



Northamptonshire
County Council

Northamptonshire Archaeology

Archaeological building assessment
and desk-based research on
Pump Cottage, Coombe Abbey,
Warwickshire.

Revised November 2007



Joe Prentice and Iain Soden

November 2007

Report 07/179

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
NORTHAMPTONSHIRE ARCHAEOLOGY
NOVEMBER 2007**

**ARCHAEOLOGICAL BUILDING ASSESSMENT
AND DESK-BASED RESEARCH
ON PUMP COTTAGE, COOMBE ABBEY,
WARWICKSHIRE
JUNE 2007
REVISED NOVEMBER 2007**

STAFF

Project Manager Steve Parry MA FSA MIFA
Fieldwork Joe Prentice and Iain Soden
Text Joe Prentice and Iain Soden
Illustrations Jacqueline Harding BA HND

QUALITY CONTROL

	Print name	Signed	Date
Checked by	Joe Prentice		
Verified by	Iain Soden		
Approved by	Steve Parry		

OASIS REPORT FORM

PROJECT DETAILS		
Project name	Coombe Abbey, Pump Cottage	
Short description	The building known as Pump Cottage, Dove Cottage and the gardeners store dates from the late eighteenth century and may originally have been used as a brewhouse or laundry. It has undergone extensive alteration and now contains no original features.	
Project type	Building assessment and desk-based research	
Site status	Listed building, Grade II	
Previous work	Documentary research (Rodwell 1991)	
Current Land use	Partly occupied building and cellars	
Future work	Conversion	
Monument type/ period	Post-medieval domestic building	
Significant finds	No	
PROJECT LOCATION		
County	Warwickshire	
Site address	Pump Cottage, Coombe Abbey Hotel, Brinklow Road, Binley, Coventry, CV3 2AB	
Study area (sq.m or ha)	Building and associated cellars (c500 sq m)	
OS Easting & Northing	SP 4035 7980	
Height OD		
PROJECT CREATORS		
Organisation		
Project brief originator		
Project Design originator	Joe Prentice	
Director/Supervisor	Joe Prentice	
Project Manager	Steve Parry	
Sponsor or funding body	ID Partnerships	
PROJECT DATE		
Start date	9 July 2007	
End date	6 November 2007 (Revised)	
ARCHIVES	Location (Accession no.)	Content (eg pottery, animal bone etc)
Physical		
Paper		
Digital		
BIBLIOGRAPHY		
Journal/monograph, published or forthcoming, or unpublished client report (NA report)		
Title	Archaeological building assessment and desk-based research on Pump Cottage, Coombe Abbey, Warwickshire	
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**ARCHAEOLOGICAL BUILDING AND DESK-BASED ASSESSMENT
AT PUMP COTTAGE, COOMBE ABBEY,
WARWICKSHIRE
REVISED NOVEMBER 2007**

Abstract

The building known as Pump Cottage, Dove Cottage and the gardeners store dates from the late eighteenth century and may originally have been used as a brewhouse or laundry. It has undergone extensive alteration and now contains no original features.

1. INTRODUCTION

- 1.1 Coombe Abbey, Warwickshire is owned by Coventry City Council but is currently run as a country house hotel on a lease (NGR SP 4035 7980, Fig 1). The hotel wishes to create additional accommodation for a new restaurant within an existing building on the property, known in this report as Pump Cottage (the building comprises three distinct areas: Pump Cottage, Dove Cottage and the Gardeners' Store, Fig 2). This building is a late eighteenth century stone-built building lying to the north of the main house and is currently partly vacant, and partly used for staff kitchens and storage. It has extensive brick cellars which were possibly originally connected to both the main house and a now demolished kitchen range. It is Listed Grade II and as a consequence of this, a Level III response is considered appropriate prior to any potential change of use.
- 1.2 The cottages have been lived in until recently, but are now vacant. The remainder of the building is still in use. It is roofed and the majority is accessible. Almost full access was available on the ground and first floors and to the attic floor. The cellars are used in part for storage but the majority of the space is empty and only poorly lit, though it was fully accessible.

2. OBJECTIVES AND METHODOLOGY

- 2.1 The general objectives of the recording were:
- To set the building into a local historical context (i.e. within the abbey/country house ensemble) using basic map regression and existing documentary sources to trace the development of the site
 - To provide a general written, drawn (plan and vertical section if possible) and photographic appraisal of the historic resource which constitutes the building on which to base planning decisions concerning its conversion

- 2.2 More specifically, the work:

Provided a comprehensive appreciation of the cottage in relation to other surviving and demolished buildings which constitute the Coombe Abbey complex. On-site assessment conformed to the precepts of the English Heritage Level III recording of Historic Buildings (2006). The report includes a phased development plan of the building and an analysis of the function of the individual rooms and their working where such evidence exists.

Desk-based assessment has been undertaken using existing historic research to identify maps and other documents relevant to the property. It did not seek to produce new

material on the site which has been extensively studied in the past, but instead sets out relevant summary information collated from the 1991-1998 excavation and research archive currently held at the Northamptonshire Archaeology Offices (including Warwick Rodwell's 1991 report).

2.3 Scope of Building Recording

Area of Investigation (Site)

The building assessment was limited to the cottage and cellars although they were placed in the wider context of the abbey/country house complex. This appraisal of the setting primarily took the form of a photographic record to record the relationship to other buildings and by the use of historic maps and a modern survey provided by the architects.

2.4 Standards

The buildings were recorded in accordance with the standards, conventions and specifications defined in the English Heritage procedural guidance (2006) to level III, and in particular the records made as part of the work conformed to the following:

Written Account on a complete building and room-by-room basis, including the cellars. This took the form of pre-printed record forms, filled in with free-text and cross-referenced to other record types.

Drawn Record which annotated and verified existing cottage and cellar plans at ground, first floor and attic levels. These show developmental sequence, including alterations to openings and divisions and the materials of the original structure and any subsequent alterations. A vertical section through the building details the relationships between the differing floor levels.

Photographic Record employed both general and specific photographs to show exteriors, all general interiors and specific items and fixtures/fittings, where significant. For appraisal purposes the photographs were primarily of digital media.

3. DESK-BASED ASSESSMENT

3.1 The history of Coombe Abbey has been extensively researched in the past, and here it is unnecessary to repeat the full story of the development of the site. However, in order to place the building in a broader context a short précis will be required.

3.2 Coombe Abbey was formerly a Cistercian monastic house (1150-1539), and following the Dissolution of the monasteries the medieval claustral buildings were converted into a private home, which remained occupied for the next four centuries, firstly by the Harington family (1581-1622) and thereafter by the Earls Craven (1622-1923), until its sale to pay family death duties. Partial dismantling after 1923 and a period of neglect culminated in the latest owner of the freehold, Coventry City Council, promoting the present conversion to a hotel in 1993, partly to arrest the decay of the surviving historical fabric and to ensure the continued management of that resource. The structure is a Grade I Listed Building and archaeological recording was carried out as a condition of Listed Building Consent for the conversion. The building recording report on the main house was recently published (Soden 2006). The building was not included in the survey of the buildings at that time; it is divided into three almost equal parts; Pump Cottage, Dovecote Cottage and a Gardeners' Store (Fig 2).

- 3.3 Pump Cottage. In his extensive report on the history and condition of the property Warwick Rodwell gives a full description of the exterior of the building at that time (he calls the whole building Pump Cottage), but did not have access to most of the interior (Rodwell 1991). The first depiction of the present building appears to be on an estate plan of 1778 which seems to show both the current building and a further, narrow range running east-west from the south-east corner. Rodwell attributes the building to a period during which Lancelot "Capability" Brown was carrying out works to create a landscaped park to the west of the house (he first surveyed the park in 1770). However, building accounts have recently come to light which suggest that it was constructed slightly earlier than Brown's involvement. This was in 1766-7 by the builders 'Newman and Wise' (Bodleian Library: Craven Papers 114, 39-42; thanks to George Demidowicz for making us aware of these). The building is clearly designed to be seen from the park, a designed landscape to the west, and stylistically the building fits a late eighteenth century date. There are no indications that what went on in the building necessitated large windows thereby providing a view into the park, indeed, the ground floor windows are so high as to afford no view into the park at all. There are no specific illustrations of the building but it can be seen in a painting of 1797 by Maria Johnson (Coventry Art Gallery 10618/1/18a).
- 3.4 By the nineteenth century the building had been amalgamated into a large range of kitchen or service building which extended northwards from the main house (Fig 3). The long east-west range shown on the 1778 map did not survive and just the present building remained, unchanged in outline. By the early twentieth century the house was coming to end of its time as a family home; the last of the Craven family, owners since 1622, put the house, contents and estate to auction in 1923. Shortly after, in 1925, the north kitchen range was demolished but the present building survived.
- 3.5 The cellars. Almost nothing is known of the cellars other than that they were once even more extensive than they are today (Fig 5). No plans or descriptions, if they were ever made, survive today. Rodwell included them in his 1991 report, but he did not have full access to them. He records that they lie partly beneath Pump Cottage and also beneath the former courtyard of the demolished range; light wells survive as does a flight of steps from the courtyard end, now set within a grassed area to the south-east of the cottage. He comments that they were originally linked to the former north-west wing of the abbey but this linkage has been long blocked.

4. BUILDING ASSESSMENT

- 4.1 The building is constructed of buff and red sandstone with some brickwork in its original form, and with later brickwork divisions. Externally the four façades can be described as follows:

The west façade is the most architecturally accomplished comprising a symmetrical arrangement of three arches at ground floor level, each glazed in their upper parts, and with a simple flat string course at the height from which the arches spring. Three square windows are arranged above at first floor level and sit below a simple stone cornice which is also used to define the gable ends forming a pediment at the centre of which lies a semi-circular window (Plate 1). The whole façade is built of finely dressed buff coloured sandstone.

The north façade is currently difficult to see clearly due to the close proximity of a tall boarded fence screening the adjacent building works but it contains a series of windows and doors at ground level, some original, some later insertions, and at first floor level four windows (Figs 3, 4 and 6). The façade is built of red sandstone.

The south façade contains further windows and doors (three on the first floor), again partly original, partly later and is built of both red and buff sandstone (Plate 2). It is not clear if the distinction between the two colours of stone indicates the presence of former structures,

phases or alterations or is simply a reflection of the stone available at the time of construction. They may also simply represent different beds of stone from the same quarry.

The east façade similarly contains windows and doors and is cement-rendered (Plate 3). This is a result of it being incorporated into the north kitchen range at which time this once exterior face would have become interior wall surfaces. If, as elsewhere on the building, this façade was of ashlar masonry it is likely to have been keyed to receive plaster. After the kitchen range was demolished this façade would have had a rough appearance and it seems that it was rendered and given false bedding lines to try to blend it with the other façades. A cornice has also been re-created at eaves and gable level though this did not originally exist (see below, attic).

The cottage is partly enclosed by a stone wall which must post-date the demolition of the kitchen range in the 1920s (Fig 3). It is constructed of sandstone, both red and buff and contains mostly dressed stone fragments presumably from parts of the abbey which were being demolished. To the east and south of this wall is lawn containing trees (Plate 4).

- 4.2 Pump Cottage, ground floor. Accessed from the north side of the building, this area is currently used as a staff kitchen and canteen with small storage rooms (Figs 3 and 6, Room 6). The first room entered is used as a staff kitchen and has no decorative detail. The north and west walls are built of stone, the south is of plastered brick, the east wall is probably stone but is plastered on both sides and this cannot at present be confirmed. The west wall retains a wide arched recess (2m wide) the jambs and arch of which are finished in brick, all painted (Plate 5). To the south of this arch a second (of the same size) has been partly infilled but a narrower and lower arched recess created within it currently used as a cupboard. The staff canteen (Room 7) is accessed via a door in the east wall and the floor is at a lower level than Room 6. All of the walls are plastered and it has no decorative detail. The door between this room and Room 6 is vertical boarded, ledged and braced painted wood, probably pine and appears to be of late nineteenth century date. In the east wall is a modern casement window of 8 lights. The south wall is a later insertion constructed to allow the construction of the staircase to the upper floor. An under-stair cupboard was not accessed (Room 10). A blocked doorway on the south side of Room 10 shows where the two sides of the building once connected. On the north side of the room is a further small room (Room 8) used as a store, formerly with a shower cubicle. It has a sash window in the outer north wall and in the north-east corner of the room three small steps lead up to a former shower cubicle, the dimensions of which are unknown. Room 9 is accessed from the outside only, the door way formed within an original window, the voussoirs over which survive (Fig 7). This room also has a lower floor level indicating that originally the whole of the eastern side of the building was at a lower level than the western half.
- 4.3 Dove Cottage, ground floor. Entered from the east side of the building it is not clear if this is an original opening or not; the door leads into a small lobby formed by narrow brick walls forming the west and south sides of the room (Fig 3, Room 11). The lobby leads into what appears to have been most recently a sitting room (Room 15) lit from the south wall by two sash windows. Each has splayed reveals and a wooden sill. In the west wall is a small fireplace of twentieth century date, although this sits within a wide chimney breast perhaps indicating that originally the opening was larger. Though plastered the chimney stack is of brick and appears to be a later insertion into the building (see below, attic). There are no decorative details apart from a simple skirting made of four inch tiles set onto the wall surface and painted white. Against the east wall a small store room lies next to the lobby (Room 12). It is lit by a sash window and is fitted out with pine shelves painted white. Two steps lead up into the kitchen (Room 16) to the west, and from the same stepped area a door in the north wall leads to the staircase. Room 16 is lit from a door and window in the south wall, both modern. The kitchen contains standard modern kitchen fittings but no other detail. The north wall is of stone with an arch, now reduced in size,

formerly leading into Room 6 (Figs 3 and 7; Plate 6). The space beyond the arch on the north side is now an under-stairs cupboard/pantry (Room 17). The south side of the arch seen in Room 6 can be seen in the west wall of this room. The west wall of the kitchen is principally of stone and contains the blocked remnants of two further arches which formerly linked through to the present gardeners' store (Fig 3). Both cannot now be clearly seen from the kitchen side of the wall but are clearly visible from the west. The east wall may contain a former fireplace, but this is not certain.

- 4.4 The Gardeners' Store, ground floor. Accessed from the western side of the building through the central archway via a tarmac ramp, the store comprises the whole western side of the building (Figs 3 and 6). The present entrance is a later modification as all of the three arches were originally decorative only; the lower portions are slightly recessed and the semi-circular "therm" windows appear to be original (Plate 1). Divided into three parts by two vertical broad timber mullions the central section is fitted with sash windows. The external wall is finished in finely cut ashlar blocks of buff coloured sandstone. Internally the wall is constructed of roughly dressed blocks, presumably sandstone but now painted. The central doorway is roughly cut through and has been poorly finished externally with cement and internally with brick. It contains a modern wooden door frame and door into Room 4. Each window internally has a steeply sloping sill of brick, maximising light onto the floor-space of the room. The ground floor interior has been sub-divided by a brick wall towards the southern end (Room 5) and by another brick wall towards the northern end (Rooms 1, 2, 3 and 4, Fig 4). These three rooms are accessed only by exterior doors, neither of which is original. That into Room 3 has been made in the position of a former window, though it is wider than the original opening but the same height as the voussoirs remain in situ. The room itself simply leads into Room 2 which was formerly used as a toilet. The south wall of Room 3 is the north side of the curved structure mainly seen in Room 4, but there is no access into it from Room 3. Room 1 is also accessed via a modern opening, this time a narrow, tall door with a light over (Fig 7). The room was formerly used as a toilet and retains a cast iron cistern bearing the name ST NICHOLAS in embossed letters. The south and east walls are inserted and are of modern brick, the southern wall cuts across the northernmost of the three arched windows in the west face of the building. The room to the south (Room 5) contains no features indicating former use. The east wall contains the recessed remains of an arch formerly leading into Room 16. To the north a further arch also formerly lead into Room 16 and this arch must still have been open and in use when the brick dividing wall was inserted as the brick wall is angled to the south so that the arch remained its full original width (Fig 3). Hinges remain indicating that it formerly was hung with two doors. A recent doorway has been knocked through the south wall, which has a concrete lintel. In the main room (Room 4) there are timber posts and boarded walls which further sub-divide the room, and create a frame which supports the first floor (see below). These timbers are principally of oak, bolted together at the joints, and are of nineteenth-century date. In the north-east corner of Room 4 is a brick structure with a curved west end. It appears to have been an oven/furnace which must have been accessed from Room 6 as the only opening is a small (now blocked) stoke-hole or ash pit at floor level on the west side (Plate 7). It may be related to the heating of water during the brewing process. Next to it, and possibly contemporary with it, on the south side is a "copper" water heater, the west side of which contains the stoke hole (Plate 8). Neither structures have visible flues which lie within the thickness of the eastern wall and exit the roof via a chimney stack which rises from the roof above this wall line (Plate 9).
- 4.5 The Gardeners' Store, first floor. Reached via a short set of ladder steps this room comprises part timber flooring, timber troughs and part concrete slab (Room 18, Fig 4). It is currently used for storage. Timber flooring forms a relatively small area at the top of the steps and is of oak or elm (if cleaned it will be possible to determine which). If it comes from the building it is not in its original position as it is supported by the nineteenth-century oak frame. In the east wall a small fireplace must be an addition as it relates to the floor level supported by the oak frame. A concrete slab lies at the northern end and is

supported by the brick wall at the northern end of Room 4 below. It forms the ceiling of rooms 1, 2 and 3 on the ground floor. The remainder of this level comprises three troughs formed of thick pine boards laid flat with similar edge-set boards to create shallow troughs or trays approximately 150mm deep (Plate 10). The troughs are constructed in such a way that each overlaps the other allowing liquid in the highest one to be drained first into the middle one then into the lowest one via drilled holes at the overlap in the bottom boarding. The highest trough is at the northern end of the room, the lowest at the southern end and must originally have been lined with copper, lead or some other waterproof material as none of the timber retains any sign of liquid staining or damage. The southernmost trough still retains a section of lead pipe on its underside where a 30mm diameter hole has been drilled through its base. The pipe is now cut off approximately 400mm below the underside of this trough but indicates that liquid drained from it was being conducted to the ground floor either for processing, storage or use. What the liquid was is unclear but almost certainly relates to brewing, an essential aspect of country house self-sufficiency. This part of the building is open to the roof which comprises a large oak tie beam with queen posts forming a massive truss (Plate 11). Two rows of purlins support rafters, the lower row being pegged, and the roof is covered with slate. None of the timber is painted and shows no sign of ever being covered. The west wall contains five windows. These comprise the upper parts of two of the arched windows of the ground floor, cut across by the wooden troughs. At a very high first-floor level are two complete square sash windows and at gable height a single semi-circular window. The north wall contains a single window which is a later addition and may have been added after the insertion of the concrete floor. At the south-east corner of Room 18 a short flight of timber stairs leads to another room at a mezzanine level (Room 19: Fig 4; Plate 12). This lies above Room 5 on the ground floor and is divided from the remainder of this section of the building by a brick wall. The inner surfaces of this room are plastered, as is the ceiling. The southern end of the large truss runs across the room at eaves level and rests on a short wall plate. The room is lit by a single window in the west wall fitted with a sash, above a wooden sill. The floor is of modern machine-sawn narrow pine boards. The door is a substantial and well made six panel example with fielded panels which appears to be of fairly high quality and may have originally come from the main house.

- 4.6 Pump Cottage, first floor. Accessed from the east side of the building a staircase leads to a flat which is formed entirely on the first floor area of the building above the canteen etc (Rooms 20-25: Fig 4). At the top of the stairs a landing leads to all other rooms, numbers 21-25 created by modern divisions formed of studwork walls, but made out of what was originally a single room. The modern rooms comprise a kitchen, bathroom and two bedrooms. None retain any historic features. Rooms 21, 22 and 25 each contains a single sash window, the openings are original but the sashes probably replacements (Fig 6). The largest room (20), forms a sitting room and contains a fireplace with a simple stone surround, the fireplace opening now boarded up. It too contains a single sash window, a later replacement in an original opening. The west, north and east walls are all plastered but are probably of stone, the south wall is brick inserted to allow space for the staircase which gives access to the first floor in Dove Cottage.
- 4.7 Dove Cottage, first floor. Accessed from the north side of Room 15 on the ground floor the rooms of this part of the building are partly modern divisions and part earlier alterations, but none appear to be part of the original building plan (Fig 4). A landing gives access to each room which consist of a bathroom and two bedrooms. Room 27 is the bathroom and apart from the simple nineteenth century fireplace surround contains no pre-modern features. A window in the south wall is an original opening with a later sash. Room 28 contains an identical fireplace which lies back-to-back with that in Room 27 and two sash windows. Room 29 is created by a studwork wall dividing it from the landing and Room 28 and contains no fireplace. It has a single window in the east wall, an original opening with a later sash. In the angle of the north-east corner of the room in the east wall a pointed arched opening indicates a former first floor link into the now demolished north

kitchen range (Plate 13). This range was part of Nesfield's additions to the house in the 1860's and was demolished in the 1920's.

- 4.8 The attic. The attic was viewed (but not further accessed) via a loft hatch on the landing of Dove Cottage, Room 26. The roof of the present building is a simple pitched roof running from the east to west gable ends (Plate 2; Figs 6 and 7). Inspection of the attic space revealed that originally it was gables on the western end but hipped at the eastern, the disused timberwork of the original roof remaining *in situ* in the attic space (Plate 14). A large truss, identical to that at the western end of the building above Room 18, lies towards the eastern end of the attic, and the purlins are carried by this truss and the timbers of the former hip. West of the truss the purlins on the north side of the building are carried on the stonework of a chimney stack constructed of buff sandstone and red brick, they then rest on the stone wall which divides the two cottages from the Gardeners' Store. On the south side there is currently no interim support for the purlins as there is now no corresponding chimney stack on the south side of the building. This has caused the purlins, especially as they are scarfed at this point, to sag badly. They have been propped by five pieces of timber, angled and nailed to the purlins to prevent sudden collapse. Trimmers set within the rafters suggest that there was originally a chimney stack at this point, as does the remains of a brick linking arch, the remains of which can be seen on the south side of the north chimney stack (Plate 15). However, there is no wall on this line either at ground or first floor level, so it must have been removed through the entire height of the building. The current chimney stack on the south side of the building is made of a nineteenth century red brick and lies approximately 1m to the west; it also lies directly above a nineteenth century cellar wall. It is possible, however unlikely it seems, that the original stack was removed and the wall effectively re-built when major works were being undertaken in the basement, probably to temporarily remove the extra weight of the original stack. A consequence of moving it has resulted in the loss of structural support to the purlins. Close to the stone wall which divides the two halves of the building are the lower ends of four vertical pieces of wood (Plate 16). These appear to be the remnants of a structure, possibly a louvred vent, but more likely a decorative cupola. If it were a vent it would be better placed in the western half of the building which is open to the roof. It is unlikely to have been placed here where the attic was un-used. A cupola would therefore seem most likely, placed as it is centrally along the ridge line. The south side of the roof contains a simple modern roof light; there is no indication of earlier windows as there is no indication that this space was ever intended for use. The roof covering is slate and has certainly been much repaired, if not replaced since the 1920s when the adjacent kitchen range was demolished and the new gable constructed.
- 4.9 The cellars, beneath Pump Cottage. The cellars are currently accessed via a flight of steps on the western façade of the building (Room 30: Fig 5). This entrance is not original, but has been created by extending a light-well and building steps within the space, then knocking a doorway through the light-well window (Plate 17). This window and light-well lie directly beneath the arched window at ground floor level, indeed, originally all of the ground floor windows had corresponding light-wells beneath. The cellar contemporary with the building lies directly beneath the footprint of the gardeners' store; it has the same dimensions east-west and north-south, though it is not rectangular, rather the top north-east corner is missing. This might relate to what was originally in that part of the building on the ground floor, or be the position of an original internal stair (though this appears unlikely). The remainder of the cellar is groin-vaulted, the vaults resting on the perimeter walls and a central pier, probably all of stone although they are rendered and painted. On the west side of the cellar there are three recessed niches which appear to have all been light wells but are now blocked apart from the northernmost (the current door). The floor is of modern concrete which covers the location of a well located towards the north-east corner (maintenance staff pers.comm). In the south-east corner is a doorway which may have been knocked through at a later date when further cellars were added to the south. However, since the present entrance does not appear to be original there must have been an

entrance elsewhere and this might have been it with a flight of steps on the south side of the building, removed when the other cellars were incorporated.

- 4.10 The cellars outside Pump Cottage footprint. The cellars which lie outside the footprint of Pump Cottage are extensive, but were originally larger still (Rooms 31-40, Fig 5). Further former cellars lie beneath the Hotel conservatory and north range. The cellars connecting with those beneath Pump Cottage are not of one phase although it is difficult to determine exactly when and in what order they were constructed. Cellars 31 and 32 have floors and walls of stone and brick, and vaults of brick, all other cellars are entirely of red brick bonded in lime mortar, vaulted and floored with brick. Those which lie to the south of Room 30 appear to be of one phase (Rooms 31, 32 and 33). Each is barrel vaulted in brick on stone and brick walls with stone flagged floors. Room 31 has a series of fragmentary brick partitions, probably remnants of wine bins which were shelved. Room 32 contains no partitions at present and none of the side walls could be examined as the vaults and wall are currently lined by plastic sheeting to help alleviate the problems of water ingress (Plate 18). At the northern end of Room 32 is a blocked light-well indicating that when the cellar was built there were no other structures above ground at this point; close by, near the doorway from Room 30 is an oculus in the vault with its original glass *in situ*, though cracked. At the southern end of Room 32 is a further room, currently partly filled with rubble and modern service pipes and an inspection cover. It appears that this room had further passages leading from it and it is possible that they were originally connected with cellars which lay beneath the 1680's Winde (north) wing of the main house. The vaults at the north and south side could both be blocked passages leading to further rooms.
- 4.11 Room 34 is a linking passage which runs east from Room 32 and is of two phases; the western section appears to be contemporary with Room 32 and 35, east of a point close to a former door is a separate phase (Fig 5). Room 35 is constructed of red brick with a brick floor, a partly vaulted roof and partly concrete slab. In the north-west corner are the remains of a brick and stone flight of steps, originally these must have exited in Room 16 on the ground floor of Dove Cottage (Plate 19). It is not known when they were removed but the concrete slab which now forms the ceiling is likely to be of recent date. To the east side of the steps is a slope of earth and rubble; why this is here is not clear, it may simply be rubble from the removal of the stairs although a stepping out of the wall by this slope suggests that some other feature was at one time present here. Room 34 (a passage) continues eastwards from the south-east corner of the room and was closed by a two part door, the large iron hinges for which still remain *in situ* in the north and south walls. The passage has a simple vaulted roof (with circular oculus) resting on plain brick walls and a brick floor, dished slightly along its length to direct water into drains which are covered by cast iron grilles. The oculus suggests that when built this passage lay beneath open ground above. At the eastern end of the corridor a side branch of the passage turned north, although this is now crudely blocked by large pieces of stone and brick (Plate 20). The inner angle of the corner is made with chamfered bricks. A second passage (Room 36) leads to the south into a "lobby" which in turn leads into three other rooms (37, 38 and 39). All are made from red brick with brick floors. Room 37 is divided by a brick partition wall to create bins or storage areas, some retaining stone shelves (Plate 21). Room 38 is a single space with no division; it retains a timber door though this is in poor condition. At the eastern end a light-well survives and is still open although currently covered by an above ground plywood and roofing felt box with ventilation grilles (Plates 22 and 23). The below ground window frame survives and is made from cast iron of nineteenth century date. A centrally placed projection in the north wall may indicate the position of a chimney breast in the now demolished room above as it serves no obvious purpose at this level. The floor has a single central drain covered with a grille. Room 39 lies to the south and is slightly larger, it has a central pier. The room was originally fitted with a door, now missing though the hinge pins remain. The south wall contains a similar projection to that in Room 38. A light-well like that in Room 38 remains in the east wall and is covered at

ground level in the same way. In the south-east corner of the room is a narrow passage (Room 40) leading to a flight of concrete steps which are currently covered at ground level by boarding (Plate 23). They must originally have exited in the central courtyard of the north kitchen range; they now exit in the lawn.

5. DISCUSSION

- 5.1 The building now known as Pump Cottage, Dove Cottage and the Gardeners' Store was probably built during the second half of the eighteenth century, and may have been part of the works by Newman and Wise of 1766-7. If so, then its original purpose seems to have been that of a brewhouse and bakehouse. Whilst given a classical façade where it faces onto the gardens and park the remaining elevations are well made but un-remarkable and bear no decorative detail. It cannot have been an orangery as the arches on the west side were never glazed to ground level meaning that too little light was let into the building. It otherwise contains fireplaces which could be used to heat the interior during the winter months. Whatever was undertaken in the building was not meant to be seen from the garden, hence windows at the upper levels of the ground floor arches. The curious arrangement of four arches in the stone wall between the western and central section, and the arch between the north and south parts of the central section suggest that the interior was essentially an open-plan space but the reason is not clear. A secondary or subsequent ancillary use as a laundry is perhaps the most likely, the west end appears to have always been open to the roof (there being no indications of former floors) and there are ample fireplaces throughout the building. The large space up into the roof would have provided ample space for the hanging and drying of fabrics though no indications of pulleys remains.
- 5.2 If the association with Newman and Wise's building of 1766-7 is correct, then a long-term brewing function is made all the more likely by a drainage plan of 1908 which shows the layout of the drainage system and some buildings; here the south-east corner of Dove Cottage is marked as "Still House". The term "still house" does not imply the production of alcohol but is a term used from the sixteenth century for rooms fitted with stills, to distil the cordial waters used for banquets, medicine or scent. At first distilling was one of the skills or hobbies thought proper for the mistress of the house and her gentlewomen, so that the still room tended to be close to her lodgings. As ladies also concerned themselves with the preparation of delicate dishes for banquets the two functions were often accommodated in the still-room, which was accordingly also fitted with stoves and cupboards for storage. In the course of the eighteenth century the housekeeper tended to take over the still-room from her mistress and the increasing use of doctors and apothecaries made home made medicine less important. Stills gradually disappeared, but preserves and cakes, and the stoves on which to make them, remained in the still-room (Girouard 1978). The name, Pump Cottage, is understood to come from a pump which lay to the north; the date of this is not known but the building would certainly have had a water supply. The building was originally gabled at the west end and hipped at the east end; presumably when it was joined onto the north kitchen range it was given a continuous ridge so that there was not a valley between it and the new range as these are more prone to leaks. When the kitchen range was removed the hip was not re-instated. The roof structure on the south side has been compromised by the removal of an original stack.
- 5.3 The interior of the building has been much altered with most, if not all, of the original openings being blocked and new ones created. The internal space has also been much subdivided, many of these in the twentieth century to form accommodation units. Fireplaces inserted, probably during the nineteenth century in domestic quarters have been blocked, and a whole chimney stack has been removed and replaced by a new one in Dove Cottage. The curious step arrangement in Room 8 might warrant further investigation. There are no internal fixtures and fittings which give clues as to the original function of any of the

rooms. The west end, now the gardeners' store, contains a nineteenth century arrangement of timber troughs which appear to be related to brewing, though they are incomplete and difficult to interpret.

- 5.4 The cellar beneath the building is clearly contemporary with it, though the original access into it is now lost. It was later incorporated into a much larger complex which appears to mostly relate to the north kitchen range and which would have provided a large storage area. Although structurally sound in themselves they are extremely wet apart from the room beneath the original building. This is because if built beneath other structures they will not have had a capping of waterproof material, often clay. Now that the kitchen range is gone they have no protection from surface water and this is exacerbated by the ingress of roots from trees planted above. These roots are also beginning to cause damage to the brickwork, and if left to grow are likely to begin to cause structural damage. The amount of water in the cellars is great, and though the floors have drains which appear to function, the cellars are currently too wet to be usable in their present state.

6. GENERAL RECOMMENDATIONS

- 6.1 In its current state it is difficult to resolve certain questions about the building. If alterations are carried out, additions/blockings dismantled, floors uncovered and plaster removed, it is likely that it will be possible to add useful information as to the original format and function of the building. It would also allow the buildings' original design to be better appreciated; if the wooden floor of Room 15 were to be removed it might be possible to see if an earlier wall supporting the possible earlier chimney stack is present. Currently it is not certain how the first floor and cellar were formerly accessed, or how the building was sub-divided on the ground floor at the eastern end. There is also a great amount of stored material, particularly in the Gardeners' Store, which has meant that only small areas of the floor and walls can be seen in this part of the building. Once this has been removed there may be further evidence (such as former sockets, brackets scars etc) which might indicate the presence of former fixtures and fittings. All of the brick and timber partition walls, if removed, would allow the original layout of the building to be better appreciated.
- 6.2 The roof is currently in generally fair condition though the south side is propped in an unsatisfactory way where the purlins have sagged. It is unlikely that enough evidence survives to be sure what the probable cupola looked like, and the hipped roof structure is perhaps best protected by leaving it *in situ* and keeping the present gabled east end. The roof slates are generally good but daylight can be seen in places and there is some water ingress. The external wall on the south side is covered by climbing plants to first floor level, potentially covering indications of earlier adjacent structures and there are some visually unpleasant modern openings in the wall using incompatible materials (Portland cement and concrete). Modern cabling has been carelessly applied to the exterior of the building, and on the west end a channel cut through the string course. The window frames are in a poor condition on the west façade but none appear to be beyond repair. The present garden to Dove Cottage is a modern creation, and its wall must post-date the demolition of the north range in the 1920's.
- 6.3 The cellar beneath the building is sound and dry, and whilst the walls are rendered which potentially obscures evidence which may relate to the original access, this is not sufficient reason to remove it, and removal may in fact cause damage. The cellars outside the building footprint are, by contrast, in a poor state of preservation due to extreme wetness and remedial work is clearly needed to prevent further deterioration (it should be remembered that June 2007 was the wettest since records began, although Rodwell also reports that the cellars were very wet in his 1991 report). The water ingress has caused, and will continue to cause damage, particularly to the mortar which is being eroded. The drains may need to be checked to see if they are functioning, but the fact that there is no

standing water suggests they are. The roots of trees above are a more serious threat and could potentially cause structural failure if not removed. A waterproof membrane would alleviate the water penetration and the same membrane might also prevent any future root damage. In the long term it would be best not to allow trees to grow close to the cellars at all (the two causing the present damage are a flowering cherry and an ash tree). The light wells which appear structurally sound could be re-instated easily by the introduction of grilles flush with the lawn surface and these would then allow ventilation as well as natural light into the rooms. A structural engineer should advise regarding load bearing above all of the cellar rooms. Internal access could be reinstated to the building by reconstructing the stairs in Room 35 and removing all or part of the concrete slab above. This might allow the three light-wells at the west end to be re-instated, the ramp removed and the central door, which cuts crudely through the arch, to be blocked, thus restoring the rhythm of the garden façade.

7. SPECIFIC RECOMMENDATIONS

7.1 These refer to plans supplied by I D Partnerships regarding proposals for the conversion of the building and refer to information supplied by that company on behalf of the hotel. The numbers in the text refer to the numbers on the corresponding plans itemising those areas proposed for alteration or removal, italics to text on plans.

7.2 Ground floor, Fig 8.

1, 2 and 5. *Removal of internal wall.* These walls are of brick and probably twentieth century in date, most likely being inserted after the demolition of the adjoining service range in the 1930's after which time the cottage was converted for domestic use.

3 and 4. *Replacement of existing doors with new French doors.* These doors are probably of the same date as the walls 1 and 2 as they relate to the spaces created by those walls.

6. *Existing kitchen removed-new units to be installed.* This comprises standard modern kitchen units which are probably no more than 10-20 years old.

7. *Block up existing opening.* This is a modern door and frame. The opening is also modern with a concrete lintel and most likely was created post 1930's demolition of the adjoining service range, probably much later in the twentieth century.

8. *Demolition of existing out building.* A home made garden shed/greenhouse constructed from odd pieces of wood and plastic sheeting with glass windows on the east side. It is probably no more than 20 years old at the most, and may be much newer.

9. *Removal of internal wall with door.* A brick wall of probably nineteenth century date, but not original to the building as it sits awkwardly in front of one of the blocked arches to the east. This wall continues up through this floor and the first floor to the roof. Probably inserted when the west end of the building was altered to accommodate the first floor timberwork related possibly to brewing, and to create a room above on the south side of the building.

10. *Removal of existing staircase with timber post.* Whilst almost certainly in the position of an earlier staircase, the present narrow one appears to be twentieth century in date and appears to be carpenter made. The timber post is probably of late nineteenth century in date and forms part of the support frame for the floor above.

11. *Removal of timber post.* The post is probably of late nineteenth century in date and forms part of the support frame for the floor above.

12 and 13. *Removal of internal wall with timber post.* The wall is probably twentieth century in date and was inserted when toilets were added in the small rooms created to the north of this partition wall. It cuts clumsily across the window in the west façade of the building. The toilet was accessed through a doorway of similar date in the north wall (see

below, 17). The timber post is probably of late nineteenth century in date and forms part of the support frame for the floor above.

14. *Removal of internal wall.* The wall is probably twentieth century in date and was inserted when toilets were added in the room to the west and in the space to the east of this wall. It was accessed from the east via another small space which in turn was accessed via a doorway created in the position of a former window in the north exterior wall (see below, 16).

15. *Removal of internal wall with door.* Part of the same scheme outlined in 12, 13 and 14. Brick twentieth century wall and door added when this area was sub-divided for the creation of store room and toilets.

16. *Block up existing opening.* At present a doorway, this was originally a window; the voussoirs of the window survive above it although the jambs to the current door are wider than the window which was clearly part of the original building. The doorway was created during the twentieth century to allow access to the rooms created by the addition of the walls 13, 14 and 15.

17. *Block up existing opening.* A modern doorway relating to the creation of toilets. Twentieth century in date.

7.3 First floor, Fig 9.

18 and 19. *Removal of internal wall.* Stud and plasterboard walls of late twentieth century date inserted to create an internal kitchen space for the flat.

20. *Partial removal of internal wall.* Stud and plasterboard wall of late twentieth century date inserted to create an internal kitchen space for the flat.

21. *Removal of existing door.* Timber door and frame of nineteenth century date, not original to the building and almost certainly inserted when the upper floor was converted for domestic use during the nineteenth century when the building was attached to the now demolished north service range. The door has been stripped (it would have been painted originally) and is a standard mass-produced door of the period.

22. *Removal of internal wall with door.* Probably of late nineteenth century date, inserted to create a bathroom and toilet when the building was converted for domestic use during the nineteenth century when it was attached to the now demolished north service range.

23. *Partial removal of wall-new opening.* This wall is part of the original building constructed of coursed rubble stone set in lime mortar and forms the main north-south internal wall separating the two unequal parts of the building's internal space.

24. *Removal of staircase.* A timber staircase of carpenter work inserted when the brick wall on the ground floor (9) and upper floor (25) was inserted during the nineteenth century. The staircase was necessary due to the unequal levels of the floors in the two parts of this end of the building.

25. *Removal of internal wall.* Of nineteenth century date it appears to have been added to create an extra room at the south end of the building on both floors.

26, 28, 29, 31 and 32. *Removal of timber posts.* All part of the framework for the timber shallow troughs and associated floor and of nineteenth century date.

27. *Removal of staircase with timber post.* Whilst almost certainly in the position of an earlier staircase, the present one appears to be twentieth century in date and appears to be carpenter made. The timber post is of late nineteenth century in date and forms part of the support frame for the floor.

30. *Removal of existing fireplace.* This fireplace is a secondary addition as it relates to the present floor which is supported on the posts of nineteenth century date. It is also clearly

cut into the stone wall as the facing of the flue and the fireplace surround is all of nineteenth century brick.

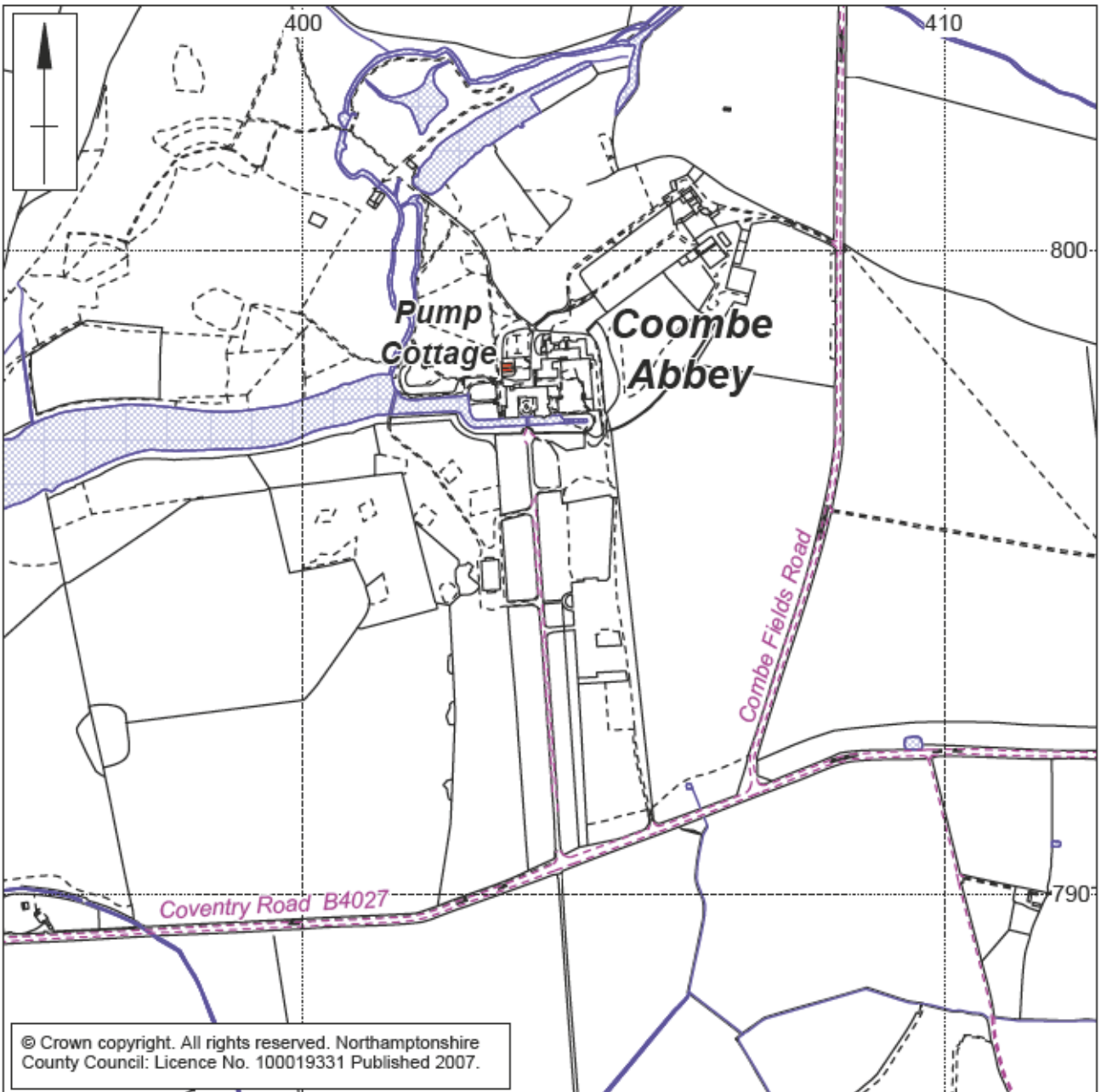
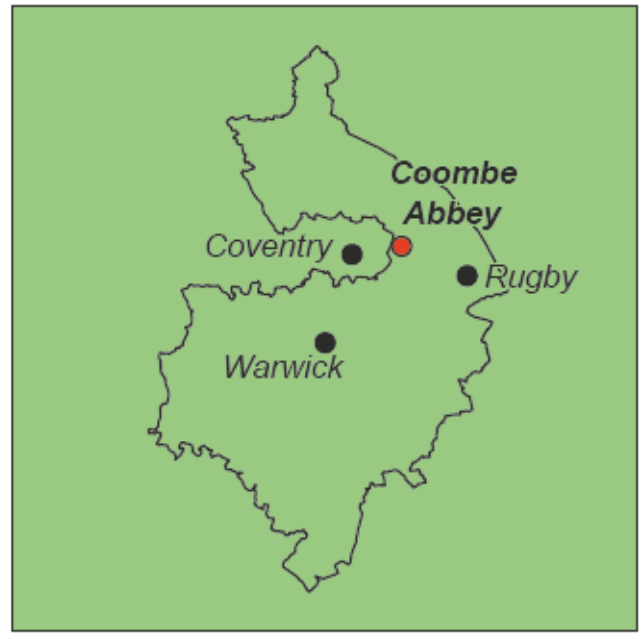
- 7.4 Apart from the section of wall proposed for removal (23) which is part of the original building fabric, all of the proposed alterations affect later insertions or alterations to the building. The earliest of these most likely dates to the second half of the nineteenth century, but the majority probably date to the post 1930's period and were added when the building was converted for domestic usage. Some, like the kitchen units and the garden shed add nothing to our understanding of the history of the building, and their removal would positively enhance the structure. The timber floor and shallow troughs supported on posts at the west side of the building above the present gardeners store is thought to relate to brewing, though the incomplete nature of what is left makes it difficult to understand. Though largely obscured at present by materials stored there by the hotel, it is unlikely that much further information will be revealed once this has been removed.
- 7.5 The other areas of proposed alterations have already been recorded as part of the making of the report of which this is an amended version. Further recording, if felt necessary, could record those specific areas in more detail although it is unlikely that any further information of value would be gained.

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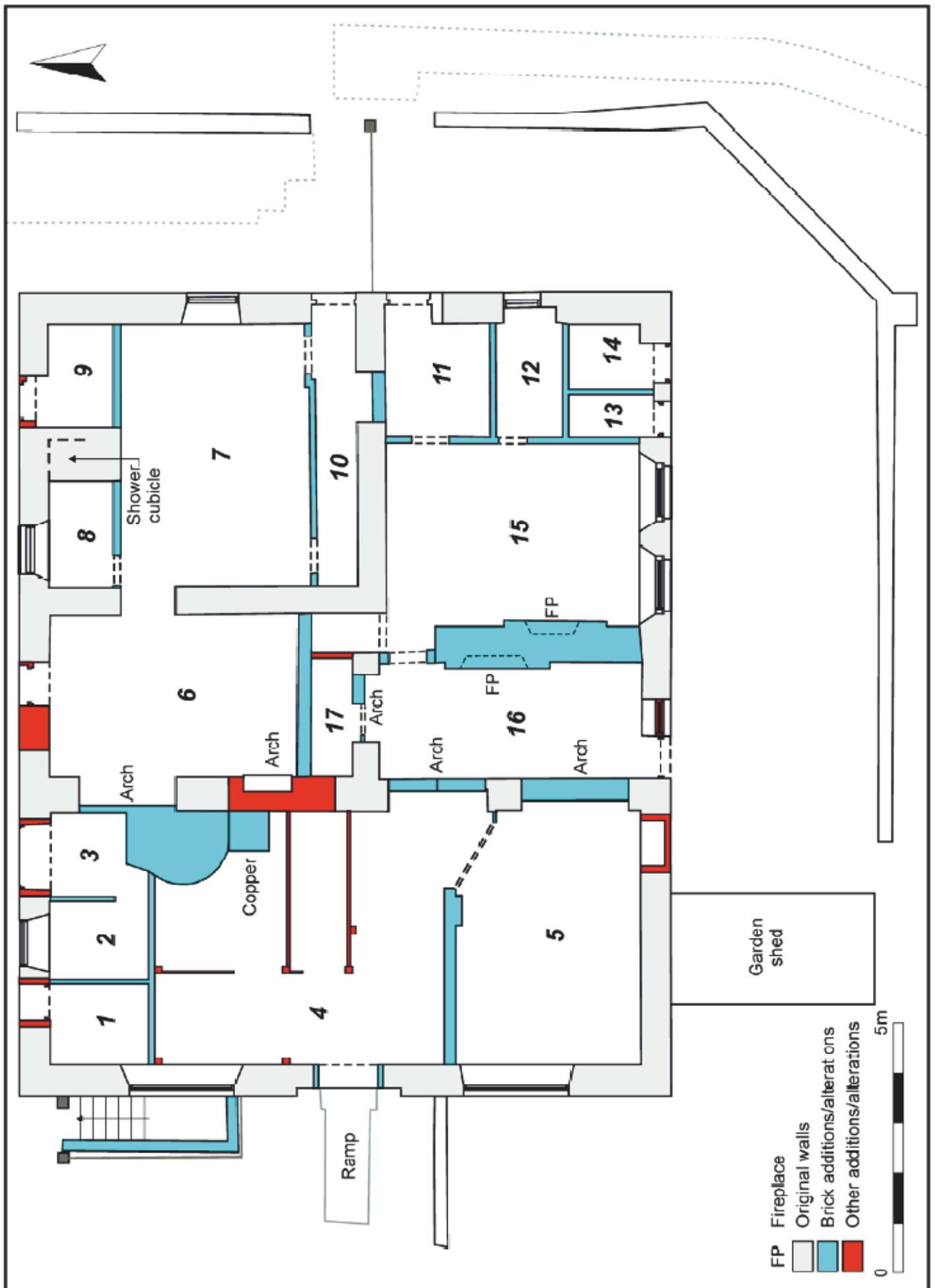
Site location Fig 1

Scale 1:1000

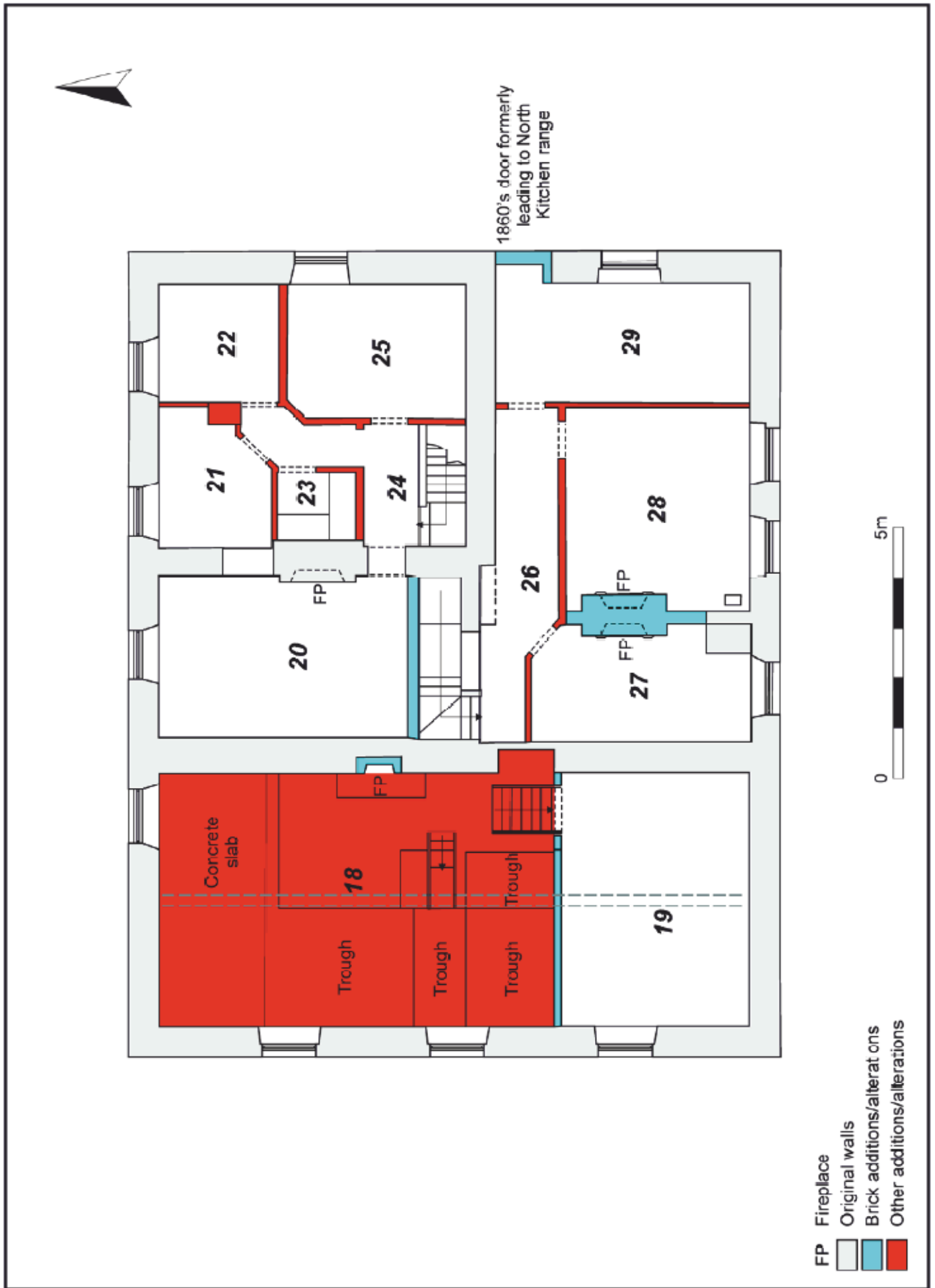
The building in relation to the former north kitchen range

Fig 2

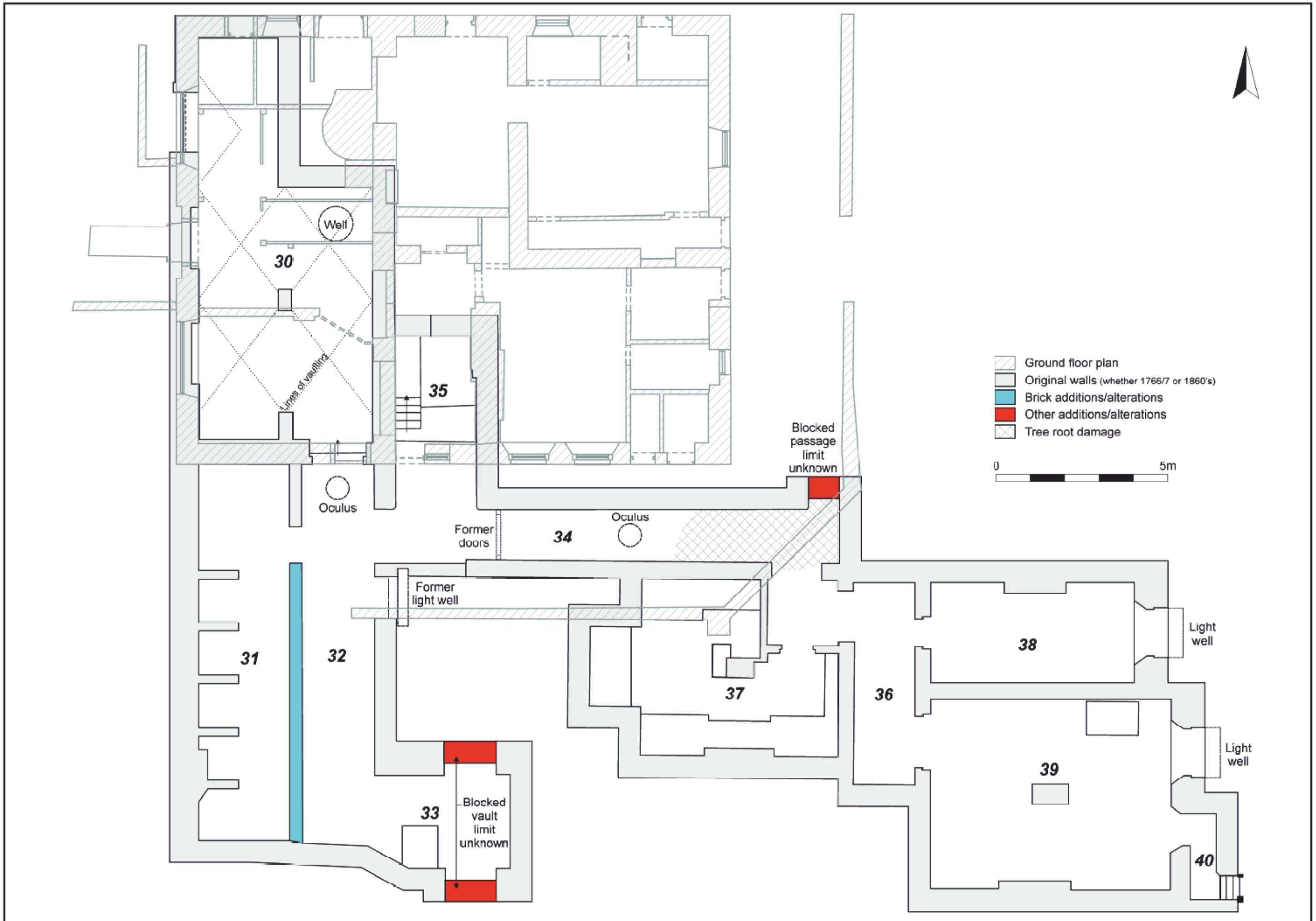




Ground floor plan of the building Fig 3



First floor plan of the building Fig 4



Cellar floor plan of the building with ground floor overlying Fig 5



East Elevation



South Elevation

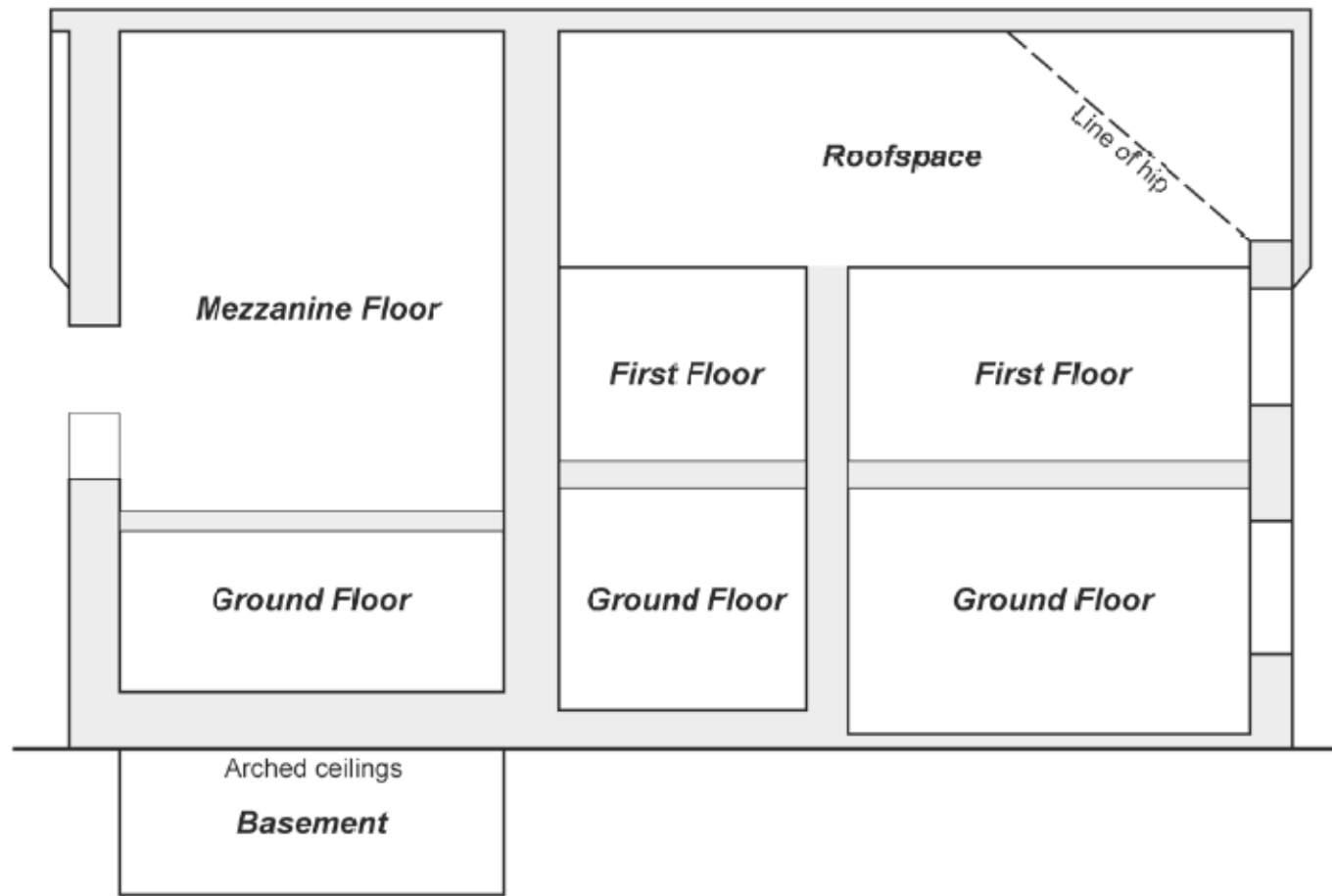


West Elevation

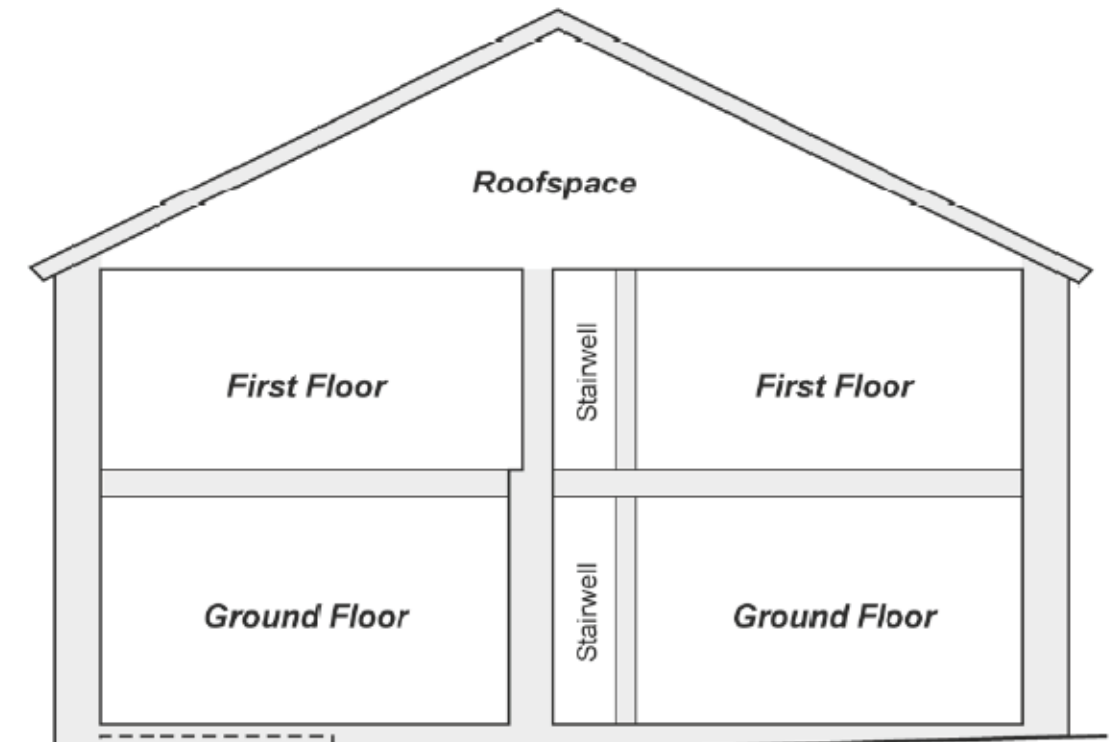


North Elevation





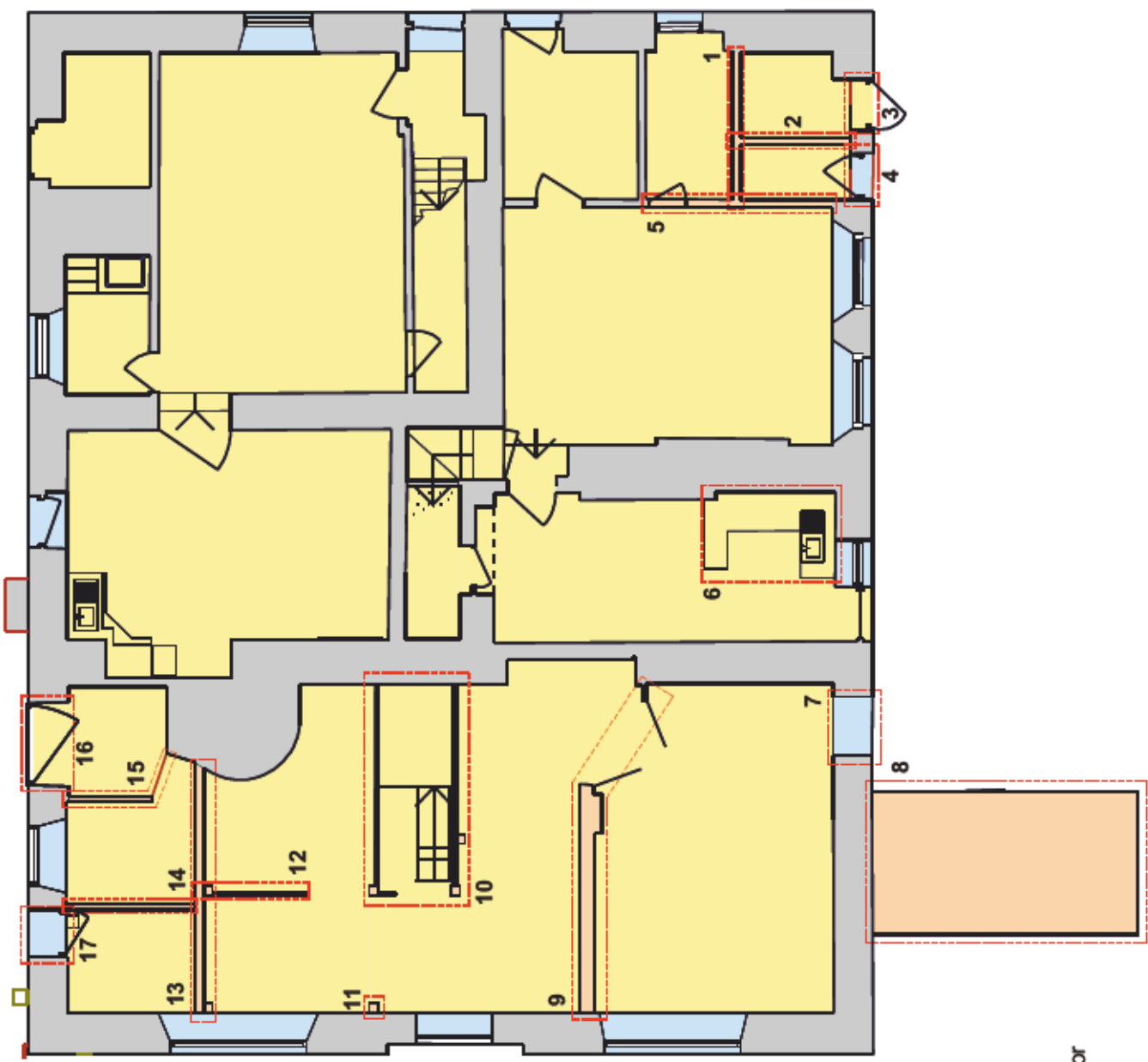
West 74.00mOD East



South 74.00mOD North



Sections Fig 7



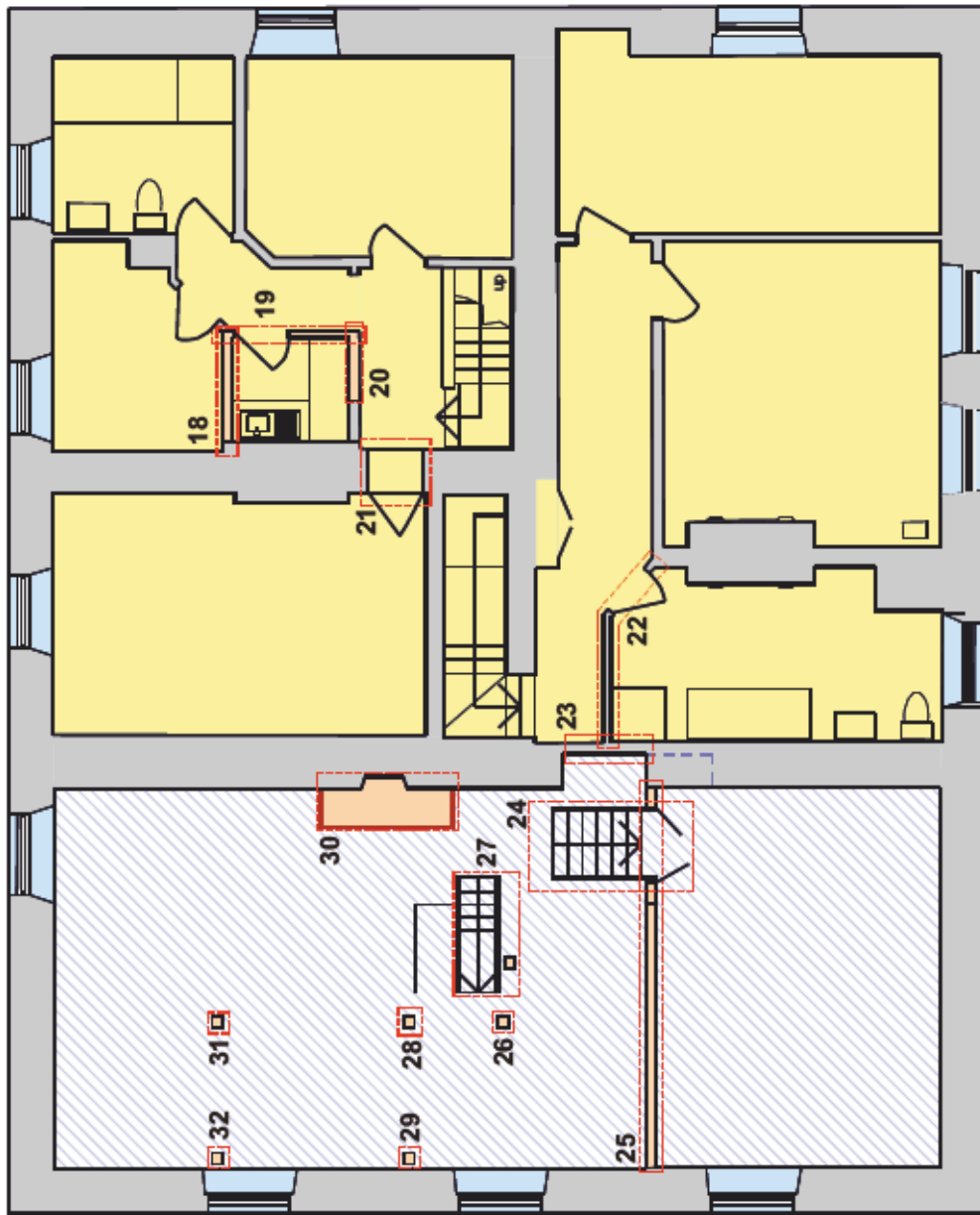
Alterations on the existing building

1. Removal of internal wall
2. Removal of internal wall
3. Replacement of existing door with new french door
4. Replacement of existing door with new french door
5. Removal of internal wall
6. Existing kitchen removed - new units to be installed
7. Block up existing opening
8. Demolition of existing out building
9. Removal of internal wall with door
10. Removal of existing staircase with timber post
11. Removal of timber post
12. Removal of internal wall with timber post
13. Removal of internal wall with timber post
14. Removal of internal wall
15. Removal of internal wall with door
16. Block up existing opening
17. Block up existing opening

Existing building elements retained
 Existing building elements altered
 Zone denotes introduction of new floor

0 5m

Proposed alterations: Ground floor Fig 8



Alterations on the existing building

- 18. Removal of internal wall
- 19. Removal of internal wall
- 20. Partial removal of internal wall
- 21. Removal of existing door
- 22. Removal of internal wall with door
- 23. Partial removal of internal wall - new opening
- 24. Removal of staircase
- 25. Removal of internal wall
- 26. Removal of timber post
- 27. Removal of existing staircase with timber post
- 28. Removal of timber post
- 29. Removal of timber post
- 30. Removal of existing fireplace
- 31. Removal of timber post
- 32. Removal of timber post

-  Existing building elements retained
-  Existing building elements altered
-  Zone denotes introduction of new floor



Proposed alterations: First floor Fig 9



Plate 1: West façade of the building.



Plate 2: South façade of the building.



Plate 3: East façade of the building.



Plate 4: Lawn area to the south-east of the building looking south-west.



Plate 5: Arch in west wall of Room 6.



Plate 6: Arch in north wall of Room 16.



Plate 7: Brick structures at north end of Room 4.



Plate 8: "Copper" water heater looking east.



Plate 9: Building looking south-east showing chimneys on north side.



Plate 10: Timber troughs in Room 18.



Plate 11: Truss of Room 18.



Plate 12: Steps leading into Room 19.



Plate 13: Pointed arch formerly connecting into now demolished kitchen range from Room 29.



Plate 14: Timbers of original hipped roof looking east.



Plate 15: South side of chimney stack, note the stub of brick linking arch.



Plate 16: Stubs of possible cupola structure.



Plate 17: Steps to cellar on west front.



Plate 18: Cellar Room 32 looking south.



Plate 19: Former flight of steps in Room 35.



Plate 20: Blocked cellar corridor at east end of Room 34.



Plate 21: Brick wine-bin divisions in Room 37.



Plate 22: Windows of light-well in east wall of cellar, Room 38.



Plate 23: Modern coverings for cellar steps from Room 39 (foreground) and two light-wells (background).