point between c.1860 and 1884 (the date of the OS 1st edition map).

It is possible that it may have been constructed as early as 1811, based on the evidence of the OS surveyor's drawing, although the earliest definite representation of the building appears on the Quedgeley inclosure map of 1839. It remains unclear who actually built the cottages; the fact that they are mentioned in the 1840 poor rate assessment as 'formerly Mr Beach's' may suggest that they were built by William Beach, who appears to have acquired ownership of Green Farm from the Curtis-Hayward family at some point between 1820 and 1831, or that they may have been built in or before 1820 by the Curtis-Hayward family.

Within the principal W-facing elevation, surviving components assigned to Phase 1 include an intact doorway within the N bay, the arch of a probable blocked doorway within the central bay and two blocked windows at upper-storey level. The segmental-arched window openings in the E-facing elevation at ground floor level are probably original, the flat headed windows at upper storey level may also be in their original positions although it appears that the upper storey was heavily renewed (based on the noticeable change in brickwork) in the mid-late 19th century when the cottage was converted into an outbuilding. The two light casements in the upper storey windows are evidently modern insertions. The lower stages of the chimneystack at the N-gable end are also probably datable to this phase of work, although the upper stages were evidently renewed and rebuilt subsequently (as indicated by the changes in brickwork).

Internally, there are very few visible surviving features or fixtures; the fireplaces at ground-floor and upper-storey level have both been removed, together with any other original fixtures or fittings. An exposed chamfered ceiling beam in the northern bay at ground-floor level appears to be an original feature.

The original internal arrangements both at ground floor and upper-storey level appear to have been significantly altered, both following its conversion into a coach house, harness room and laundry/wash house in the mid-late 19th century and later, as a result of more recent refurbishment in the 1960s-70s. This is evidenced by the blocking up of the arched opening in the W-facing elevation at ground floor level, which appears to have been associated with the enlargement of the room within the southernmost bay to accommodate the coach house in the mid-late

19th century. Although the roof structure has generally been subject to a significant degree of repair and renewal, a number of surviving roof trusses (of simple collar-and-truss type) may well represent original fabric.

7.1.2 Phase 2 (mid-late 19th century)

This second phase of activity, which may be assigned broadly to the mid-late 19th century, is represented by the probable demolition of the southern cottage and the conversion of the northern cottage to a coach house, harness room and laundry/washhouse. Examination of the documentary evidence suggests that these substantial changes probably occurred between c.1860 (when the cottages were transferred into the ownership of the Rectory) and certainly by no later than 1884 (the date of the OS 1st edition 25-inch map).

The inspection report for 1889 shows that the building then comprised a three-bay block with lean-to extensions at either end. It is significant that the 1889 report refers only to a single cottage, not two cottages, which further implies that the second cottage had presumably been demolished prior to the conversion taking place.

External evidence for these alterations is represented by the renewal and partial reconstruction of the upper storey of the Old Coach House, as evidenced by the noticeable change in colour and bonding of brickwork, the reconstruction of the S gable elevation and part of the N gable and chimneystack, the insertion of a doorway in the central bay of the W-facing elevation and the existing pair of double doors (associated with the 'Coach House') in the southernmost bay. The single-storey lean-to extension added to the N gable end has since been demolished but its roofline is still visible on the projecting chimneystack and there is also evidence of whitewash on the lower part of the N gable wall, suggestive of internal decoration.

Internally, this phase of activity is evidenced by the enlargement of the compartment at the S end of the building to accommodate a Coach House, which necessitated the blocking up of the doorway in the central bay of the W-facing elevation at ground level, the demolition of the partition wall marking the original division between the central and southern compartments at ground level, and the construction of a new the construction of a new loft above the Coach House and the insertion of a new partition wall between the loft and the first floor landing. A doorway in the upper storey of the S gable elevation led from the compartment above the Coach House to a hayloft within the adjoining lean-to extension (later demolished to make way for a modern two-bay garage), which was probably used as a stable block.

There are again almost no intact fixtures or fittings relating to this phase of activity at ground-floor level; evidence for the fireplace and stove documented within the northern compartment (formerly the 'Wash House') has been completely removed. It is possible that a row of nails on a horizontal wooden rail attached to the S wall of the central compartment (formerly the 'Harness Room') may have been used for hanging horse tackle or harness. The exposed ceiling joists within the central compartment may also be assigned to this phase of activity (or to the later repairs undertaken in accordance with the 1889 inspection report).

At first floor level, evidence for this phase of reconstruction is probably represented by the existing staircase and landing, the moulded frames of the doorways leading to the two rooms to the N and E of the landing, the square hatch with plank-and-batten door leading to the loft above the 'Coach House' and the corresponding hatch and

door in the S wall of the loft (which presumably linked to the lean-to extension formerly attached to the S gable end of the building).

Extensive repairs appear to have been made to the fabric and internal fixtures and fittings following the inspection of the structure carried out in 1889. The repointing of the upper stages of the chimneystack may be assigned to this phase of work, while evidence for these repairs internally may be represented by the flooring of the upper storey (which was reported as being in a decayed state in 1889 and was presumably either replaced or heavily renewed). It appears that the roof and its tiling were also heavily renewed in accordance with the recommendations made in the 1889 inspection report.

7.1.3 Phase 3 (mid-late 20th century)

This phase of activity, which may be dated to the 1960s-70s (presumably contemporary with the refurbishment of the Rectory) is represented by the demolition of the two lean-to structures at the N and S gable ends, which were erected in the mid-19th century, and the construction of two single-storey garage extensions attached to the S- and W-facing elevations, which have now been demolished.

The masonry of the uppermost portion of the chimneystack at the N gable end of the 'Old Coach House' appears to have been reconstructed at the same time. The upper-storey windows in the principal (W-facing) elevation were also blocked up, as were the ground-floor windows in the rear (E-facing) elevation, while the upper-storey fenestration was completely renewed with modern two-light casements.

Substantial alterations were also made to the interior of the main block, with the removal of the fireplaces in the N compartments at ground- and upper-storey level, the replacement of the floor in the 'Coach House' with modern concrete hardstanding and the heightening of the ceiling (as evidenced by the modern ceiling joists and rafters) and the substantial alteration of the upper-floor room in the N end of the building to accommodate a kitchen, storeroom and wall-cupboard. Almost all of the extant plasterwork and wallpaper in the ground- and first-floor rooms can be assigned to this phase of refurbishment.

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10 Appendix 1: Photographic Record



Plate 1: External view looking NE showing principal W-facing elevation of the 'Old Coach House'



Plate 2: External view looking E showing principal W-facing elevation of the 'Old Coach House'



Plate 3: External view looking E showing detail of northernmost bay of W-facing elevation with segmental-arched doorway and roofline of demolished single-storey modern extension



Plate 4: External view looking E showing detail of central and southern bays of principal W-facing elevation



Plate 5: External view looking N showing S-gable elevation of 'Old Coach House'



Plate 6: External view looking NW showing exposed rear (E-facing elevation) of 'Old Coach House'



Plate 7: External view looking WNW showing rear (E-facing) elevation of 'Old Coach House'



Plate 8: External view looking SE showing N-gable elevation of the 'Old Coach House' with chimneystack



Plate 9: Internal view looking W showing doorway and modern cabinets in W wall of northern compartment at ground level



Plate 10: Internal view looking E showing blocked window in E wall of northern compartment at ground level



Plate 11: Internal view looking N showing northern compartment at ground floor level with chamfered ceiling beam



Plate 12: Internal view looking S showing doorway leading to central compartment at ground floor, to the right of which is a stairway leading to the first floor



Plate 13: Internal view looking N showing doorway in N wall of central compartment with whitewashed walls and exposed ceiling joists



Plate 14: Internal view looking W showing doorway in S wall of central compartment on ground floor, adjacent to which is an earlier plank and batten door with horseshoes attached



Plate 15: Internal view looking E showing blocked window in E wall of central compartment at ground floor level with exposed, whitewashed ceiling beams and joists



Plate 16: Internal view looking S showing S wall of central compartment on ground floor with wooden horizontal rails, possibly for hanging harnesses



Plate 17: Interior view of southernmost compartment ('Coach House') at ground floor level, with blocked window in E wall and heightened ceiling



Plate 18: Internal view looking N showing N wall of southernmost compartment on ground floor showing lower part of blocked doorway to top right of picture



Plate 19: Internal view looking W showing W wall of southernmost compartment on ground floor with indentations for cupboards to right of doorway



Plate 20: Internal view looking S showing staircase leading to first floor landing



Plate 21: Internal view looking N showing rooms to N and E of first floor landing



Plate 22: Internal view looking SSW showing blocked window in W wall of first floor landing



Plate 23: View looking N showing interior of northern compartment on first floor



Plate 24: View looking E showing interior of northern compartment on first floor showing modern kitchen fittings and casement window in E wall



Plate 25: Internal view looking S showing S wall of compartment to E of first floor landing



Plate 26: Internal view looking SE showing casement window in E wall of compartment to E of first floor landing



Plate 27: Internal view looking S showing hatch with plank and batten door leading to loft off first floor landing



Plate 28: Internal view looking S showing exposed tie beam roof truss in loft compartment with blocked opening in apex of S wall



Plate 29: Internal view looking S showing plank and batten door in S wall of loft compartment, formerly leading to stable



Plate 30 Internal view looking SE showing casement window in E wall of loft compartment



Plate 31: Internal view looking SW showing blocked window (with lintel) in W wall of loft compartment



Plate 32: Internal view looking N showing N wall of loft with doorway to landing, above which is hatch leading to roof space with a blocked doorway to far right of picture



Plate 33: Internal view looking N showing detail of roof structure with angled struts connected to the principal rafters

Plate No.	Description
1	External view looking NE showing principal W-facing elevation of the 'Old Coach House'
2	External view looking E showing principal W-facing elevation of the 'Old Coach House'
3	External view looking E showing detail of northernmost bay of W-facing elevation with segmental-arched doorway and roofline of demolished single-storey modern extension
4	External view looking E showing detail of central and southern bays of principal W-facing elevation
5	External view looking N showing S-gable elevation of 'Old Coach House'
6	External view looking NW showing exposed rear (E-facing elevation) of 'Old Coach House'
7	External view looking WNW showing rear (E-facing) elevation of 'Old Coach House'
8	External view looking SE showing N-gable elevation of the 'Old Coach House' with chimneystack
9	Internal view looking W showing doorway and modern cabinets in W wall of northern compartment at ground level
10	Internal view looking E showing blocked window in E wall of northern compartment at ground level
11	Internal view looking N showing northern compartment at ground floor level with chamfered ceiling beam
12	Internal view looking S showing doorway leading to central compartment at ground floor, to the right of which is a stairway leading to the first floor
13	Internal view looking N showing doorway in N wall of central compartment with whitewashed walls and exposed ceiling joists
14	Internal view looking W showing doorway in S wall of central compartment on ground floor, adjacent to which is an earlier plank and batten door with horseshoes attached
15	Internal view looking E showing blocked window in E wall of central compartment at ground floor level with exposed, whitewashed ceiling beams and joists
16	Internal view looking S showing S wall of central compartment on ground floor with wooden horizontal rails, possibly for hanging harnesses
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20	Internal view looking S showing staircase leading to first floor landing
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23	View looking N showing interior of northern compartment on first floor
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25	Internal view looking S showing S wall of compartment to E of first floor landing
26	Internal view looking SE showing casement window in E wall of compartment to E of first floor landing
27	Internal view looking S showing hatch with plank and batten door leading to loft off first floor landing
28	Internal view looking S showing exposed tie beam roof truss in loft compartment with blocked opening in apex of S wall
29	Internal view looking S showing plank and batten door in S wall of loft compartment, formerly leading to stable
30	Internal view looking SE showing casement window in E wall of loft compartment
31	Internal view looking SW showing blocked window (with lintel) in W wall of loft compartment
32	Internal view looking N showing N wall of loft with doorway to landing, above which is hatch leading to roof space with a blocked doorway to far right of picture
33	Internal view looking N showing detail of roof structure with angled struts connected to the principal rafters

Table 1: List of Plates

Document Title		Document Reference	
Archaeological Standing Building Recording on behalf of Gloucester City Homes concerning The Old Coach House (Plot 12) St James' Close Quedgeley Gloucester GL2 4PL		BA1926(1729)SJCQ	
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