

# The Garages, Temple Guiting Manor

*Level 2 Historic Building Recording*



*Report prepared for:*  
Ptolemy Dean Architects

*On behalf of*  
Steven Collins

CA Project:CR0132

CA Report: CR0132\_1

August 2019



# THE GARAGES, TEMPLE GUITING MANOR

## Level 2 Historic Building Recording

CA Project: CR0132

CA Report: CR0132\_1

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## SUMMARY

**Project Name:** The Garages, Temple Guiting Manor, Historic Building Recording

**Location:** Temple Guiting Manor, Temple Guiting, Cheltenham

**NGR:** SP 09150 28088

This report presents the results of a programme of Level 2 Historic Building Recording of two garages at Temple Guiting Manor, and fulfils the requirements of pre-commencement Condition 6 of planning permission 19/00814/LBC & 19/00813/FUL.

The two buildings formed part of what was the farmstead of the manor in its phase as a tenanted farmhouse. The northern garage is formed from the eastern remains of a large barn that stood on the site, likely between around the mid-18th to mid-19th century. The southern garage is a separate but attached farm building, contemporary to and functional with the large barn but built in phases at different dates.

The buildings have been placed in their historical context in relation to the history of the manor, described in detail and photographed. A likely sequence of historic phased development has been suggested.

The project archive will be compiled and deposited in accordance with Section 5 of the approved WSI (including deposition with the local museum).

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## 1. INTRODUCTION

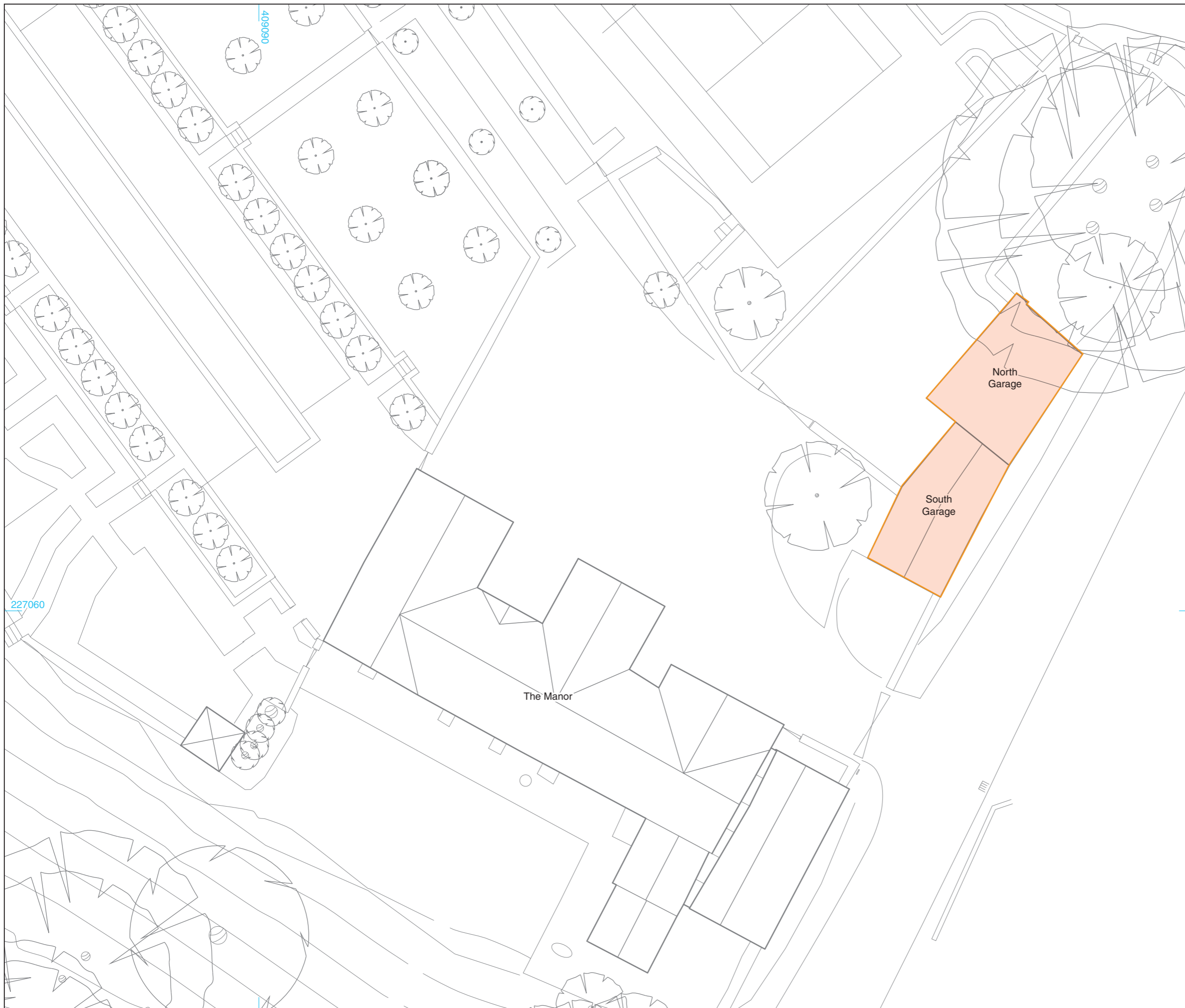
### *Context and Site*

- 1.1. The Site (Figs 1 and 2) consists of two curtilage listed buildings currently used as garages and store rooms. For the purposes of this report they are named north and south garage, as illustrated on Fig. 2. They are located on the east side of the driveway to the Grade I listed Temple Guiting Manor (Historic England list entry number 1089482), and sit adjacent to the lane running through the village leading from the B4077 Stow-on-the-Wold to Ford road to the north (centred on NGR 09150 28088). The site lies at c.200m aOD, adjacent to and north-west of the River Windrush, the valley sloping fairly steeply on the western side. The underlying geology of the area is mapped as Birdlip Limestone formation, Ooidal Limestone of the Jurassic Period. (British Geological Survey online, accessed July 2019).
- 1.2. In July 2019, Cotswold Archaeology (CA) was commissioned by Ptolemy Dean Architects on behalf of Steven Collins to undertake a Level 2 Historic Building Recording required to discharge a pre-commencement planning condition relating to planning approval (Condition 6 – Building Recording attached to planning permission 19/00814/LBC & 19/00813/FUL).
- 1.3. The planning permission for the approved scheme of works (*Repair and restoration of existing garage outbuildings and conversion into estate office*) included the following pre-commencement condition (Condition 6 – Building Recording):

‘Prior to the commencement of work on the garage a level two photographic and architectural record of this building needs to be submitted to and approved in writing by the Local Planning Authority. Reason: to maintain adequate records of features which contribute to the special architectural or historic character of the curtilage listed building, thereby aiding the preservation of the special interest which it possesses in accordance with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework’.
- 1.4. A Written Scheme of Investigation produced by CA (June 2019; see Appendix A) to agree the scope and method of the required recording has been approved by the Conservation Officer.







 The Garages



Plan courtesy of Ptolemy Dean Architects


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PROJECT TITLE  
**The Garages at Temple Guiting Manor**

FIGURE TITLE  
**Site plan**

DRAWN BY	<b>AW</b>	PROJECT NO.	<b>CR0132</b>	FIGURE NO.
CHECKED BY	<b>DJB</b>	DATE	<b>03.07.19</b>	<b>2</b>
APPROVED BY	<b>SH</b>	SCALE@A3	<b>1:750</b>	

- 
- 1.5. In line with the requirements of the condition, this report presents the results of a Level 2 building survey, undertaken in accordance with the Historic England Guidance 'Understanding Historic Buildings, A Guide to Good Recording Practice' (2016). The Level 2 survey was undertaken to record the buildings and their features, some of which will be altered or removed as a part of the approved development.

*Objectives and professional standards*

- 1.6. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' published by the CIfA (2014), and with the aforementioned Historic England guidance on historic building recording (Historic England, 2016).
- 1.7. The work has been carried out in accordance with the WSI approved by Cotswold District Council.

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## 2. METHODOLOGY

### *Evidence base*

- 2.1. This Level 2 Historic Building Recording has been informed by sources which are referenced throughout the report.

### *Level 2 Building Survey*

- 2.2. The Historic Building Recording has been undertaken in accordance with professional guidance including the Chartered Institute for Archaeologists 'Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures', and Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016).
- 2.3. In accordance with the aforementioned Historic England guidance, the survey comprises a Level 2 'Descriptive Record' of the building. Historic England defines a Level 2 record as a descriptive record of the structure or building and this level of record is made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building have been seen, described and photographed. The examination of the building has produced an analysis of its development and use and the record includes the conclusions reached, but it does not discuss in detail the evidence on which this analysis is based.
- 2.4. The Level 2 building recording was undertaken on site by Heritage Consultant, Sacha Hunter on 2 July 2019.
- 2.5. As per the above guidance, the drawn record includes:
- *A site and location plan*
  - *Annotated measured plans (these are based on existing available plans and no new comprehensive drawn record has been made).*
- 2.6. The photographic record includes:
- *A general view / views of the building in its wider setting;*
  - *The buildings external appearance; and*
  - *The overall appearance of the principal rooms and circulation areas which will be affected by the proposed development.*

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2.7. More detailed photographs record those features of the building which will be altered or removed as a result of the proposed development or which record its development.

2.8. The written record includes:

- *The precise location of the building as an address and in the form of a National Grid reference;*
- *A note on the historic setting of the garages and their association with the Grade I listed manor house and other structures within the curtilage;*
- *The date when the record was made, the name of the recorder and the location of any archive material;*
- *A summary of the buildings' type and purpose, historically and at present, their materials and possible dates; and*
- *Building on the above, a summary of the buildings' form, function and sequence of development, as well as any discernible associations with architects, builders, patrons and owners.*

2.9. The approved works relating to the garages are:

- Repair to the historic building fabric of the south garages;
- Removal of 20th century roof light and re-roofing of the historic range in traditional Cotswold stone slate tiles;
- Erection of light weight oak weather-boarded timber frame structure on top of remaining wall fragments of former barn building, replacing 20th century corrugated metal; and
- New boarded oak screen enclosures with painted hardwood gates, doors and window.

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### 3. BUILDINGS ASSESSMENT AND LEVEL 2 BUILDING RECORDING

#### *History and context*

- 3.1. The Manor House at Temple Guiting is a manor farmhouse of 14th to 16th century origins with an extensive suite of ancillary farm buildings that served Manor Farm. The original building appears to have been a 14th century open hall house with two chambers, with significant alterations and extensions in the 16th century. The Beale (local gentry) family were the occupiers, as free tenants, from this period until c.1775 when the house was transferred by marriage to another local gentry family the Brownes. It was at this time that the house became a tenant farmhouse, known as Manor Farmhouse. In 1887 the freehold was acquired by Corpus Christi College (who had long connections with the village as Lord of the Manor). A new manor house, Temple Guiting House, had been constructed by this time elsewhere in the village. The house and its land continued as Manor Farm until the 1980's when the house was sold into private ownership and has continued since, with the present owner purchasing the property in 2001 (Musson 2011).
- 3.2. The sale of the house in 1887 provides sales particulars for the farmstead; '*a large barn, stabling for 7 horses with chaff pen and loft over, a large detached corn store, with cart house and implement sheds*' (Musson 2011). This narrative gives evidence as to the extent and use of the farm buildings at this time.
- 3.3. The present garage buildings form part of what was once a much larger barn structure. The north garage is a truncated remnant of the eastern end of this barn and retains both historic fabric and form from this phase of its history (further detail on this will follow in the report). The south garage appears to have been a smaller building attached at one point to the great barn as an outshot, again retaining much of its original fabric.
- 3.4. Cartographic regression provides evidence to help date both the north and south garages; from a map of 1603 (Fig. 3) neither structure nor the great barn are in situ, but by 1804 (Fig. 4) the barn is shown in a reverse L-shaped plan form, a considerable structure with what is now the south garage forming the leg of the 'L'. Therefore the barn was built at some point between 1603 and 1804, though it is likely that it dates to the mid to late 18th century, when the house became a tenanted farmhouse.

- 3.5. An 1818 Estate map (Fig. 5) and an 1840 Gloucestershire Pre-Enclosure map (Fig. 6) presents something of an anomaly bearing in mind the 1804 map shows an L-shaped building. In the 1818 map the barn sits alone with no 'L-leg' or outshot building. In 1840 the barn is also standalone, but with a small separate building to the south which appears to be the southern section of the south garage. These anomalies or clues as to building development will be discussed later in the report as there is visible evidence of different phases of building in the south garage.
- 3.6. By the 1881 OS Map (Fig. 7) the barn had disappeared and the garage buildings appear to be in their extant plan form, though a small building is visible attached to the south of the southern garage. Another barn and an associated granary (clearly dated between 1818 and 1881) have been built c.60m to the north-west, away from the main dwelling, which may well be the result of a move to improve and rationalise the functional layout and use of the farm buildings which are grouped in this new location away from the medieval manor.



**Fig. 3**      **Map of 1603**

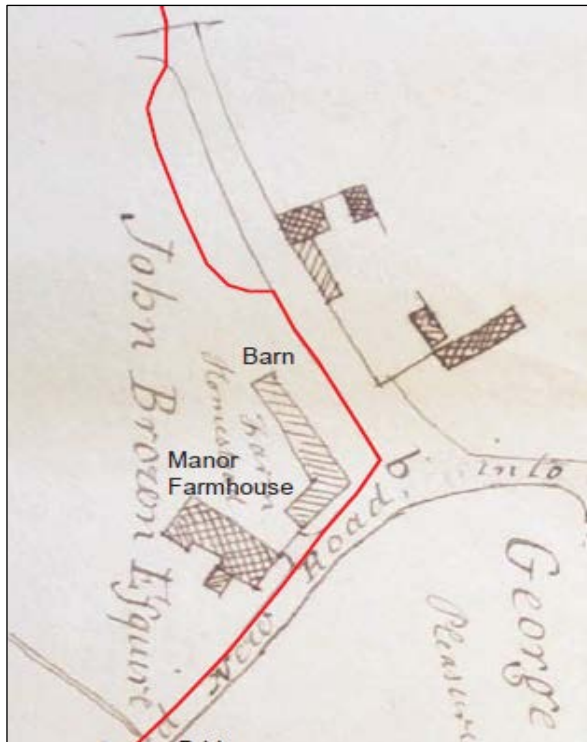


Fig. 4 1804 Estate map of Temple Guiting



Fig. 5 1818 Estate map of Temple Guiting (reproduced from A Cotswold Jewel in Stone, by Jeremy Musson)



Fig. 6 1840 Gloucestershire Pre-Enclosure map

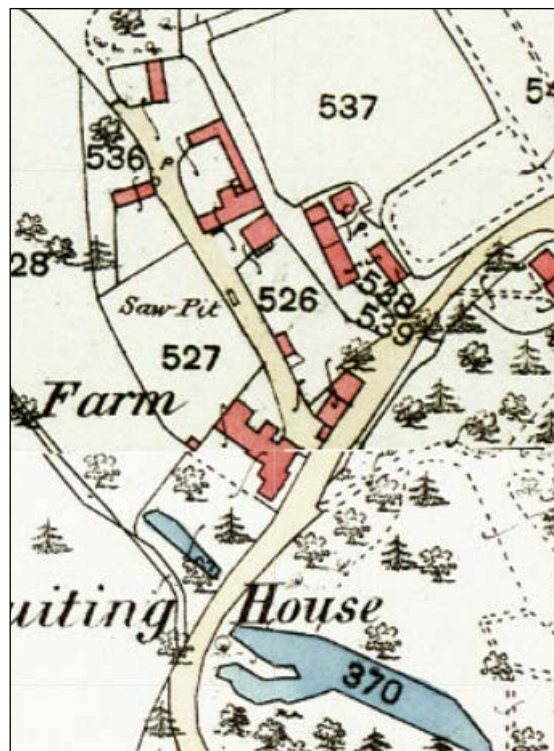


Fig. 7 1881 1st Edition OS Map

3.7. In March 2004 CA undertook a programme of archaeological recording during ground works associated with the construction of a tennis court, retaining walls and



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alterations to drainage systems. The walls associated with the barn represented on the 1804 map were uncovered as part of the works and the report concluded that the garages (called building A) were ‘probably part of the original structure’<sup>1</sup>, not least because the alignment is correct. Standing remains of the barn are visible in the tennis court area of the estate (Fig. 8). It was not possible during this fieldwork to retrieve any dating evidence to confirm the construction of the barn though as above it can be narrowed to be of 17th or 18th century origin; likely mid to late 18th century.



**Fig. 8** View of remains of barn wall, view looking east towards the garages

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<sup>1</sup> Cotswold Archaeology – Project 1538, March 2004

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*Historic Building Record*

- 3.8. The buildings (Fig. 2) comprise of two structures known as the north and south garage located on the east side of the main drive to the house accessed from the north via Manor Lane. Their east elevations abut an earth bank bordering the main road through the village of Temple Guiting (Figs 9 & 10).



**Fig. 9** East, roadside elevation of the garages, view to the north



**Fig. 10** View south to the Manor, the garages are to the left of the drive and stone wall

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### *North garage exterior*

- 3.9. The north garage is a single story building currently housing gardener's equipment. It is roughly rectangular in plan form, measuring c.6m by c.5m and it is understood that it is formed of the easternmost remains of the large barn illustrated in the 1804, 1818 and 1840 maps of the estate. The building is shallow in height, roofed with corrugated metal material and has wide painted plywood garage doors opening outwards into the drive (Fig. 11).



**Fig. 11** View east to the northern garage

- 3.10. The building gives clues of its former self in the fine coursed rubble walling of each elevation and ashlar quoins which are visible on all four corners. The north-west and south west corners are somewhat compromised by the insertion of rubble stone infill which is of inferior quality and is degrading due to cement pointing (Fig. 12 and 13); it is assumed this were inserted to form piers to support the roof and complete the garage when it was created sometime in the 20th century. The presence of quoins at these corners suggests that they may have marked a wide opposing through doorway, possibly a threshing bay. Opposing doors are a feature of threshing barns where the harvested crop was beaten out by hand on the threshing floor before the grain was separated from the chaff in the cross draught, known as 'winnowing'. A chaff house would usually be located adjacent to this function (National Farm Building Types 2013).



**Fig.12 South-west quoins of northern garage**



**Fig.13 North-west quoins of northern garage**

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3.11. The north wall abutting the lane bank shows part of a blocked-up doorway evidenced by large ashlar quoins and inset rubble infill (Fig. 14) and the east wall viewed from the lane has what looks to be an ashlar stone cill which is clearly a truncated window (Fig. 15). Both of these features are entirely consistent with the theory that this building is formed from the truncated eastern range of the large barn.



**Fig.14** Filled-in doorway on north elevation



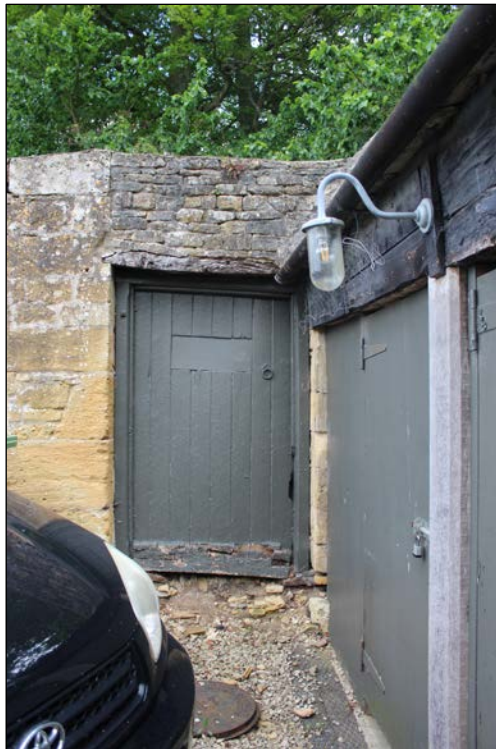
**Fig.15** Truncated cill of window in the east elevation of the barn (now northern garage)



**Fig.16** View of north and east walls of north garage, view to the south

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3.12. A doorway is located on the southern return wall (Fig. 16). It has a weathered oak lintel topped with incongruous infill rubble walling. There is a c.19th century timber boarded door and door frame with a chamfered outer frame with run out stop, typical of late 19th century Arts and Crafts detailing. This door may be a later opening in the barn wall, due to the juxtaposition of this doorway close to the large quoins (north and south-west corners of the northern garage) which appear to mark a through opening in the barn, and that the timber door and frame are clearly of a later date.



**Fig.16 Doorway to north garage**

3.13. The south wall of the north garage is topped with what looks to be a cementitious mortar capping that runs along the top of south wall and up and over the north gable end of the south garage (Fig. 17).



**Fig.17 West gable capped in mortar**

*North garage interior*

- 3.14. The interior of the northern garage (Figs 18 and 19) was inspected. The floor is levelled with concrete and no remarkable or inconsistent features were recorded. The blocked doorway on the north wall was evident internally, as it is a thin single skin rubble infill inset visible within the substantial thickness of the original barn walls. The roof is set flat on machine tooled beams pieced into the northern and southern walls.





**Fig.18** Interior of north garage, view to the north wall



**Fig.19** Interior of north garage, view to the south wall, obscured by storage cupboards

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### *South garage*

- 3.15. The southern garage is a separate structure to the northern garage although they abut one another. An evidence-based theory on the age and development of these two buildings follows in paragraph 3.27. The southern garage is a rectangular building lying north-south on the village lane (Fig. 20). It is c.8m by c.4m at its widest point. There are gables at the north and south elevations and the roof is ridged and roofed with Cotswold stone tiles, currently in a poor condition, particularly those lower on the roof, and some ridging caps. The south gable end ridge is capped in large rectangular stone tiles with a historic vernacular finial at the apex.



**Fig.20** Southern section of south garage



**Fig.21** Section of roof, south garage, illustrating poor condition

- 3.16. The building has been subdivided internally to create two spaces, both used for storage, for the purposes of this report they are called the northern and southern sections. Part of the northern space currently houses the oil tank though it is understood this is to be removed. The southern space was small and difficult to access, therefore photography opportunities were limited. It has a cement floor and has been boarded out in plaster board so there was limited view of the walls and roof areas. The south gable end wall (Fig. 22) was visible on both the exterior and interior; the exterior shows a well-built fine coursed rubble wall with flush pointing, assumed to be lime, and a possible aged patina of limewash. The interior wall is in a less satisfactory condition, with open joints and areas of what looks to be cementitious repairs. Several modern steel discs are bolted into the wall and these look to be ties, though they were not visible on the exterior elevation. If they are ties they are probably tying the interior rubble wall to the exterior layer of coursed stonework.



**Fig. 22** South gable wall of south garage

3.17. The roof truss was largely obscured by the boarding, but it was possible to see machine-tooled roof purlins inserted with cementitious pointing into the gable wall (Fig. 23). This and other evidence in the northern space suggests that the roof has been re-roofed with new timbers. A rooflight is located within the west roof slope (Fig. 24). A further discussion of the roof is provided below.



**Fig. 23** Internal south gable wall of south garage



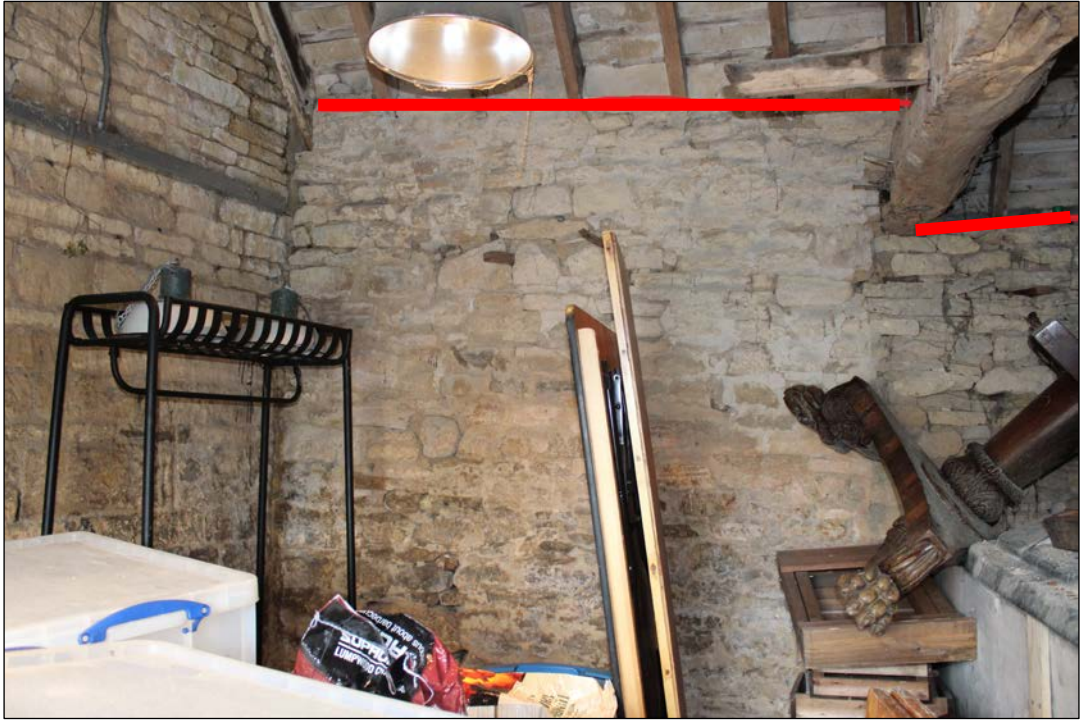
**Fig. 24** Internal view of south garage, view to the north with window to the left

- 3.18. There is a doorway in the south-west corner of the southern garage (Fig. 25) with a weathered timber lintel above. The door jambs look to be hand-tooled, beaded at the top and jointed with pegs, which dates this door to be no later than the early 19<sup>th</sup> century. The wide boarded timber door has three strap hinges of differing dates, ranging from what appears to be the oldest, a crude, hand forged version (lowest on the door), a more ornate version with a lozenge end (top) and a 20th century triangular version. It is difficult to definitively date the older strapwork (as vernacular style iron work continued to be created throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries) but their appearance suggests 17th or 18th century; it is possible this door could be reused from elsewhere on the estate or farmhouse. There is evidence of poor quality cementitious repointing above the door.



**Fig. 25**                      **View of doorway, south garage**

- 3.19. The north space of the southern garage afforded more views of the building fabric as it has not been boarded out, though access to this space was limited due to storage items. The boarding out of the south space is visible against the middle roof truss. The northern section of the east wall (starting from the junction with the corner of the gable end) is interesting in that it steps upwards (Fig. 26), the top of wall meeting the roof timbers higher on the roof slope; this is potentially a structural feature to accommodate the topographical slope on which it sits. On the external east facing side the roofslope juts slightly further out from the wall which is consistent with this internal feature (Fig. 27). There is again evidence of poor cementitious re-pointing.



**Fig. 26** Internal view of east wall, northern section of south garage



**Fig. 27** External view of east wall of south garage, view to the south

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3.20. This space is accessed from two sets of wide plywood garage doors; the opening is supported by a thick oak lintel of some age, supported with a modern timber vertical post that looks to be weathered oak. This lintel is visible internally but has been covering in treated timber boarding on the external face (Fig. 28). The lintel is supported at each end by thick timber piers, again of some age. The interface with the stone walls to each side appears awkward and this combined with the absence of quoins, suggest that this wide garage door is a later insertion, the lintel perhaps re-using an older oak beam from the barn or elsewhere.



**Fig. 28** View of garage doors, northern section of south garage, view to the east

3.21. The interior of the north space gives a view of the roof truss and rafters. A substantial tie beam with pegging sits in the middle of the space (Fig. 29). This beam is hand tooled and of some age, possibly original to the barn as unused tenon holes may suggest it is re-used. A timber-boarded screen has been built up from the tie beam to subdivide the roof space. It is clear that this screen and the other timbers



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(purlins, rafters and truss) of the roof structure are newer and that at some point in the past the building, or part of, has been re-roofed. The evidence for this is the nature of the timber members, all are machine tooled deal found in much roofing of the 1830's onwards. The back purlins sit atop each other and are supported by a cleat (Fig. 30) and the truss, visible in the centre section (Fig. 31), is an unusual version of a king post arrangement without the central post and instead bolted on the underside. There is torching between the rafters and battens, presumably some kind of a lime mortar mix (Fig. 32). It is assumed that this arrangement continues in the southern section underneath the plaster boarding.



**Fig. 29**                      **Old oak tie beam in northern section, with timber board screen above**



**Fig. 30**                    **Stacked back purlins with a cleat in the northern roof section**



**Fig. 31**                    **King post 'without the king post' truss, southern end of the northern section**



**Fig. 32**                      **Torching between rafters in northern section**

3.22. The northern gable wall is formed of solid well-built stone courses of varying width. The upper part of this wall is interesting in that there is evidence of brick infill (Fig. 33), which indicates an opening was filled in. There is no evidence of this on the external face of this gable wall (Fig. 34) though there are two incongruously large stone blocks within this section which may suggest re-used infill. This opening may have been a window in the south wall of the barn that was filled when the northern section of the south garage was constructed.



**Fig. 33**                    **Brick infill to the north gable wall of the south garage**



**Fig. 34**                    **External face of north gable wall to south garage**

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3.23. There is a distinct join (Fig. 35) between the walling of the south garage and quoined corners of the north garage which evidences that the two buildings are separate entities constructed at different times. The junction with the old barn walls is finished in a similar fashion to the west elevation; the gable end is capped in a mortar and the corner quoins of the barn walls jut above junction.

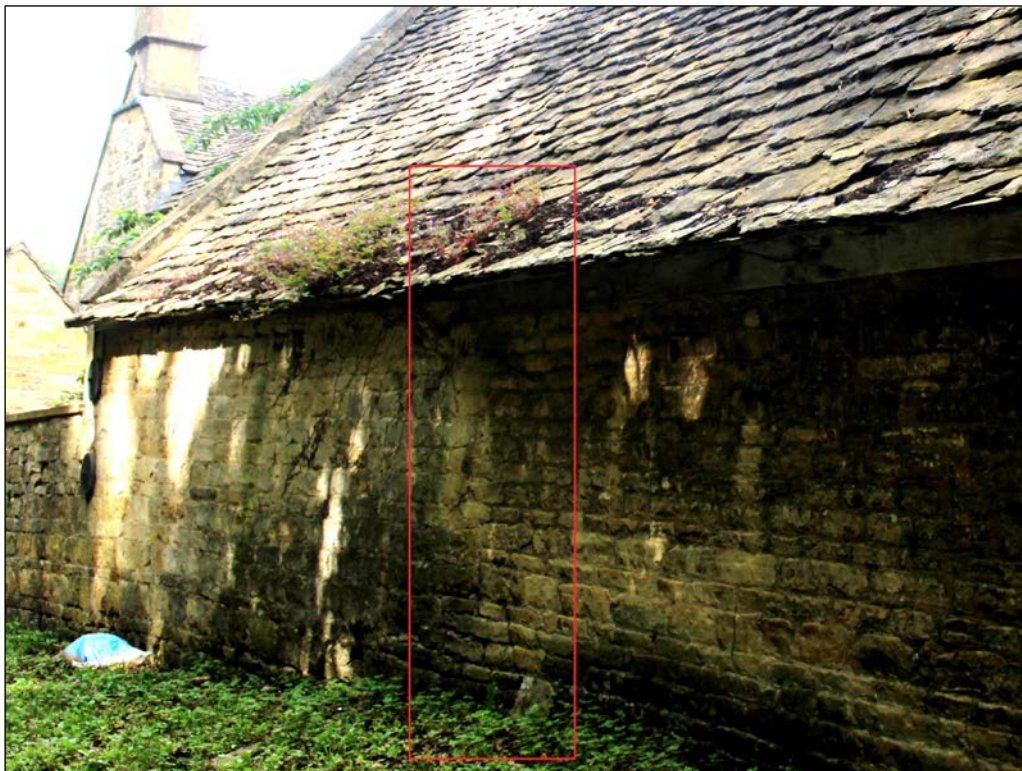


**Fig. 35** Joint between south and north garages, viewed to the west from roadside

3.24. The east, roadside elevation of the south garage (Fig. 36) shows a well-built coursed rubble wall, though two circular wall ties are visible on the south-east corner, indicating structural issues. There is a slight change in character to the stonework between the northern and southern sections, and a visible stone joint, which suggests some rebuilding or filling in of this part of the elevation. The 1840 cartographic evidence shows a gap between the barn and a building to the south (likely the southern section of the south garage) that appears to corroborate this visual evidence that the northern section of the south garage was constructed or reconstructed at a different time to the southern section.



**Fig. 36** East elevation of south garage, view to the north, showing metal ties



**Fig. 37** Detail of east elevation, showing joint in stonework

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### *Suggested phases of development*

- 3.25. On close examination, the buildings give a number of clues as to their phases of development. It is clear that the northern garage was created from the remains of the eastern truncated end of the great barn shown in cartographic evidence.
- 3.26. The southern garage is more difficult to 'unpick' but evidence does point to it being built at a different time to the great barn, possibly later though it is difficult to be certain. The anomalies within the mapping are interesting as they appear to suggest several phases of history to this building, as follows and illustrated in Fig. 38:
- The 1804 map shows an L shaped building which looks to be the barn with the south garage building as an outshot.
  - The 1818 map shows the barn with no outshot building.
  - The 1840 Pre-Enclosure map shows the barn as a standalone building with a small square building in the location of the current southern section of the south garage, though this map is crude and out of focus, so may not be a reliable indicator of the plan of the Site at this time.
  - In the 1st Edition OS map of 1881 the barn has gone and the two garage buildings appear to be in their current form (though the 'kink' in the plan form is not evident). A small building sits attached to the south. The main farm buildings now appear to form a group c.60m to the west of the garages, away from the manor.
  - Modern maps show the buildings as per Fig. 2.



Fig. 39 Tiled map detail, from top left clockwise: 1603, 1804, 1818, 1840, 1881, 2017

Based on this evidence the phasing can be suggested to be:

- 1750-1775:** The barn is built as an L shape (i.e. with outshot building forming the 'leg'), the outshot possibly being a 'chaff house'
- 1804-1818:** The outshot building is demolished and the barn is standalone
- 1818-1840** A new standalone outbuilding is constructed south of the barn (southern section of extant south garage)
- 1840-1880:** The space between the new southern building and the barn is filled in to join the two buildings together. It is possible that the 'new' roof and post and beam opening were created at this time. At the same time, or later, the barn is demolished leaving a section of the eastern end walls extant.

3.27. Of course, the cartographic evidence of plan form may be incorrect or inaccurate, but given that some of the evidence is supported by visual clues within the fabric of the buildings, the above is an 'educated guess', as shown on Fig. 38.





- The Garages
- Original south building, built between 1818 - 1840
- 'Infill' building, built post-1840
- Possible plan form of barn
- Possible location of threshing door
- Site of infilled doorway



Plan courtesy of Ptolemy Dean Architects



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PROJECT TITLE

The Garages at Temple Guiting Manor

FIGURE TITLE

Site plan with possible historical building alignments

DRAWN BY AW PROJECT NO. CR0132  
 CHECKED BY DJB DATE 04.07.19  
 APPROVED BY SH SCALE@A4 1:200

FIGURE NO.

38

- 
- 3.28. The southern garage, notwithstanding the uncertainty as to its phases of development, appears to have been an agricultural building, its function being ancillary to the barn, possibly as stables or shelter shed and a hayloft, or a chaff house. There may have been a first floor opening between the barn and the southern range shown in the 1804 map, this is evidenced by the brick infill shown on the gable wall, and this would be consistent with the concept of a chaff house, a small room accessed from the threshing bay for storing husks from the grain<sup>2</sup>. Alternatively this may have been a window in the south wall of the barn that was filled in when the space between the barn and the southern section was infilled.
- 3.29. It is clear that the barn was a much taller building than the southern garage; this is evidenced by the height of the extant window cill on the eastern elevation of northern garage, as well as the fact that the barn sits topographically higher than the southern range.
- 3.30. On site it was observed that the junction of the wall and the garage doors in the north section of the south garage is awkward and untidy (Fig. 40), and there is a slant to the wall when viewed to the side (Fig. 41). If this section of the south garage was a mid-19th century infill as described above in 3.27, with the northern section being 'knitted' together with the southern section, this would explain the awkward wall/post/beam junctions and also the 'new' roof with kink. Given the visual evidence of the roof timbers, which, aside from the older oak tie beam, look to be later 19<sup>th</sup> century, this infill could have occurred in the 1860's or 1870's, though it is possible the extant roof structure in the south garage range is a later version as the timbers and torching are in good condition.
- 3.31. With regards to the wide opening in this section of the south garage, the creation of a wide span opening for carts or a pony trap would be consistent with the dating proposed.

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<sup>2</sup> Historic England – National Farm Building Types 2013



**Fig. 40** View of junction between garage door and wall, south garage



**Fig. 41** Side view of northern section of south garage, view to the south

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## 4. CONCLUSIONS

- 4.1. This report presents the results of a programme of Level 2 Historic Building Recording of the garages at Temple Guiting Manor, and fulfils the requirements of pre-commencement Condition 6 of planning permission 19/00814/LBC & 19/00813/FUL.
- 4.2. The two buildings formed part of what was the farmstead of the manor in its phase as a tenanted farmhouse. The northern garage is formed from the eastern remains of a large barn that stood on the Site, likely between around the mid-18th to mid-19th century. The southern garage is a separate but attached farm building, contemporary to and functional with the large barn but built in phases at different dates.
- 4.3. The buildings have been placed in their historical context in relation to the history of the manor, described in detail and photographed. A likely sequence of historic phased development has been suggested.
- 4.4. The project archive will be compiled and deposited in accordance with Section 5 of the approved WSI (including deposition with the local museum).

---

## 5. REFERENCES

Brunskill R.W 1982 *Traditional Farm Buildings of Britain*

Chartered Institute for Archaeologists 2014 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Cotswold Archaeology 2004 –*Temple Guiting Manor Farm: A programme of Archaeological Recording.*

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Historic England 2016 *Understanding Historic Buildings: a guide to good recording practice*

Historic England 2013 *National Farm Building Types*

Ministry of Housing, Communities and Local Government 2019 *National Planning Policy Framework (NPPF); published February 2019*

Musson J 2011 – *A Cotswold Jewel in Stone; the story of Temple Guiting Manor*

Practical Handbook in Archaeology 5 1999 – *Recording Timber Framed Buildings: An Illustrated Glossary*

*Online sources:*

<https://templeguitingmanor.co.uk/> (accessed July 2019)

<https://historicengland.org.uk/listing/the-list/list-entry/1089482> (accessed July 2019)

*Cartographic sources accessed via Know your Place and previous CA reports*

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## APPENDIX A: WRITTEN SCHEME OF INVESTIGATION

# Garage Outbuildings at The Manor, Temple Guiting

*Written Scheme of Investigation for a Programme of  
Historic Building Recording*



CA Project: CR0132

June 2019



# Garage Outbuildings at The Manor Temple Guiting

## Written Scheme of Investigation for a Programme of Historic Building Recording

CA Project: CR0132

prepared by	Sacha Hunter Heritage Consultant
date	18 June 2019
checked by	Andrew Burn, Principal Heritage Consultant
date	18 June 2019
approved by	Richard Morton, Principal Heritage Consultant
signed	
date	18 June 2019
issue	01

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## 1. INTRODUCTION

1.1 This document sets out details of a Written Scheme of Investigation (WSI) for a programme of Level 2 historic building recording prior to the repair and restoration of existing garage outbuildings and conversion into estate offices at The Manor, Temple Guiting, Cheltenham, Gloucestershire.

1.2 Permission has been granted to convert the outbuildings (Cotswold District Council ref: 19/00814/LBC and 19/00813/FUL) subject to a condition (condition 6) requiring that:

*'Prior to the commencement of work of the garage a level two photographic and architectural record of this building needs to be submitted to and approved in writing by the Local Planning Authority.'*

*Reason: To maintain adequate records of features which contribute to the special architectural or historic character of the curtilage listed building, thereby aiding the preservation of the special interest which is possessed in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework'.*

1.3 No brief for this recording work has been issued by the Council. The present Written Scheme of Investigation will be issued to the Council in order to agree the scope and method of the recording.

### Timing of the works

1.4 The works comprise pre-commencement works.

### Professional guidance

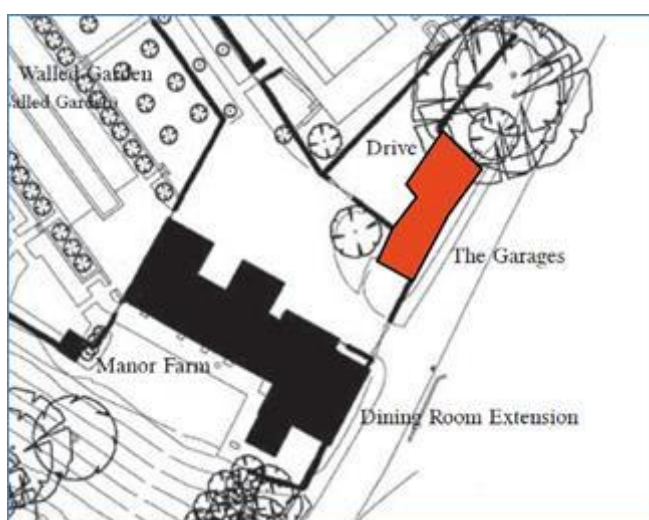
1.5 A 'Level 2' survey is defined within the Historic England publication '*Understanding Historic Buildings; A guide to good recording practice*' (Historic England 2016) as a 'descriptive record'. It describes this record thus: 'Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the

drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'

- 1.6 Further relevant guidance comprises the '*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014); the *Management of Archaeological Projects 2* (English Heritage 1991); the *Management of Research Projects in the Historic Environment (MORPHE)* and the *Project Manager's Guide* (English Heritage 2006).

## 2. THE BUILDINGS AND PROPOSALS

- 2.1 The garages are located to the north of the house, as illustrated in Fig. 1, below.



**Fig. 1: The Garages**

- 2.2 The Design and Access Statement (DAS) summarises the proposals as:

- repair to the historic building fabric of the south garages
- removal of C20th roof light and re-roofing of historic range in traditional Cotswold stone slate tiles
- erection of light weight oak weather-boarded timber frame structure on top of remaining wall fragments of former barn building, replacing a C20th corrugated metal flat roof, with a more sympathetic pitched roof with traditional Cotswold slate tiles
- new boarded oak screen enclosures with painted hardwood gates, doors and window
- erection of new gardener's bothy, timber-framed on rubble stone plinth wall with painted corrugated metal cladding to walls and roof

### 3. KEY OBJECTIVES

- 3.1 The key objective of the recording work is to create a record of the buildings to mitigate any loss of information inherent in the structure during the subsequent permitted alterations.

### 4. METHODOLOGY

- 4.1 Prior to commencement of the development, a record will be made of the areas of approved intervention. This will thus comprise an 'as is' record. This record will include the following elements.

#### Drawn record, to include:

- A site plan showing the locations of the standing buildings
- A plan identifying the location and direction of accompanying photographs
- A sketch plan showing any other details of layout not captured on the above
- Note: existing measured elevations, floor plans and photogrammetric records (conducted by Cotswold Archaeology in 2018) will be used where appropriate to illustrate the locations of the work. The scope of the Level 2 record does not include new measured survey

#### Photographic record, which it is expected will include:

- A digital SLR camera will be used. Photography will be undertaken with a Canon 600D 20mpx TTL digital camera set to TIFF format.
- General views of the buildings in their wider setting
- The overall appearance of the principal rooms and circulation areas
- Photographs of the areas of proposed alteration

#### Written record, to include:

- The building location
- The date of the record and the name of the recorder
- A brief summary of the buildings' type and purpose, historically and at present, their materials and possible dates

- Building on the above, a summary of the buildings' form, function, and sequence of development, as well as any discernible associations with architects, builders, patrons and owners.

#### Documentary research

- Online historic mapping will be utilised if and as required during the project. If a need for further archival research is identified, the team and Council's heritage officer will be notified

#### Timescale:

- It is likely that this work would require no more than a single day on site

## 5. REPORT AND ARCHIVE

- 5.1 An illustrated report will be compiled on the results of the work. Copies of the report (hard copies and in .PDF format) will be deposited with the local authority case officer (1 copy), the local library or museum (2 copies), the Council's Historic Environment Record (1 copy preferably in digital format), the National Archaeological Record of Historic England, (1 copy) within 12 months of the date of completion of the approved programme of field work, unless a revised timescale is agreed in writing with the LPA within 3 months of the completion of the approved programme of field work.
- 5.2 Should no further work be required, an ordered, indexed, and internally consistent site archive will be compiled in accordance with the specification presented in MORPHE and the following guidelines:
- *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission 1992)
  - *Selection, Retention and Dispersal of Archaeological Collections; Guidelines for use in England, Wales and Northern Ireland* Society of Museum Archaeologists 1993)
  - *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Archaeological Archives Forum 2007)
- 5.3 CA will make arrangements with the appropriate local museum for the deposition of the site archive at the conclusion of the project

## 6. MONITORING

- 6.1 Notification of the start of site works will be made to the Conservation Officer, Cotswold District Council, so that there will be opportunities to visit the site and check on the quality and progress of the work.

## 7. MANAGEMENT

- 7.1 This project will be under the management of Richard Morton, MClfA, Principal Heritage Consultant, CA.

## 8. HEALTH AND SAFETY

- 8.1 CA will conduct all works in accordance with the Health and Safety at Work Act 1974 and all subsequent Health and Safety legislation, and CA Health, Safety and Welfare Policy (2010) and procedures. A risk assessment will be undertaken prior to commencement of fieldwork.

## 9. INSURANCES

- 9.1 CA holds Public Liability Insurance to a limit of £10,000,000 and Professional Indemnity Insurance to a limit of £5,000,000. No claims have been made or are pending against these policies in the last three years.

## 10. QUALITY ASSURANCE

- 10.1 CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA) (RO Ref. No. 8). As a RO, CA endorses the *Code of Conduct* (CIfA 2014) and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (CIfA 2014). All CA Project Managers and Project Officers hold either full Member or Associate status within the CIfA.

10.2 CA operates an internal quality assurance system in the following manner. Projects are overseen by a Project Manager who is responsible for the quality of the project. The Project Manager reports to the Chief Executive who bears ultimate responsibility for the conduct of all CA operations. Matters of policy and corporate strategy are determined by the Board of Directors, and in cases of dispute recourse may be made to the Chairman of the Board.

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