

**ARCHAEOLOGICAL BUILDING SURVEY REPORT:  
THE OLD COACH HOUSE, CHURCH LANE  
EDINGALE, STAFFORDSHIRE**

Planning Reference: 10/01214/LBC  
NGR: SK 21438 12128  
AAL Site Code: EDOV 10  
OASIS Reference Number: allenarc1-90310



Report prepared for MacGregor Developments

By  
Allen Archaeology Limited  
Report Number 2010079

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The  
Authority on  
Archaeological  
Planning  
Services



## Contents

Summary	1
<b>1.0</b> Introduction	2
<b>2.0</b> Site Location and Description	2
<b>3.0</b> Planning Background	2
<b>4.0</b> Historical Background	2
<b>5.0</b> Methodology	3
<b>6.0</b> Results	3
<b>7.0</b> Discussion and Conclusions	4
<b>8.0</b> Acknowledgements	4
<b>9.0</b> References	5
 <b>List of Appendices</b>	
Appendix 1: Colour Plates	6
Appendix 2: Photographic Archive List	12
Appendix 3: Listed Building Entry	13

## List of Figures

- Figure 1:** Site location at scale 1:25,000, with site shown in red  
**Figure 2:** Site location at scale 1:200, with the development area outlined in red. Numbered arrows indicate location and orientation of all exterior shots. Interior shots shown on Figure 3  
**Figure 3:** Ground floor and first floor plans at scale 1:100. Numbered arrows indicate location and orientation of all interior shots. Exterior shots shown on Figure 2  
**Figure 4:** Elevations at scale 1:100

## List of Plates

- Plate 1 (Shot 1):** South elevation of building, looking north-west. Note two phase construction, with earlier part to the left  
**Plate 2 (Shot 5):** North-west corner of the coach house showing timber framed construction of north and west elevations. Looking east-south-east  
**Plate 3 (Shot 6):** Coal store on the south-west corner of the building. Looking north  
**Plate 4 (Shot 8):** Detail of pitching hole in west elevation, with replacement beam above. Looking east  
**Plate 5 (Shot 4):** North elevation showing later added window. Looking south  
**Plate 6 (Shot 3):** General view of the east elevation of the later extension. Note the exposed roof structure and the modern brick repair. Looking west  
**Plate 7 (Shot 15):** Representative shot of the queenpost truss in the west gable. Looking west-south-west  
**Plate 8 (Shot 17):** Interior roof shot of roof trusses, looking east  
**Plate 9 (Shot 19):** Tie beam roof truss and hay loft, looking west-north-west  
**Plate 10 (Shot 13):** General interior shot of the building, looking west from the eastern bay  
**Plate 11 (Shot 14):** General interior shot of the western bay of the building, looking north  
**Plate 12 (Shot 12):** General interior shot of the eastern bay of the building, looking north

## Document Control

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## Summary

- MacGregor Developments commissioned Allen Archaeology Limited to undertake an archaeological building recording of an 18<sup>th</sup> century Grade II listed coach house/stable in Edingale, Staffordshire, in advance of its conversion into a residential unit.
  
- The structure has been built in two phases. Phase I, the western half of the building comprises a timber framed building with brick infill and a hay loft above. Phase II is a later brick extension of uncertain date. Though the building has a layout typical of a coach house or stable of the period, no physical evidence survives indicating the stabling of horses. It is currently used as storage space.

## **1.0 Introduction**

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by MacGregor Developments, to carry out an archaeological building recording of a Grade II listed coach house at The Old Vicarage off Church Lane in Edingale, Staffordshire, prior to its conversion to a residential dwelling.
- 1.2 The survey and reporting conforms to a specification prepared by Staffordshire County Council (Dean 2010), the English Heritage guidelines in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (English Heritage 2006) and the IfA '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (IfA 1996, revised 2001 and 2008).
- 1.3 The documentary archive will be submitted to the Potteries Museum and Art Gallery at Hanley, Stoke-on-Trent for long-term storage, within twelve months of the completion of the report.

## **2.0 Site Location and Description**

- 2.1 Edingale is situated in the administrative district of Lichfield in Staffordshire, approximately 28km south-east of Stafford. The site is located to the south of the village core, south of Church Lane, north-east of Holy Trinity Church and is centred on NGR SK 21438 12128.
- 2.2 The coach house is a Grade II listed building (LBS Reference 272776), as is the associated Old Vicarage situated immediately to the south (LBS Reference 272775).

## **3.0 Planning Background**

- 3.1 A planning application has been submitted for listed building consent for '*Works to listed building to enable the repair and conversion of coach house to provide ancillary residential accommodation*' (Planning Application Reference 10/01214/LBC), and has been approved with conditions. The planning conditions include the undertaking of a programme of archaeological building recording of the structure that is affected by development prior to its conversion.

## **4.0 Historical Background**

- 4.1 The village of Edingale is mentioned in the Domesday Survey of 1086 and at the time the land was owned by Henry de Ferrers and the King's Thegns (Williams and Martin 2002).
- 4.2 The coach house or former stable was built in the early 1700s and was extended later in the same century. The old vicarage is thought to be more or less contemporary with the coach house with later additions in the 18<sup>th</sup> and 19<sup>th</sup> centuries (LBS numbers 272775 and 272776 respectively). Both the vicarage and the coach house are visible on the First Edition Ordnance Survey Map of 1884.

## 5.0 Methodology

- 5.1 The building survey was undertaken by Chris Clay of AAL on Wednesday 8<sup>th</sup> December using a 35mm SLR camera with monochrome silver-based film, a 35mm SLR camera with colour slide film, and a Fujifilm Finepix twelve megapixel digital SLR camera. The weather was bright and sunny, and light was generally good, and there was a light dusting of snow at the time of the survey.
- 5.2 Photographs were taken of the following: -
  - All external elevations
  - All internal elevations, including internal walls and subdivisions
  - The roof structure of the buildings, internally and externally, where visible
  - The relationship of the structures to their surroundings
  - Architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings. Generally a single representative shot was taken of particular features such as windows or openings of a single type that occur more than once within the structure
  - A general internal photographic record of the building. Photographs were taken of each room/discrete internal space from sufficient points to show the form, general appearance and methods of construction
- 5.3 Metric scales of appropriate length and a tripod were used when required, with all photos annotated and linked to a floor plan (Figure 2).

## 6.0 Results (Figures 2 – 4)

- 6.1 The surveyed structure comprises the original coach house built in the early 18<sup>th</sup> century, its later extension to the east and a coal store to the west.
- 6.2 The coach house is a two bay, two storey building with a double pitched gabled roof covered with plain tiles and half round ridge tiles. A box frame construction was chosen for the timber framed walls of the early coach house, resting on an English Bond brick plinth. The corner posts are secured to a timber sill and supported by angle braces. The brick infill is in stretcher bond, with a slightly irregular pattern, with evidence for quarter bonding in places and the use of closers (Plates 1 and 2). The later eastern bay is entirely brick built in stretcher bond, although the timber roof structure is evident in the east elevation.
- 6.3 The south elevation contains two sets of vertical planked outward opening double wooden doors, one in each of the two bays (Plate 1). A pair of bottom opening casement windows, or hopper windows, sit above the door to the left, with a square pitching hole with wooden shutter to the left of this window. A modern gutter runs along the eaves to a downpipe at the south-east corner of the building.
- 6.4 A brick built coal store with a single pitched roof is attached to the south end of the west elevation of the building, which appears to represent a later addition. Horizontal wooden beams, one serving as a lintel over the modern door, were observed on all elevations of the structure at eaves height (Plate 3).
- 6.5 Also in the west gable there is evidence for a brick repair in the eaves (Plate 2), possibly occasioned due to a failing wooden beam below, which has since been replaced. A square pitching hole sits beneath this beam, covered by a wooden shutter with metal strap hinges (Plate 4).

- 6.6 The western bay of the north elevation also has a later addition of a square four light window with a wooden frame, and modern wire-reinforced glazing (Plate 5).
- 6.7 In a possible attempt to keep with the earlier style of the building, the east elevation has exposed wooden rafters, tie beam and supporting bracing struts, with a modern brick repair evident between the diagonal struts (Plate 6).
- 6.8 There are four roof trusses visible inside the building, two of which are built into the east and west gables (Plates 7, 8 and 9). From west to east, the trusses are alternate queenpost trusses and tie beam trusses. In the western gable the tie beam, queenposts and collar beam frame the pitching hole (Plate 7). The easternmost queenpost truss has the addition of a kingpost above the collar beam (Plate 8).
- 6.9 The western bay of the building has a hayloft accessed by a wooden ladder, with a planked wooden floor (Plate 9), while the ground floor is subdivided by the timber framing that would originally have formed the eastern elevation of the earliest phase of the building. The walls of the western bay are whitewashed with bare walls to the east, and a brick floor throughout (Plates 10, 11 and 12).

## **7.0 Discussion and Conclusions**

- 7.1 The surveyed building has two phases of construction, with Phase I comprising the western timber framed bay and Phase II being the eastern brick-built bay. The previous assessment of the building included in the listing entry (LBS Reference 272776 and Appendix 3) for the structure suggests an early 18<sup>th</sup> century date for the western bay with the eastern bay being completed later in the century, and there was no evidence exposed in the current survey to contradict this interpretation.
- 7.2 The listing also refers to the building as a former stable. The pitching holes at first floor level suggest that the existing hayloft was an original feature. It was indeed common for stables built in this period to have haylofts above the stable for ease of providing fodder for the stabled animals, and to provide added insulation during cold periods. The process was largely abandoned by c.1800 however, as the weight of the hay and moisture rising from the horses caused the floors to quickly rot (Wade Martins 1991). It therefore seems highly unlikely that the existing hayloft floor is original.
- 7.3 Apart from the general layout of the structure, there was no other physical evidence for the stabling of horses that would be expected, such as internal wooden partitions, hayracks or fittings on the walls for harnesses, saddles and other tack, or channels in the floor to carry away animal waste (Wade Martins 1991).
- 7.4 Apart from the size of the two large openings in the south elevation, which suggest the building has been used to hold large vehicles such as coaches, little else in the building indicates this function. There is a depression in the floor by the opening on the western bay which may have been caused by the passage of vehicles but it may also represent natural subsidence.

## **8.0 Acknowledgements**

- 8.1 Allen Archaeology Limited would like to thank MacGregor Developments for this commission.

## 9.0 References

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- Dean, S., 2010, *Specification for an Archaeological Building Survey. The Old Vicarage, Church Lane, Edingale*, Staffordshire County Council, unpublished planning document
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- Williams A. and Martin G.H., 1992, *Domesday Book: A complete translation*, Alecto Historical Editions, London



## Appendix 1: Colour Plates



**Plate 1 (Shot 1):** South elevation of building, looking north-west. Note two phase construction, with earlier part to the left



**Plate 2 (Shot 5):** North-west corner of the coach house showing timber framed construction of north and west elevations. Looking east-south-east



**Plate 3 (Shot 6):** Coal store on the south-west corner of the building. Looking north



**Plate 4 (Shot 8):** Detail of pitching hole in west elevation, with replacement beam above. Looking east



**Plate 5 (Shot 4):** North elevation showing later added window. Looking south



**Plate 6 (Shot 3):** General view of the east elevation of the later extension. Note the exposed roof structure and the modern brick repair. Looking west



**Plate 7 (Shot 15):** Representative shot of the queenpost truss in the west gable. Looking west-south-west



**Plate 8 (Shot 17):** Interior roof shot of roof trusses, looking east



**Plate 9 (Shot 19):** Tie beam roof truss and hayloft, looking west-north-west



**Plate 10 (Shot 13):** General interior shot of the building, looking west from the eastern bay



**Plate 11 (Shot 14):** General interior shot of the western bay of the building, looking north



**Plate 12 (Shot 12):** General interior shot of the eastern bay of the building, looking north

## Appendix 2: Photographic Archive List

Shot	Looking	Type	Description
1a	NW	Exterior	South elevation of the old coach house
1b	NW	Exterior	South elevation of the old coach house
2a	N	Exterior	South elevation of the coal shed
2b	N	Exterior	South elevation of the coal shed
3a	W	Exterior	East elevation of the old coach house
3b	W	Exterior	East elevation of the old coach house
4a	SE	Exterior	North elevation of the old coach house
4b	SE	Exterior	North elevation of the old coach house
5a	ESE	Exterior	North-western corner of the old coach house
5b	ESE	Exterior	North-western corner of the old coach house
6a	E	Exterior	West elevation of the old coach house
6b	E	Exterior	West elevation of the old coach house
7a	SSW	Exterior	North elevation of the coal shed
7b	SSW	Exterior	North elevation of the coal shed
8a	E	Exterior	Detail of pitching hole in west elevation
8b	E	Exterior	Detail of pitching hole in west elevation
9a	S	Exterior	Detail of window in north elevation
9b	S	Exterior	Detail of window in north elevation
10a	N	Exterior	Detail of window in south elevation
10b	N	Exterior	Detail of window in south elevation
11a	N	Interior	Interior of the coal shed
11b	N	Interior	Interior of the coal shed
12a	N	Interior	General shot, ground floor interior of the old coach house
12b	N	Interior	General shot, ground floor interior of the old coach house
13a	WNW	Interior	General shot, ground floor interior of the old coach house
13b	WNW	Interior	General shot, ground floor interior of the old coach house
14a	N	Interior	General shot, ground floor interior of the old coach house
14b	N	Interior	General shot, ground floor interior of the old coach house
15a	WSW	Interior	General shot, first floor interior of the old coach house
15b	WSW	Interior	General shot, first floor interior of the old coach house
16a	NW	Interior	General shot, first floor interior of the old coach house
16b	NW	Interior	General shot, first floor interior of the old coach house
17a	E	Interior	Detail of internal roof structure
17b	E	Interior	Detail of internal roof structure
18a	S	Interior	Internal detail of first floor window
18b	S	Interior	Internal detail of first floor window
19	NW	Interior	Detail of internal roof structure
20a	NW	Exterior	Detail of external roof structure
20b	NW	Exterior	Detail of external roof structure
21a	N	Interior	Internal detail of ground floor window
21b	N	Interior	Internal detail of ground floor window
22a	W	Exterior	General location shot
22b	W	Exterior	General location shot
23a	E	Exterior	General location shot
23b	E	Exterior	General location shot

### Appendix 3: Listed Building Entry

Taken from <http://lbonline.english-heritage.org.uk/>

#### Building Details:

**Building Name:** FORMER  
STABLE APPROXIMATELY  
10 YARDS NORTH WEST  
OF THE OLD VICARAGE  
**Parish:** EDINGALE  
**District:** LICHFIELD  
**County:** STAFFORDSHIRE  
**Postcode:**

#### Details:

**LBS Number:** 272776  
**Grade:** II  
**Date Listed:** 29/10/1987  
**Date Delisted:**  
**NGR:** SK2143812128

#### Listing Text:

SK 2012-2112 EDINGALE C.P. CHURCH ROAD (south side)

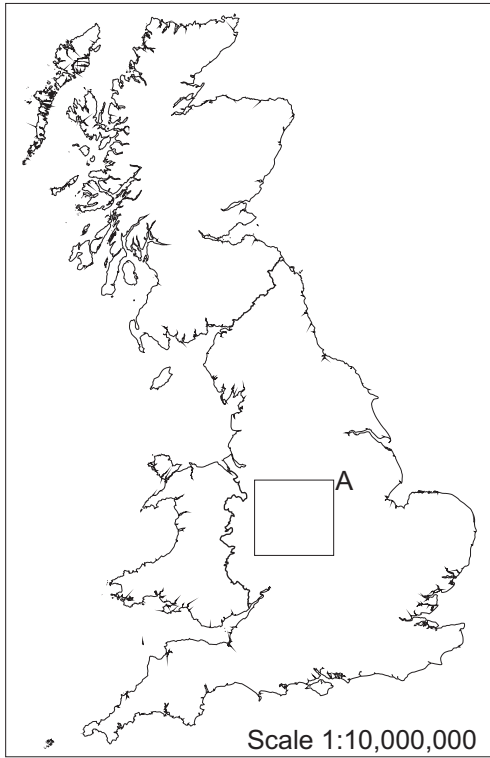
10/24 Former stable approximately  
- 10 yards north-  
west of The Old  
Vicarage

GV II

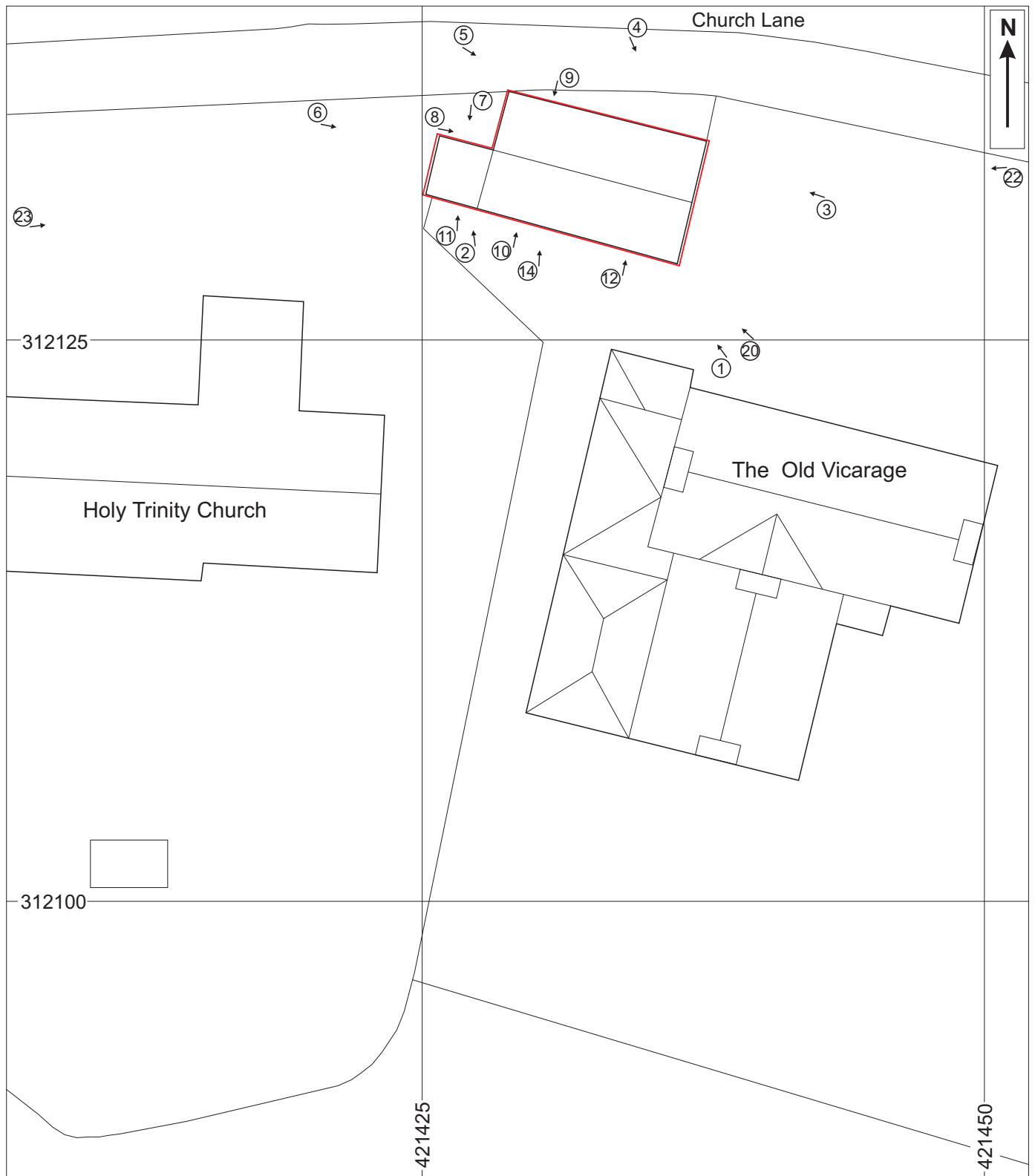
Former stable. Early C18, extended later in the century. Timber framed in full height rectangular panels with long straight tension braces and brick infill, brick extension; plain tile roof. 2-bay range aligned east-west facing south; early bay to the west. One storey and gable-lit loft. South side: central 2-leaf carriage door with boarded door and casement over; full height 2-leaf carriage door to the right. North side: casement to the right. West gable has a queen strut roof truss, the east gable has a tie beam roof truss with raking struts.

Listing NGR: SK2143812128

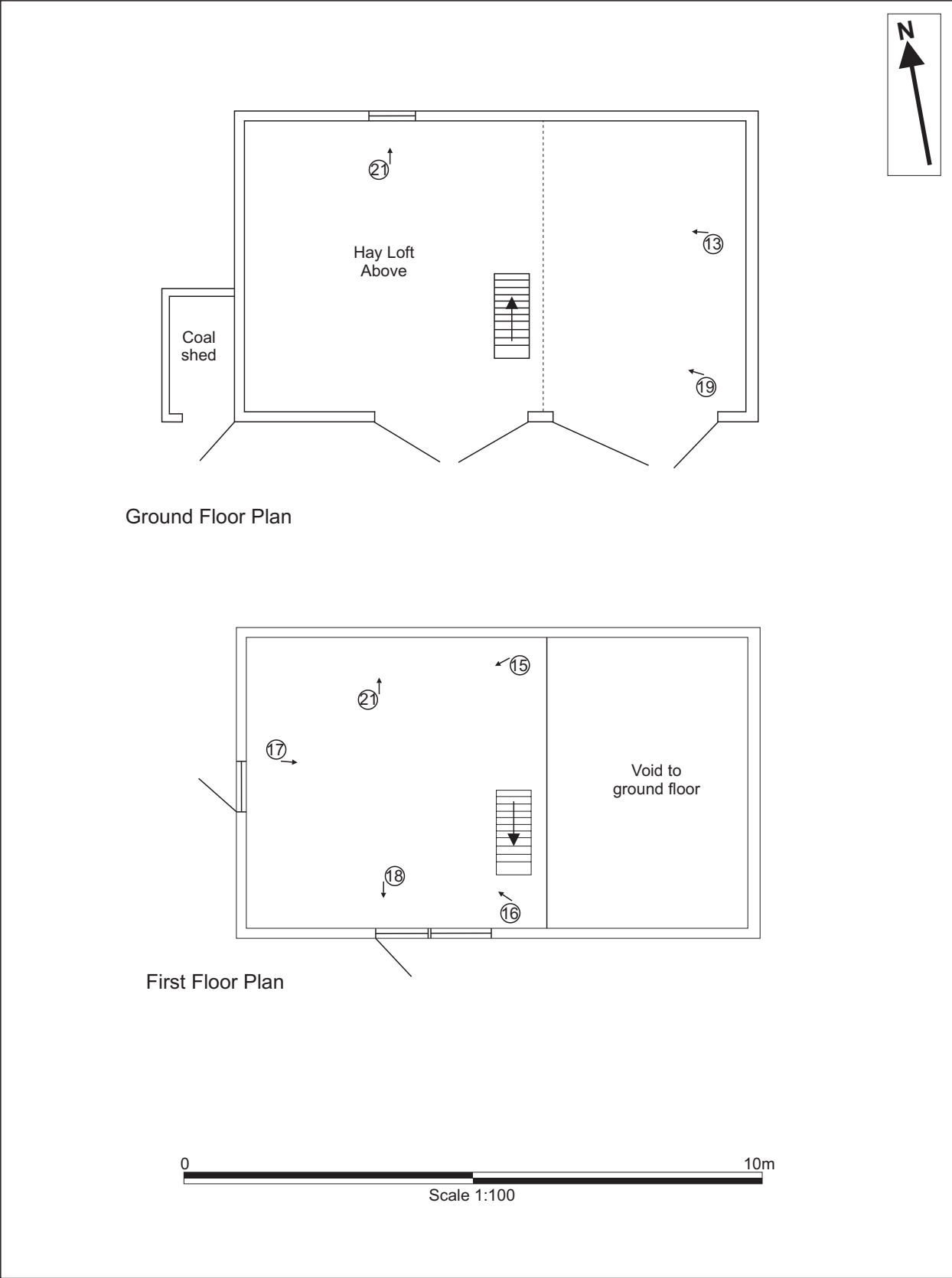




**Figure 1: Site location in red at scale 1:25,000**  
 © Crown Copyright 2006. All rights reserved, Licence Number 100047330



**Figure 2:** Site location at scale 1:200, with the development area outlined in red. Numbered arrows indicate location and orientation of all exterior shots. Interior shots shown on Figure 3



**Figure 3:** Ground floor and first floor plans at scale 1:100. Numbered arrows indicate location and orientation of all interior shots. Exterior shots shown on Figure 2

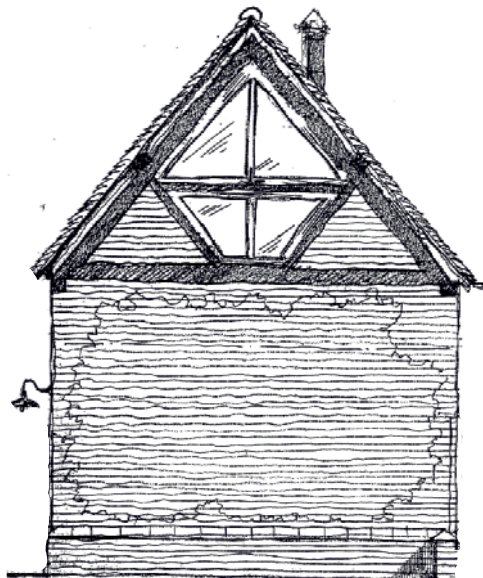
South elevation



North elevation



East elevation



West elevation

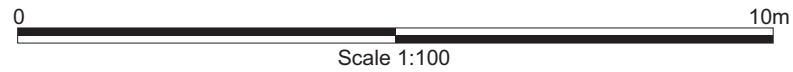
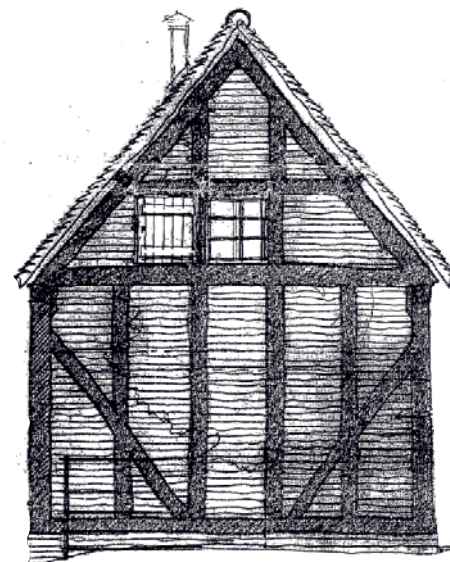


Figure 4: Elevations at scale 1:100