



Northamptonshire Archaeology

Building recording of a coach house at Mortimers
33 Rectory Lane, Milton Malsor, Northamptonshire
September 2011



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2 Bolton House
Wootton Hall Park
Northampton NN4 8BE
t. 01604 700493 f. 01604 702822
e. sparry@northamptonshire.gov.uk
w. www.northantsarchaeology.co.uk



Northamptonshire
County Council

Pat Chapman
and Andy Chapman

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STAFF

Project manager Iain Soden BA MIfA
 and Andy Chapman BSc MIfA FSA

Text Pat Chapman BA CMS AIfA

Fieldwork Andy Chapman &
 Pat Chapman

Illustrations Andy Chapman
 Amir Bassir BSc

QUALITY CONTROL

	Print name	Signed	Date
Checked by	Joe Prentice		
Verified and Approved by	Andy Chapman		

OASIS REPORT FORM

PROJECT DETAILS		
Project title	Building recording of a coach house at Mortimers, 33 Rectory Lane, Milton Malsor, Northamptonshire, September 2011	
Short description	Northamptonshire Archaeology carried out building recording on a coach house at Mortimers, 33 Rectory Lane, Milton Malsor, Northamptonshire. The coach house was built in ironstone between 1885 and 1899 and comprises a carriage house with stables and an upper storey hayloft. It is roofed in slate with decorative ceramic ridge tiles. There are internal brick jambs for the doors and windows, brick floors and brick partition walls. The doors and windows and their fittings are probably original. The rainwater goods and electric light were installed in the mid 20th century.	
Project type	Building recording	
Previous work	None	
Future work	Unknown	
Monument type and period	Carriage house and stables, 19th century	
Significant finds	N/A	
PROJECT LOCATION		
County	Northamptonshire	
Site address	Mortimers, 33 Rectory Lane, Milton Malsor, NN7 3AQ	
Easting /Northing	SP 73441 55285	
Area	170x60 sqm	
Height OD	c 82m aOD	
PROJECT CREATORS		
Organisation	Northamptonshire Archaeology	
Project brief originator	Assistant planning officer, Northamptonshire County Council	
Project Design originator	NA	
Director/Supervisor	Andy Chapman	
Project Manager	Ian Soden	
Sponsor or funding body	Charles Darby, MEB Design Ltd	
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Start date	20/09/2011	
End date	20/09/2011	
ARCHIVES	Location (Accession no.)	Content (eg pottery, animal bone etc)
Physical		
Paper	Northamptonshire Archaeology	Map extracts
Digital	Northamptonshire Archaeology	Mapinfo Plans, Word Report
BIBLIOGRAPHY		
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Contents

1	INTRODUCTION
2	BACKGROUND
3	METHODOLOGY
4	THE COACH HOUSE
4.1	The exterior
4.2	The carriage house
4.3	Stable 1
4.4	Stable 2
4.5	Stable 3
4.6	The roof
4.7	The hayloft
4.8	The tool shed
5	HISTORIC MAPS
6	DISCUSSION
	BIBLIOGRAPHY

Figures

Front cover The southern elevation and brick courtyard

- Fig 1 Location plan
- Fig 2 Mortimers, 33 Rectory Lane, Milton Malsor
- Fig 3 Plans and elevation of the Coach House
- Fig 4 The south elevation and the western gable end
- Fig 5 Detail of south elevation and gable end to show contrasting builds
- Fig 6 Brick yard along south frontage, looking east
- Fig 7 The carriage house doors, looking north-east
- Fig 8 Carriage house doors interior, showing brick jambs
- Fig 9 The door opening into Stable 1
- Fig 10 Decorative latch-lifter plate on the door to Stable 1
- Fig 11 The hayloft door, with strap hinges
- Fig 12 The carriage house window
- Fig 13 Doorway to Stable 3 and window to Stable 2
- Fig 14 Stable 3, lower door and strap hinge
- Fig 15 Cast iron rainwater head
- Fig 16 Kite-marked cast iron downpipe
- Fig 17 Plastic downpipe emptying into brick-lined drain outside Stable 2
- Fig 18 Detail of roof showing the ironstone coping and the decorative ridge tiles, and weather vane mounted on a stone finial at the eastern gable
- Fig 19 West elevation
- Fig 20 The north elevation, showing the roughly coursed ironstone wall
- Fig 21 Detail of north elevation, showing metal grilles over the ventilators
- Fig 22 The eastern gable end above the tool shed roof

- Fig 23 The east wall inside the tool shed, showing the bulging rebuild
- Fig 24 The plain brick floor in the Carriage House
- Fig 25 The carriage house window
- Fig 26 Decorative window catch
- Fig 27 The carriage house, showing corner brick fireplace
- Fig 28 The carriage house fireplace
- Fig 29 The carriage house, east wall with doorway
- Fig 30 The decorative latch lifter and bolt on the carriage house door
- Fig 31 The moulded door frame in the carriage house,
- Fig 32 Stable 1, brick floor with central drain
- Fig 33 Stable 1, the pierced iron grille drain drain-cover
- Fig 34 The rungs of the hayloft ladder, showing alternating wear pattern
- Fig 35 Stable 1, the front door and the hayloft ladder
- Fig 36 Stable 1, tethering ring
- Fig 37 Stable 1, the fittings for a corner manger
- Fig 38 Stable 1, bakelite light switch
- Fig 39 Stable 2, doorframe with pintle
- Fig 40 Stable 2, brick floor with central drain
- Fig 41 Stable 2, north wall, showing ventilator grille and painted band
- Fig 42 Stable 2, ventilator grille
- Fig 43 Stable 2, showing doorway and window
- Fig 44 Stable 2, showing metal window catch
- Fig 45 Stable 3, the brick floor
- Fig 46 Stable 3, the north wall, with ventilator, slot and water pipe
- Fig 47 Stable 3, door, hayloft trapdoor and modern fitting
- Fig 48 Stable 3, modern fitting
- Fig 49 Stable 3, lath and plaster ceiling
- Fig 50 Stable 3, the hayloft hatch
- Fig 51 Stable 3, ceiling aperture
- Fig 52 The hayloft, showing wall plate, purlin and rafters, looking east
- Fig 53 The hayloft, showing laths, Welsh slates and glass 'slate'
- Fig 54 The hayloft, looking west, showing step above Carriage House
- Fig 55 The hayloft door, trapdoor and ladder
- Fig 56 The hayloft hatch over Stable 3
- Fig 57 The hayloft, looking east, showing the chimney flue in the partition wall
- Fig 58 The hayloft, east window shutter
- Fig 59 Simple shutter catches
- Fig 60 The hayloft, west window
- Fig 61 West window, decorative catch
- Fig 62 The hayloft, wooden bracket below west window
- Fig 63 The tool shed
- Fig 64 The tool shed door
- Fig 65 The tool shed door lock
- Fig 66 The tool shed window
- Fig 67 Extract from First Edition Ordnance Survey map 1885, 25 inch
- Fig 68 Extract from Ordnance Survey map, 1900, 25 inch, showing the then recently built coach house (yellow)

Back cover The decorative west window in the hayloft

**BUILDING RECORDING OF A
COACH HOUSE AT MORTIMERS, 33 RECTORY LANE
MILTON MALSOR, NORTHAMPTONSHIRE
SEPTEMBER 2011**

Abstract

Northamptonshire Archaeology carried out building recording on a coach house at Mortimers, 33 Rectory Lane, Milton Malsor, Northamptonshire. The coach house was built in ironstone between 1885 and 1899 and comprises a carriage house with adjacent stables, an upper storey hayloft and an abutting brick tool shed. It is roofed in slate with decorative ceramic ridge tiles and stone finial. There are internal brick jambs for the doors and windows, brick floors with central drains in the stables, and brick partition walls. The doors and windows and their fittings are probably original. The rainwater goods and electric light were installed in the mid 20th century.

1 INTRODUCTION

Northamptonshire Archaeology was commissioned by Mr M Darby to undertake building recording on a coach house at Mortimers, 33 Rectory Lane, Milton Malsor, Northamptonshire (NGR SP73441 55285, Fig 1). Planning consent had been obtained for the conversion of a detached coach house into a residence subject to the implementation of a programme of archaeological work in accordance with a written scheme of investigation (NA 2011) approved by the Assistant Archaeological Advisor to Northamptonshire County Council.

The building recording was carried out on 20 September 2011.

2 BACKGROUND

The village of Milton Malsor lies just to the south-west of Northampton beyond the M1. It has a Saxon origin, indicated by its inclusion in the Domesday Book of 1086. Much of the village is a conservation area with many listed buildings, particularly the traditional ironstone buildings with thatched or tiled roofs. There are four listed buildings in Rectory Lane, including Mortimers.

Mortimers is located on the southern edge of the village down a short track to the south of Rectory Lane. There is woodland and fields to the west, fields to the south and east with buildings fronting onto Rectory Lane to the north (Fig 2). The house is listed Grade II and is early 18th century in date with additions and alterations in the 19th century. The coach house is a later addition comprising a detached ironstone building roofed in slate, set against the northern property boundary to the rear of the main house. It comprises a carriage house and stables with a first-floor hay loft and an abutting tool shed. It is not listed individually, but falls within the curtilage of the main house.

The land is flat and the underlying geology is Northamptonshire Sand and Gravel.



Scale 1:5,000

Site location Fig 1



Scale 1:500

Mortimers, 33 Rectory Lane, Milton Malsor Fig 2

3 METHODOLOGY

The site recording included the following elements:

- a comprehensive digital photographic survey of the building in its present condition;
- detailed recording of significant structural features, including any architectural detailing and decoration, timber framing, and other features;
- annotation of the architect's plans and sections, which are drawn at a scale of 1:100, to establish an accurate archaeological record of the building to English Heritage Level 2 (EH 2006, section 5). The accuracy of the architect's plans were checked and annotated to produce an accurate archaeological building record.

All works were conducted in accordance with the procedural documents *The Management of Research Projects on the Historic Environment* (EH 2006b, revised 2009); and the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (IfA revised 2008).

A visit was made to Northamptonshire Record Office to consult historic maps to ascertain a date range for the construction of the coach house.

The work comprised a single site visit, as the roof timbers were clearly visible in the hayloft and could be recorded at that time. The building was clean and empty having recently been cleared of virtually all accumulated debris, so there were no hindrances or obscured detail for the photographic recording.

4 THE COACH HOUSE

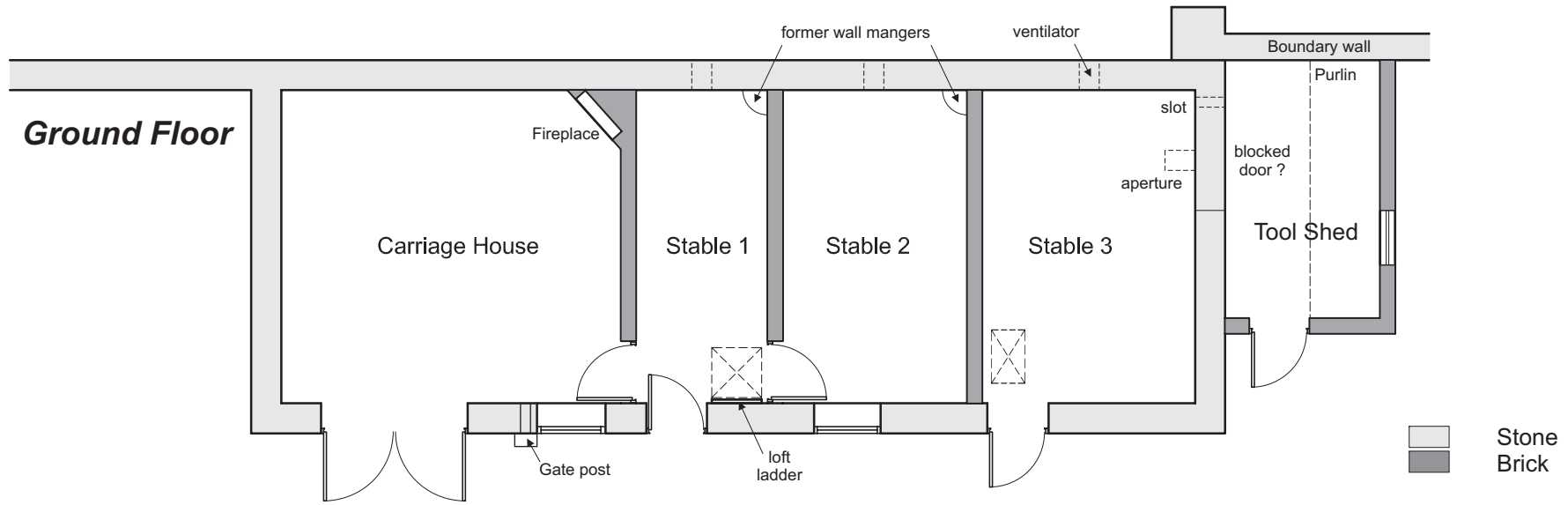
The coach house stands at the northern boundary of the property. Access from the lane lies to the west, at the northern end of the main house, where there is a square yard flanked by part of the main range and other ancillary buildings to the south and east. From the carriage house there was access to the yard to the west, and from the stables there was also access to the paddocks to the south-east of the buildings.

The coach house is a simple rectangular structure, aligned east to west, 14m long by 5.5m wide, built in stone with brick detailing and brick partition walls. It is a two-storey building with the ground floor comprising a carriage house and two adjoining stables immediately to the east, with a separately accessed stable, perhaps serving as a loose box, at the eastern end of the building. A brick tool shed abuts the east elevation. The hayloft on the first floor is accessed by a loft ladder and is subdivided by partition walls, with a separate room over the carriage house (Fig 3).

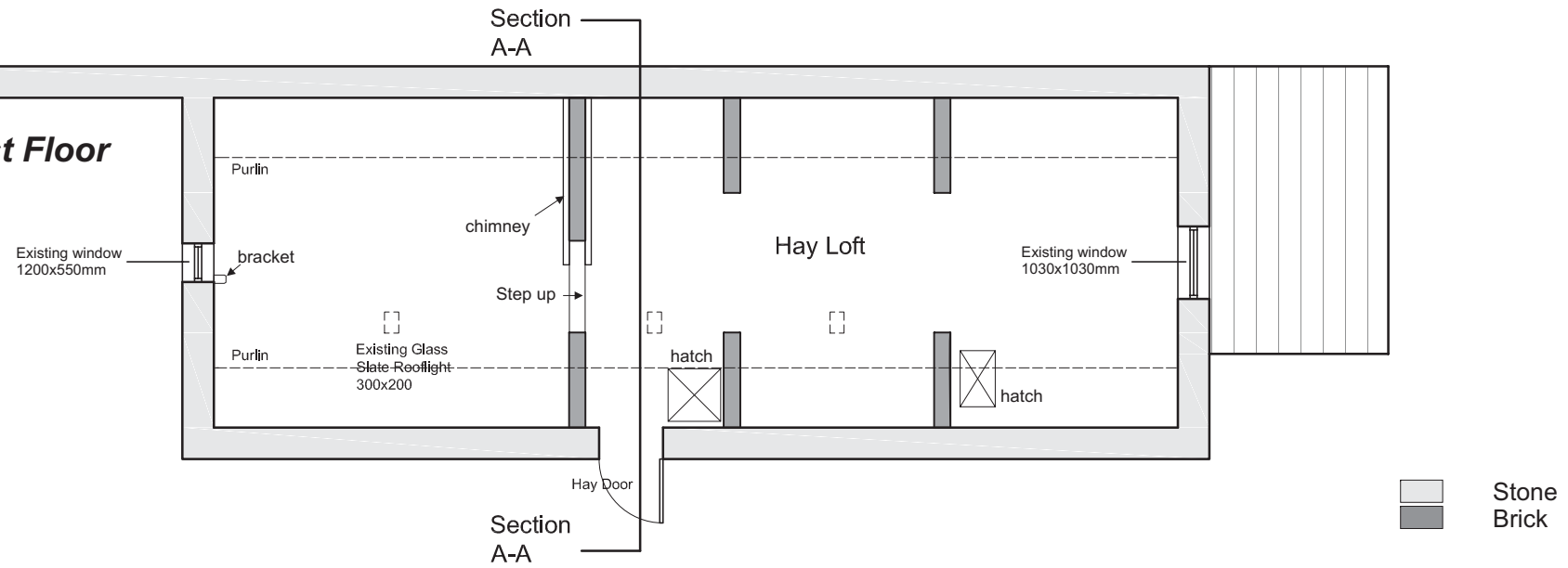
The northern elevation is bonded with the property boundary wall on the west side, but to the east where the boundary wall abuts the elevation, and both the main building and the boundary wall are abutted by a brick tool shed.

The north wall of the building on the inside is very uneven and undulating, while the front wall shows fewer irregularities in its build. This accounts for the recorded variations in the room lengths, which can vary by up to 120mm within a single room, and has an extreme range of 4.70-5.12m, depending on where the measurement were taken

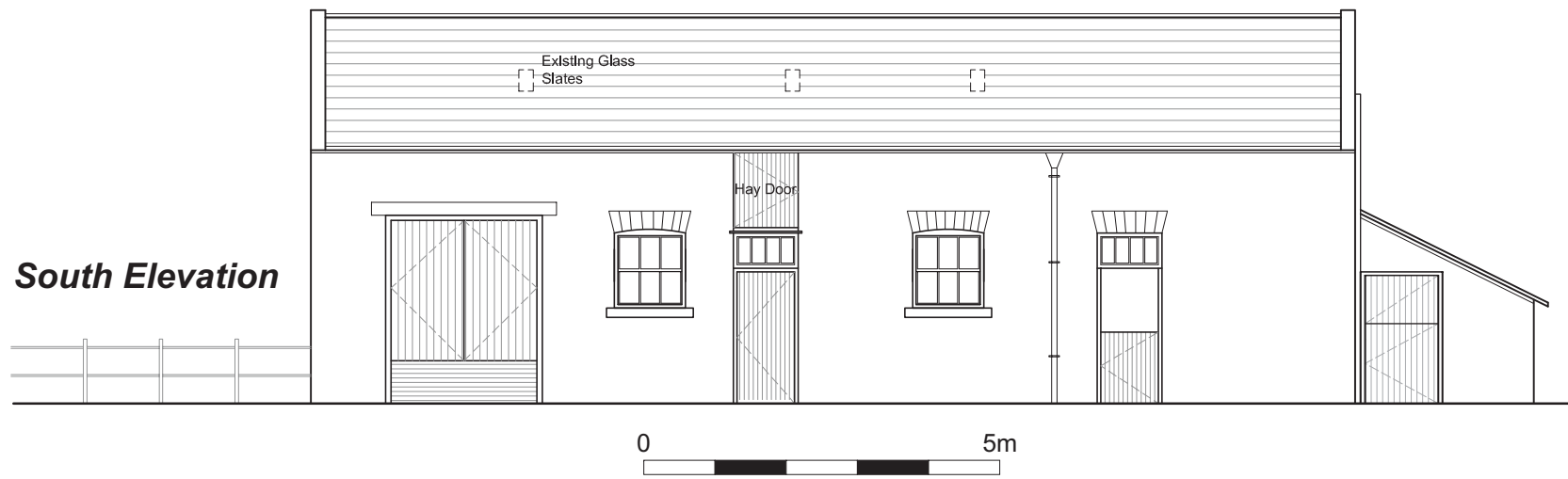
Ground Floor



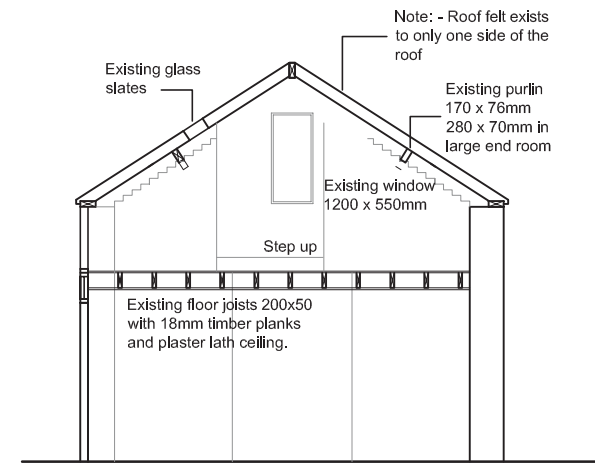
First Floor



South Elevation



Section A-A



Along the frontage there is narrow yard, paved with blue engineering bricks, sloping away from the frontage (Fig 6). A gate hung on a wooden post bolted to the building wall separated the carriage house from the stable yard to the east.



Brick yard along south frontage, looking east Fig 6

To the west the double doors of the carriage house are 2.94m wide (Figs 7 and 8). The two vertical plank doors are ledged with one thin brace, painted white on the outside and framed in green. They are hung on a wooden frame with plain strap hinges extending the full width of the door, and set beneath a timber lintel. The frame and lintel are both painted white. The internal door jambs are bright orange and red bullnose bricks. Inside the carriage house, the west door is fastened by a vertical bolt to the frame and the east door by a bolt to the west door. The bottom 0.57m of both doors has been removed, probably due to decay, and replaced by part of another door laid horizontally across the whole opening, and recessed against the jambs to be removable.



The carriage house doors, looking north-east

Fig 7

4.1 The exterior

South elevation

This elevation is built in dressed ironstone laid in neat courses and bonded in white lime mortar (Figs 3, 4 and 5). It contains three doors: the double carriage house doors and the doors to the stables; and windows for the carriage house and the second stable, Stable 2. The tool shed at the eastern end is set back from the main elevation.



The south elevation and the western gable end Fig 4



Detail of south elevation and gable end to show contrasting builds Fig 5



Carriage house doors interior, showing brick jambs Fig 8



The door opening into Stable 1 Fig 9



Decorative latch-lifter plate on the door to Stable 1 Fig 10

To the east a single leaf door provides access to Stables 1 and 2 (Fig 9). It is vertically-planked, ledged and half braced, painted green outside and hung on a green-painted

timber frame by plain strap hinges top and bottom on the inside (see Fig 35). The bottom of the door is plain wood and slightly damaged having lost a ledge from the bottom. On the east side of the door there is a decorative latch-lifter plate, probably original (Fig 10). Underneath there is an oval metal keyhole escutcheon set into the door, and below that there is a lock on a wooden block that has been added recently.

Above the door is a four-light overdoor panel, which is hinged at the top and can be held closed by a simple wooden swivel catch. The frame above the window, which forms the sill to the hayloft door, is damaged and the exposed side of a ceiling joist can be seen.

The threshold is a large slab of limestone.



The hayloft door, with strap hinges Fig 11 The carriage house window Fig 12

The hayloft door, directly above the entrance to Stable 1, is vertically planked, ledged and half braced inside, and hung on plain strap hinges. It is painted white outside and bolted closed inside (Figs 11 and 55). The base of the internal brick partition wall can be seen in a gap at bottom left of the hayloft door.

The windows for the carriage house and Stable 2 are identical six-light, three over three sashes in wooden white-painted frames with ironstone sills beneath flat-topped segmental arches of edge-laid buff coloured bricks. The frame at the bottom of the carriage house window is not in good condition and the bottom rail of the sash is missing (Fig 12).

The remains of the wooden gatepost between the carriage house doors and window is secured by iron straps bolted through the wall (Fig 12).

The entrance to Stable 3 is a two-leaf stable door, with the upper leaf missing (Fig 13). The lower leaf is vertically-planked, ledged and braced; painted green on the outside and hung on the outside with plain strap hinges, extending the width of the door, on a green-painted wooden frame (Fig 14). The four-light overdoor panel, which appears to

be fixed, is missing three lights. Above the door is a flat-topped segmental arch of buff coloured brick, the same as the windows.



Doorway to Stable 3,
and window to Stable 2 Fig 13



Lower door and strap hinge, Stable 3
Fig 14

The rainwater goods are cast iron, with one downpipe between the window of Stable 2 and the door to Stable 3 (Figs 13 and 15). The downpipe has a kite mark (Fig 16). The kite mark was originally registered in 1903 but only came fully into use by about 1929 (www.kitemarks.com). This suggests that the goods were put in place during middle decades of the 20th century.



Cast iron rainwater head Fig 15



Kite-marked cast iron downpipe Fig 16

The downpipe would have angled into a brick-lined drain, but the bottom section has been lost and replaced by a freestanding plastic pipe propped against the wall (Fig 17).



Plastic downpipe emptying into brick-lined drain outside Stable 2 Fig 17

At the south-east corner of the building there is a vertical cast iron pipe that stands above the roof line (see Fig 18), and presumably goes down to the drains.

The building is roofed in Welsh slate with decorative red ceramic ridge tiles with three-hole crests (Fig 18). A range of decorative ridge tiles and finials were made by firms around the country during the 19th and early 20th centuries. The finial on the eastern gable appears to be of carved sandstone and is surmounted by a decorative metal arrow weathervane (Fig 18).

Each gable end comprises ironstone coping on top of the walls and standing proud of the roof; there are no kneelers (Fig 18).



Detail of roof showing the ironstone coping and the decorative ridge tiles (left), and weather vane mounted on a stone finial at the eastern gable (right) Fig 18

West elevation

This elevation is roughly coursed ironstone, heavily mortared and partially obscured by tree growth (Fig 19). There is one window on the first floor designed to look like leaded lights, but in a cast iron frame. The window is set in a white painted frame with a wooden lintel over, the sill was not seen (detailed in section 4.7, the hayloft).



West elevation Fig 19

North elevation

This is built in roughly coursed ironstone with an occasional red brick infill. It is of one build with the boundary wall continuing to the west (Fig 20). To the east the boundary wall only abuts the building (Fig 3). There are modern red bricks beneath the metal ventilation grilles serving the stables (Fig 21). When the coach house was built there were buildings on the adjacent property standing against the boundary wall (Fig 68).



The north elevation, showing the roughly coursed ironstone wall Fig 20



Detail of north elevation, showing metal grilles over the ventilators Fig 21

East elevation

The wall is of roughly coursed ironstone (Fig 22). The northern end of the lower part of the wall bulges out and is covered with whitewash within the abutting tool shed (Fig 23). An apparent straight joint to the south, in line with the end of the whitewashed wall, suggests the former presence of a doorway, although this is not visible within Stable 3.

The present owners have made a small exploratory hole in the wall here to test the structure of the wall (M Darby pers comm), but there is nothing to be seen but rubble. A narrow vertical slot at head height opens into the north-east corner of Stable 3. There is one window on the first floor (detailed in section 4.7, the hayloft).



The eastern gable end above the tool shed roof Fig 22

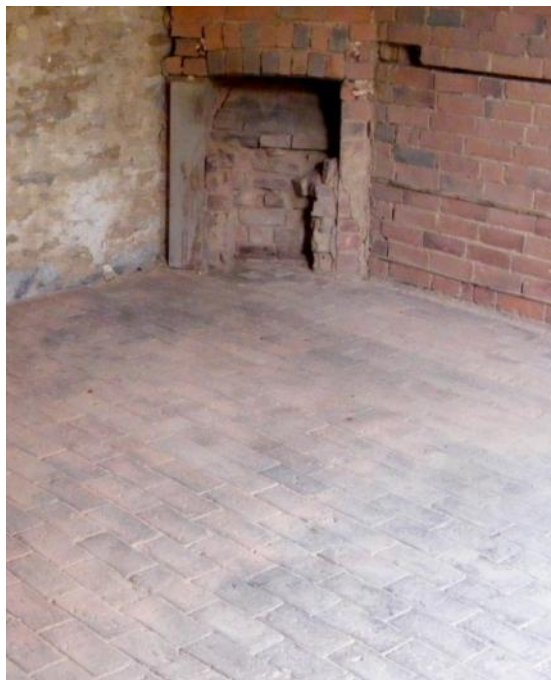


The east wall inside the tool shed; showing the whitewashed bulging rebuild Fig 23

4.2 The carriage house

This room measures 5.15m east to west by 4.73m north to south (Fig 3). The double doors open into the western half of the room and there is a fireplace in the north-eastern corner and a door in the south-eastern corner to give access to the adjacent stable. It would appear, therefore, that this room served as both the carriage house and the tackroom to hold all the accessories: bridles, halters, reins, bits, harnesses, saddles etc.

The floor is of flat laid bricks, aligned north to south. The bricks measure 220mm long by 100mm wide ($8\frac{5}{8}$ x 4 inches) (Fig 24). The ceiling is plaster.



The plain brick floor in the carriage house Fig 24

The west and north walls are of roughly coursed ironstone with the occasional brick or half brick, all heavily mortared with pinkish lime mortar, with remnant whitewash surviving. There are three small square holes or sockets high in the north wall towards the east side, which perhaps once held brackets for hanging larger pieces of tack (Fig 27).



The carriage house window Fig 25

The south wall is in ironstone with orange and red bullnose brick surrounds for the double doors (Fig 8) and the window (Fig 25). The window has a timber sill and the sash is secured by a decorative knob (Fig 26). A metal plate bolted horizontally below and to the side of the window secures the gatepost outside.



Decorative window catch Fig 26

The partition wall between the carriage house and Stable 1 is of perforated brick, mainly laid in Flemish/Sussex Garden Wall Bond, with three stretchers to one header (Figs 27 and 29). All these bricks are 210x100x75mm (8½ x 4 x 3 inches) and vary in colour from red-brown to purple to black.

Six narrow horizontal slots, spaced six brick courses apart in the middle, five courses apart at the top and four courses apart at the bottom, held wooden battens, some still partially surviving. The battens were most likely for attaching matchboarding. It is this, together with the fireplace and the towel rail on the door, which suggests that this side of the room was used as a tackroom, although there are no visible signs of a partition to separate it from the rest of the carriage house.



The carriage house, showing corner brick fireplace Fig 27

In the north-east corner a brick fireplace is set in the angle of the walls. It is surmounted by a shallow two course header brick arch (Figs 27 and 28). On the north side a vertical block of stone replaces the original bricks. The floor in front and bricks at the back are blackened, but the former grate is missing. There are slots for three battens in the wall over the fireplace.



The carriage house fireplace Fig 28

The doorway to Stable 1 has a moulded wooden frame, painted dark brown (Fig 31). The door is vertically planked and ledged with a wooden towel rail fixed to the top of the door and a drop (Fig 29). It is the only butt-hinged door in the building. The door is secured by a bolt in Stable 1, to the east, where there is also decorative latch lifter plate (Fig 30).



The carriage house, east wall with doorway

Fig 29



The decorative latch lifter and bolt on the carriage house door Fig 30



The moulded door frame in the carriage house Fig 31

4.3 Stable 1

This narrow stable is 4.90-5.12m long and 1.96m wide (Fig 3). The floor comprises reddish-black stretcher laid bricks, measuring c 230x70/80mm (9 x 2³/₄/3¹/₈ inches). They are aligned north-south with three courses laid east-west running to a central drain covered with a pierced iron grille (Figs 32 and 33). The grilles in the other stables are identical.



Stable 1, brick floor with central drain Fig 32 Stable 1, the pierced iron grille drain cover Fig 33

The ironstone north wall has remnant whitewash surviving. The east partition wall with Stable 2 is built with perforated bricks, measuring 220x100 (8⁵/₈ x 4 inches), laid in Flemish/Sussex Garden Wall Bond, as is the partition wall with the carriage house. There are orange and red bullnosed bricks forming all three door surrounds, to prevent injury to the horses as they are moved through the doorways (Fig 35).

A wooden hayloft ladder is fixed to the south wall, by metal brackets, next to the external door. The treads show an alternating, left, right, left, right, wear pattern from long usage (Fig 34).

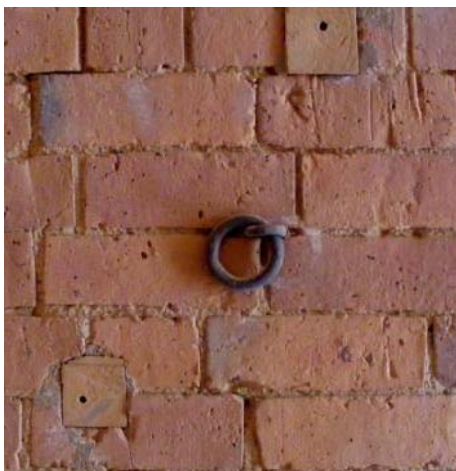
Towards the northern end of the east wall, an iron tethering ring, 80mm in diameter and 20mm thick, held in an iron staple, is embedded in the wall at a height of 1.60m (Fig 36). Above and below the ring, two wooden blocks are embedded in the wall to hold a corner manger, c 1.90m high from the floor, c 0.60m deep and 0.62m long at the top. Another two blocks are set in the stone north wall, and here the curve of the lost manger is preserved in the whitewash (Fig 37).



The rungs of the hayloft ladder, showing alternating wear pattern
Fig 34



Stable 1, the front door and hayloft ladder Fig 35



Stable 1, tethering ring Fig 36



Stable 1, the fittings for a corner manger Fig 37

On the north wall there are also fragmentary remains of an inch-wide black painted band, 1.46m above the floor. In the centre of the north wall there is a metal ventilation grille for periscope-style ventilation, which is identical to those in the other stables (see Fig 41). The outlets for the three vents are visible on the north elevation (Fig 21).

The ceiling is plaster, which has fallen off over the door exposing the laths (Fig 35).

On the door frame to Stable 2 there is a round Bakelite light switch cover on a turned wooden mount, which probably dates to between the 1930s and 1950s (Fig 38).



Stable 1, Bakelite light switch Fig 38



Stable 2, doorframe with pintle Fig 39

4.4 Stable 2

This stable is 4.70m to 4.75m long and 2.82m wide (Fig 3). The doorway into Stable 2 retains the chamfered wooden frame and timber lintel, black-painted. The door has been removed, but the pintles for the strap hinges survive (Fig 39).



Stable 2, brick floor with central drain Fig 40

The floor comprises stretcher-laid bricks, as in Stable 1, but here single bricks are laid in a saltire cross meeting in the middle at a drain with a decorative metal grille. The bricks in the front and rear triangles are laid north to south, and those in the side triangles are laid east to west (Fig 40).

On the north wall, and on the south wall under the window, are the remnants of an inch-wide painted black band, 1.46m from the floor (Fig 41). In the centre of the north wall is an iron staple, c 1.90m from the floor. Above that is a metal ventilation grille for a periscope-style vent opening in the north elevation (Fig 42).



Stable 2, north wall, showing ventilator grille and painted band Fig 41



Stable 2, ventilator grille Fig 42

The east partition wall is built with perforated bricks laid in Flemish/Sussex Garden Wall Bond, with an iron tethering ring and wooden blocks embedded in the wall for a corner manger, as in Stable 1 but less well preserved.



Stable 2, showing doorway and window Fig 43

The window surrounds are bullnosed bricks. Six thin metal bars have been fixed horizontally across the three bottom lights of the sash window, which has a plain metal catch (Figs 43 and 44).



Stable 2, showing metal window catch Fig 44

The ceiling is plaster. A single bare lightbulb is fixed to the ceiling just in front of the window (Fig 43).

4.5 Stable 3

This room is 4.90m long by 3.15m wide. It has its own external stable door, but no tethering ring or signs of a corner manger; so it may have been used as a loose box. (Fig 3). The floor is flat-laid brick aligned north to south with three courses aligned east to west leading to a central drain with a decorative metal grille (Fig 45). These bricks measure 220x100mm, and are a different type to those in the floors in Stables 1 and 2. One area had been patched using perforated bricks.



Stable 3, the brick floor Fig 45

The west wall is the brick partition with Stable 2. The north, east and south walls, in ironstone, retain remnant whitewash, but no painted band (Fig 46).



Stable 3, the north wall, with ventilator, slot and water pipe Fig 46

At the centre of the north wall there is a metal ventilation grille for a periscope-style vent opening high in the north elevation. In the north-east corner there is a vertical slot, the size of a brick, at head height through the width of the wall (Fig 46). Orange bullnosed bricks frame the east side of the door opening.

Two modern metal settings, 300mm square, have been inserted high in the east and west walls, with modern brick patching around the one in the east wall (Figs 47 and 48).



Stable 3, door, hayloft hatch and modern fitting Fig 47



Stable 3, modern fitting Fig 48



Stable 3, lath and plaster ceiling Fig 49

The ceiling is plaster but an area of lath has been exposed in the north-east corner (Fig 49). There is a hatch in the ceiling above the door (Figs 47 and 50). At the top of the

east wall there is a small rectangular aperture in the ceiling that is lined with boards, but is covered by the plank floor of the hayloft, although three holes have been drilled through the floor (Fig 51).



Stable 3, the hayloft hatch Fig 50



Stable 3, ceiling aperture Fig 51

In the north wall near the floor there is a vertical pipe with a stopcock (Fig 46), and there is a horizontal pipe with a stopcock at the south end of the east wall.

4.6 The roof

The roof comprises sawn pine rafters, measuring 77mm by 57mm, set 360mm apart (3x2¼ inches and 14 inches), with 21 over the stables and 13 over the carriage house. They are set into a timber wall-plate and a thin ridge beam. The purlins, one each side, measure 280mm by 77mm (11 by 3 inches) over the carriage house and 178mm by 77mm (7 by 3 inches) over the stables.

The north side of the roof has felt lining above the rafters (Fig 52). The laths supporting the roof slates are visible on the south side. There are three glass 'slates' on the south side of the roof, over the carriage house room and the hayloft over Stables 1 and 2 (Figs 3 and 53).



The hayloft, showing wall plate, purlin and rafters, looking east Fig 52



The hayloft, showing laths, Welsh slates and glass 'slate' Fig 53

4.7 The hayloft

The four external ironstone walls have remnants of whitewash surviving.

The room above the carriage house is divided from the rest of the hayloft by a wall of perforated bricks carried up to the roof, and laid mainly stretcher with the occasional header. A number of nails had been left protruding from this wall. There is a central opening with a timber lintel and a threshold, but no indication that there has ever been a door (Figs 54 and 57). The chimney for the corner fireplace in the carriage house comprises a flue stepped on either side of the wall, which would allow for a flue about the width of two bricks. The flue runs to the apex of the roof, but the chimney has been removed for some time.

Above the stables there are partial partition walls of perforated bricks, which are carried up to the height of the purlins only, leaving a gap down the centre of the hayloft. On the tops of these walls there are timber supports for the purlins. The dividing wall above Stables 1 and 2 has bullnose bricks on the west side only, the remainder do not.



The hayloft, looking west, showing step above carriage house Fig 54

The floors are planked, laid north to south, and there is a step down from the room above the carriage house to the hayloft (Fig 54).

The hay door in the south wall, over Stable 1, is vertically-planked, ledged and braced and secured with a bolt (Fig 55). It is set in a plain wooden frame, and the bullnosed bricks on the inner side of the surround continue from the ground floor.

The hinged trap door over Stable 1 has four planks ledged. Adjacent to it is a short length of loft ladder fixed to the south wall (Fig 55).



The hayloft door, trapdoor and ladder Fig 55



The hayloft hatch over Stable 3 Fig 56

The hatch over Stable 3, in the angle between the south wall and the partition wall, is lifted by a fingerhole, seen more clearly from below, rather than being hinged (Figs 50 and 56). This probably served as a hatch through which fodder was passed to the stable below.



The hayloft, looking east, showing the chimney flue in the partition wall Fig 57

The window in the east wall is timber-framed, below a timber lintel, with a cement sill and brick jambs. The shutters are vertical planks ledged top and bottom with beading on the outside, and are hung on plain strap hinges top and bottom (Fig 58). Each shutter is secured by simple wooden swivel catches (Fig 59).



The hayloft, east window shutter Fig 58



Simple shutter catches Fig 59

The west window is set within a pine frame, with a brick jamb and a timber lintel. The cement sill is nearly worn away. The framing of the lights are cast iron designed to look like leaded lights, and it is fastened with a decorative handle (Figs 60 and 61).

Below the window a large wooden bracket has been set into the wall more recently (Fig 62).



The hayloft, west window Fig 60



West window, decorative catch Fig 61



The hayloft, wooden bracket below west window Fig 62

There is a pipe, possibly a cable conduit along the east wall. Two ceramic insulators are fixed to the south purlin just east of the partition wall over Stable 1.

4.8 The tool shed

The tool shed, set back from the south elevation, is 3.60m long and 2.20m wide, and comprises brick walls abutting the east end of the main range and the boundary wall to the north (Fig 3). The boundary wall does not butt against or bond into the north elevation of the coach house at this point but meets at the corner. The south and east walls are constructed with perforated bricks laid in Flemish/Sussex Garden Wall Bond (Fig 63). There is a floor of flat-laid brick, aligned north to south, partially obscured by leaves. The roof has gone leaving a single purlin, but scars in the cement behind the wall plate against the east wall indicate that the latest roof covering was of corrugated sheeting, presumably either asbestos or tin (Fig 22).

The stable door comprises a lower leaf with three ledges and two braces and an upper leaf of two ledges and one brace, with strap hinges on the outside. It is set in a timber frame under a narrow lintel, all painted red on the outside. The upper leaf is fitted with an iron lock box on the interior, which has replaced an earlier larger lock (Fig 65).



The tool shed Fig 63



The tool shed door Fig 64



The tool shed, door lock Fig 65

The only window is towards the southern end of the east wall, just below the roof, and comprises a single fixed light set in a wooden frame now decayed, with a brick header sill (Fig 66).



The tool shed window Fig 66

5 HISTORIC MAPS

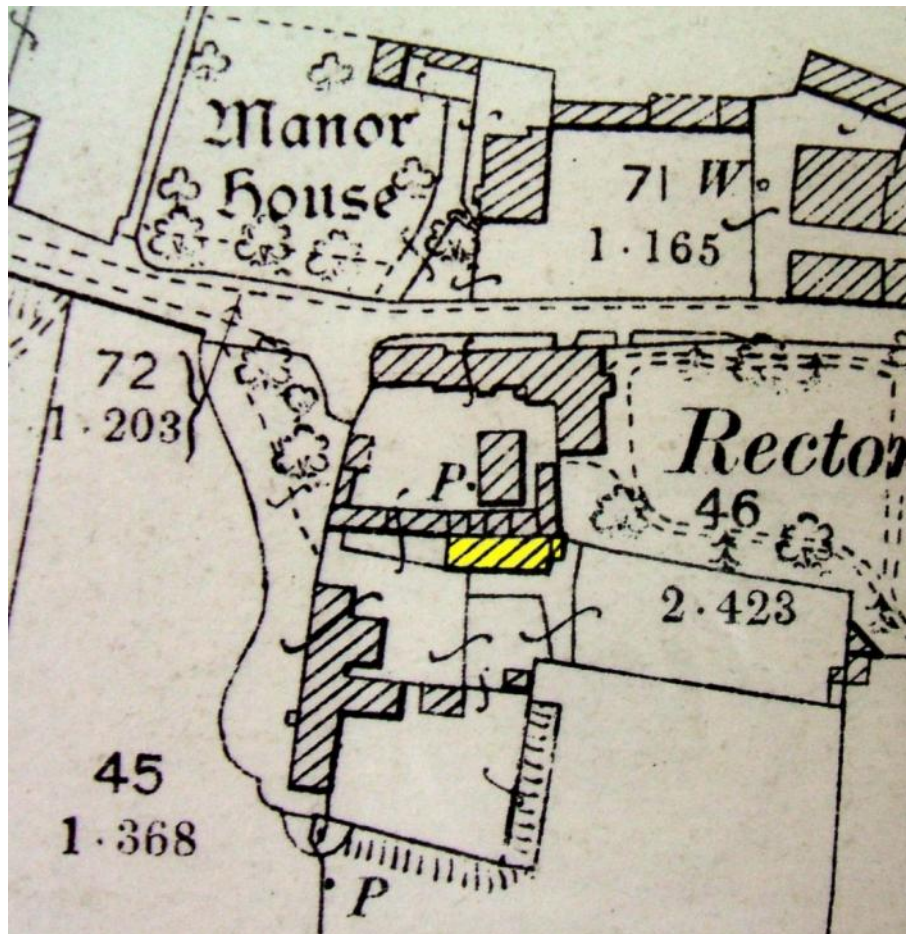
A study of the historic maps in the Northamptonshire Record Office (NRO) indicates that the coach house was built between 1885 and 1900.

In 1885, on the 25 inch 1st edition Ordnance Survey map (NRO OS 1885 LI [51] 12), there is a much smaller building occupying part of the footprint of the coach house, and to the east there is a substantial building range, aligned north-south, which might have included stables. The northern end of this range overlies the eastern end of the footprint of the coach house (Fig 67).



Extract from First Edition Ordnance Survey map 1885, 25 inch Fig 67

By 1900, as shown on the revised 25 inch Ordnance Survey map (NRO OS 1900 LI [51] 8), the building range to the east and the small building had gone, to be replaced by the coach house, and the abutting tool shed (Fig 68). To the south of the coach house, the associated narrow yard and a square garden plot to the south, now an orchard, had taken on the arrangement that has survived to today.



Extract from Ordnance Survey map, 1900, 25 inch, showing the then recently built coach house (yellow) Fig 68

6 DISCUSSION

The coach house was built between 1885 and 1899. It was constructed with coursed ironstone dressed on the main southern elevation to match the surrounding buildings. The use of brick for arches and jambs is typical for this late 19th century date, although only the contrasting flat-topped arches of buff-coloured brick over the windows and doors were to be visible; the bright orange and red bullnose brick jambs for the doors and windows being internal and out of sight. The northern wall of the building probably utilised the existing property boundary, which may explain why none of the brick partition walls are bonded to it.

The building is most likely all original, dating to its last period of use as a coach house and stables, perhaps in the 1920s or 30s before the arrival of the motor car. It does not appear to be been converted to a garage, presumably because of the restricted access, although it may have continued to be used for stabling after the need for a horse drawn carriage had ended.

The doors and windows and their securing mechanisms are probably original, although later locks have been inserted on the two stable doors. Stables 1 and 2 once had corner mangers, and the tethering rings are still in place. Stable 3, where there was no tethering ring or evidence of a wall manger, was probably a loose box.

The ventilation shafts high in the north walls of the three stables may have been the result of the strong concern about stable hygiene throughout the 19th century. Having

holes high in the wall would prevent stablemen blocking them up, a common practice apparently; partly to protect themselves from draughts, but also in the belief that a lack of fresh air produced a superficial glossy coat on a horse (Worsley 2004, 241). Arguments between closed and open drainage also raged at the time, and in this stable the argument was obviously won by those advocating a closed system.

The rainwater goods and the Bakelite switch to light Stable 2, indicate renovations taking place during the middle decades of the 20th century, indicating that the building was still in use, even if not for its original purpose.

In essence, this was a standard small late Victorian 19th-century coach house with tackroom and stables, attached to a house of significant social standing. A very similar coach house within the same date range, also awaiting conversion to a residence, has recently been recorded in the village of Flore (Prentice 2011).

The only significant change to the layout of the property as a whole after 1900 was the later addition of a new range to the south of the coach house, standing on the eastern side of the yard to the rear of the main house, and fronting directly onto this rear yard (Fig 2). The northern room of this range now has a sliding door, and has evidently served as a garage. So it was, perhaps, the construction of this range, probably between the wars in the 1920s or 30s, which marked the arrival of the motor car at Mortimers, rapidly bringing to an end the need for a functioning carriage house and stables. It was perhaps the positioning of the coach house, with its restricted access, which necessitated the building of a new garage, rather than the conversion of the coach house.

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Northamptonshire County Council

Northamptonshire Archaeology



Northamptonshire Archaeology

2 Bolton House
Wootton Hall Park
Northampton NN4 8BE

t. 01604 700493 f. 01604 702822

e. sparry@northamptonshire.gov.uk

w. www.northantsarchaeology.co.uk



Northamptonshire
County Council