

THE COACH HOUSE, SANDAL GRANGE FARM,
WALTON LANE, SANDAL MAGNA,
WEST YORKSHIRE

BUILDING RECORDING



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On behalf of

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EXECUTIVE SUMMARY

In May 2012, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr Chris Barrett to undertake a programme of building recording at the former coach house of Sandal Grange Farm, off Walton Lane, Sandal Magna, Wakefield, West Yorkshire (NGR SE 3485 1771). The project involved an architectural survey of the structure, which was achieved through a combined drawn and photographic record, augmented by a descriptive report. The survey was made a condition of planning permission granted by Wakefield Council, for the restoration and renovation of the building.

The coach house formed part of a stable complex associated with Sandal Grange. The earliest parts of the stable complex were erected in the early 19th century, but the coach house was not built until after 1854. It was present on the Ordnance Survey map of 1890/1894. It may have been built after c.1867, following a change of ownership of the estate, and the few surviving fixtures show that it was originally fitted out to a high standard. In its original form, the southern two-bay room or cell of the coach house housed two vehicles, most likely a carriage for family use and another cart for household use. The central cell functioned as a harness room and was provided with glazed cases to the north, east and south walls, and was initially lit by gas, but this was later changed to electricity. The original function of the north cell or room of the coach house is unclear. It is too small to accommodate a carriage, but could have been used for washing and grooming horses. The coach house underwent a number of changes in the second half of the 20th century to adapt it to farm use.

1 INTRODUCTION

Reasons and Circumstances for the Project

- 1.1 In May 2012, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr Chris Barrett to undertake a programme of building recording at the former coach house of Sandal Grange Farm, off Walton Lane, Sandal, Wakefield, West Yorkshire (NGR SE 3485 1771). The project involved an architectural survey of the structure, which was achieved through a combined drawn and photographic record, augmented by a descriptive report.
- 1.2 The building recording was made a condition of full planning permission approving the restoration and renovation of the building, granted by Wakefield Council on 19th October 2011 (application 11/01327/FUL, condition 2). The scope of the building recording was defined by a specification prepared by the local archaeological curator, the West Yorkshire Archaeology Advisory Service (WYAAS) (see Appendix 3), and the site work was funded by Mr C Barrett.

Site Location and Description

- 1.3 The coach house forms part of the former stable complex associated with Sandal Grange house, located on the south side of Walton Lane, Sandal, West Yorkshire, and lies within the historic township of Sandal Magna. The complex, now known as Sandal Grange Farm, lies between the two villages of Sandal Magna and Walton (see figure 1).
- 1.4 The coach house stands on the east side of a group of conjoined and free-standing buildings and boundary walls, once forming the stable complex, arranged around an open rectangular yard (see figure 2). The remainder of the stable complex was converted to residential use some time ago. Within the wider landscape, the complex is set on an area of relatively level ground, within the former grounds of Sandal Grange; the latter is screened from the stable complex by trees, and has recently been converted into a number of residential apartments. There is farmland to the south, while the plot of land to the immediate east has recently been sold.
- 1.5 At the time of the EDAS survey, the building was in a reasonable structural condition. The stone slate roof had been removed for storage and replaced with polythene sheeting, while the east elevation and south gable had recently been partially rebuilt, underpinned and repointed. The interior of the building was clean and free from debris and stored materials.
- 1.6 The coach house is included within the description for the farmhouse and adjoining farm buildings, as a Grade II building of Special Architectural or Historic Interest (see Appendix 2). It has previously been the subject of a structural survey (Hough 2011) and Statement of Significance (Helen Price Associates 2011).

Aims and Objectives of the Project

- 1.7 The primary aim of the survey work was to identify and objectively record, by means of photographs, annotated measured drawings and detailed descriptive text, any significant evidence for the original and subsequent historical form and function(s) of the building, and to place this record in the public domain by depositing it with the West Yorkshire Historic Environment Record (Registry of Deeds, Newstead Road, Wakefield, WF1 2DE). The second aim of the work was

to analyse and interpret the building as an integrated system intended to perform a specialist function.

Survey Methodology

- 1.8 As noted above, the scope of the building recording work was defined by a specification prepared by WYAAS, the local archaeological curators (see Appendix 3). The specification required the building to be the subject of a detailed drawn, photographic and descriptive record, with the site work being supplemented by a limited amount of documentary research. The resulting survey conforms to a Level 2 descriptive survey as described by English Heritage (2006, 14).
- 1.9 The on-site drawn and photographic recording was undertaken on 15th-16th May 2012, and the fieldwork records were approved by WYAAS on 28th May 2012.

Documentary research

- 1.10 A limited amount of documentary research was undertaken in order to inform the on-site recording, principally in local archives, as well as comparative research using readily available secondary sources. The principal archives consulted were:
- Balne Lane Local History Collection, Drury Lane Library, Wakefield;
 - West Yorkshire Archive Service, Registry of Deeds, Wakefield;
 - Yorkshire Archaeological Society, Claremont, Leeds.
- 1.11 In addition, searches were made of on-line catalogues, and consultations undertaken with Kate Taylor and (via Kate Taylor), John Goodchild, both eminent and long-standing historians dealing with Wakefield and the surrounding area. Despite this, it proved difficult to uncover much information relating to the earliest and latest phases of the stable block, although it was possible to define broadly when the coach house was built. A detailed list of the sources used in the preparation of this report is given in the bibliography (Chapter 6) below.

Measured survey

- 1.12 The drawn record comprised a ground floor plan of the coach house at a scale of 1:50, using traditional hand-measurement techniques to capture dimensional information. The EDAS plan shows all significant details such as inserted or blocked openings, original fixtures and fittings, and details of items relating to original and subsequent uses. The roof trusses are also reflected on the ground floor plan.
- 1.13 A final inked drawing of the plan was then produced by hand to publication standard, and is presented as a reduced version of the full sized field drawing using conventions established by English Heritage (2006, 18-37). The WYAAS copy of the report also contains a full sized 1:50 scale plan, as required by their specification (see Appendix 3).

Photographic recording

- 1.14 The black and white photographic record was achieved using a Mamiya 645 medium format camera with perspective control, while the 35mm colour record was produced using a Pentax 35mm camera with a variety of lenses. English Heritage photographic guidelines were followed (English Heritage 2006, 10-13). A total of 48 black and white shots were taken, and the negatives were printed to a size of 7"

by 5", with a limited selection reproduced at 10" by 8". A total of 14 35mm colour slides were also taken. Subject to access and other safety considerations, all photographs contain a graduated scale, and artificial lighting in the form of electronic flash and flood lighting was used as necessary. All photographs have been clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and cross referenced to film/negative and plate numbers as required by the WYAAS specification. All photographic film was exposed and processed to ensure high quality definition, and processed to archival standards according to manufacturer's specifications.

- 1.15 The photographic record (see Appendix 1) includes a register detailing the location and direction of each shot, for both black and white prints and colour slides. The ground floor plan of the building has also been used to identify the position and direction of each shot. A complete set of good quality copies of the black and white photographs are also reproduced in Appendix 1.

Written record

- 1.16 Sufficient detailed notes and observations were made in the field to allow a detailed descriptive record of the building forming the subject of the survey to be prepared.

Survey Products

Survey report

- 1.17 This report forms a detailed written record of the former coach house, prepared from the sources of information set out above, and analyses its form, function, history, and sequence of development, as far as is possible using the previously gathered information. The building is also placed within its historical, social and agricultural contexts, where possible using the available documentary and secondary evidence.

Project archive

- 1.18 A fully indexed project archive has been prepared, ordered and indexed according to the standards set by English Heritage (EDAS site code SGF 12). The archive comprises primary written documents, field notes, documentary material, photographic contact sheets, a copy of the report, and an index to the archive. This archive has been deposited with the Wakefield Office of the West Yorkshire Archive Service, while the photographic prints and negatives, and 35mm colour slides, have been deposited with the WYAAS.

2 HISTORICAL BACKGROUND

- 2.1 The building forming the subject of this report represents part of the stable complex formerly associated with Sandal Grange, a large and impressive 19th century residence recently converted to apartments. However, the origins of the house are unclear. In 1824, an auction notice in a local paper referred to an area of the Sandal Grange estate as 'possessing a panoramic view of a rich and picturesque country' and as having been 'planned and laid out in contemplation of a mansion to be erected in the centre of a lawn interspersed with abundance of ornamental plantations and timber'. The present Sandal Grange was built in the early 1840s (Taylor 1976).
- 2.2 However, Baines' 1822 directory lists a George Martin Esq at Sandal Grange, and so there must have been a house there before the present mansion was built (Baines 1822 vol 1, 586). This may well explain why the north range of the stable complex (of which the coach house forms a later part; see below) retains a date stone on the south elevation with the date '1815' and the capital letters 'D : M' over, set within a recessed shield. Beneath the shield are the capital letters 'I : D' and the whole is set at the base of a cruciform arrowloop. Perhaps the 'M' relates to one of the Martin family. A Joseph Dodson (the 'I' on the lower part of the stone possibly denoting 'J') is listed as a horse dealer in Sandal Magna in 1821 (John Goodchild, *pers. comm.*), but a direct link with this family cannot be established.
- 2.3 In 1841, the Sandal Grange estate (comprising some 150 acres) was purchased by Lawrence Hitchon from Jose (or Joze) Luis Fernandes, a Portuguese immigrant (Taylor 1976). Fernandes (1790-1868) had emigrated from Portugal in 1804, travelling with a J Todd Naylor, a Wakefield merchant. He initially appears to have traded as a wine merchant and/or corn factor, and in 1821 he had expectations of 'acquiring considerable freehold and other property in right of his wife (Martha Nowell)'. Again, it has not been possible to prove any direct link between Fernandes and the stable complex, although he did reside locally, living at Bellvue House in Sandal Magna in 1841 (www.caliendi.com/eccles/indil1.html).
- 2.4 The coach house forming the subject of this report was not an original part of the stable complex. Lawrence Hitchon, who purchased the estate in 1841, is alleged to have spent £3,000 building Sandal Grange, in addition to the £11,000 he had paid for the land (Taylor 1976). In White's 1853 Trade Directory of Wakefield Lawrence Hitchon of Sandal Grange is listed as a wool stapler (a dealer in wool) (<http://www.wakefieldfhs.org.uk/Whites%20%20Sandal.htm>) with a business in Wakefield. In 1887 it was noted that Mr Lawrence Hitchon lived at Sandal Grange, which was "a very humble place compared with its present state" (Clarkson 1887, 127).
- 2.5 A good idea of the layout of Hitchon's estate is given by the 1854 Ordnance Survey 6" to 1 mile sheet, which shows the Sandal Grange complex in some detail (see figure 3). Access was from Walton Lane, a right-angled carriage drive leaving the south side of the main road and passing the lodge. It then curved gently around to the south-west, adopting an approximate east-west line and passing directly in front (north) of the stable complex before continuing to the Grange itself. After depositing family or guests at the front entrance, carriages would have followed a broad oval route around the rear of the house and then back onto the drive.
- 2.6 In 1854, the stable complex comprised a walled yard, with a north-south sub-division to the west of centre (see figure 3). The north and west sides of the yard were formed by two conjoined ranges, set at a right angle to one another. There

was a smaller, L-shaped building at the south-east corner, while the main access point into the yard appears to have been on the east side, via a ride or track which left the south side of the main carriage drive to the south-west of the lodge. The existing coach house was not yet present, the main access in the east side of the yard occupying its location.

- 2.7 Hitchon died in January 1859, and for a short time after his death Sandal Grange was occupied by a Samuel Hargreaves. In 1867, it was put up for auction again and was purchased for just over £15,000 by William Thomas Marriot; the property was described as 'all that mansion house called Sandal Grange with the parks, gardens, pleasure grounds, entrance lodge, conservatory, fernery, vineries, lands and hereditaments thereto belonging, situate in the township of Sandal Magna and Walton' (Taylor 1976). Marriot carried out alterations to the Grange, extending one side of the house to provide a new entrance at right angles to the original one, adding a entrance porch in the form a three storey crenellated tower, and providing a deep bay window to the principal reception room.
- 2.8 It is quite possible that Marriot undertook alterations to the stable complex during the same period, as it had undergone significant changes by the time that the 1894 Ordnance Survey 6" to 1 mile map was published. The carriage drive had been re-routed to the north, away from the stable complex, with a new access created off the south side of the re-routed drive along the east side of the complex. Planting around the complex had been increased since 1854, screening it from the Grange to the west and Walton Lane to the north. The west range shown in 1854 had been demolished, while the north range was sub-divided into two parts, the east part being longer but slightly narrower than the west part. The building shown at the south-east corner in the mid 19th century had been enlarged east and west, with a new structure built to the south. The coach house forming the subject of this report had been built since 1854 on the east side of the complex, joined to the east end of the north range. There was also a narrow projection running parallel to the east side of the coach house. The previous Statement of Significance report also notes that the same changes are shown on the 1890 25" map (although full publication details were not given) (see figure 4), and the complex is similarly depicted in 1930 (Helen Price Associates 2011, 14).
- 2.9 Sandal Grange remained in the hands of the Marriot family until 1939, when it was conveyed to the Prudential Assurance Company for £2,500. In June 1946 it was acquired by Wakefield Corporation for use as a hospital for the elderly. With the advent of the National Health Service, it was transferred in July 1948 to the Area Health Authority, and remained in hospital use until at least the late 1970s (Taylor 1976).
- 2.10 It is not known at what date the stable complex first became detached from the Grange, and even when it was converted to a farm, as it has proved difficult to trace through Trade Directories and other documentary evidence; it could have been done in the late 1930s when the Marriot family disposed of the Grange. Sandal Grange Farm was acquired by the Brooke family in 1974, and it was listed as being of Special Architectural and Historic Interest in October 1976. Ordnance Survey maps of this period show the coach house to be relatively unchanged from its depiction in 1890 and 1930, although very large modern farm sheds and other buildings had been added to the south side of the south range (see figure 4). It is presumed that the majority of these were demolished to facilitate the conversion of the complex to residential accommodation, and a series of black and white photographs taken in the 1970s (held by WYAAS HER (ref 148)) apparently show the farm/stable complex not long after this demolition had taken place. The south

range of buildings survived in 1999, but appears to have been largely demolished (apart from one structure) as the result of a fire (Helen Price Associates 2011, 15).

3 ARCHITECTURAL DESCRIPTION

Introduction

- 3.1 The coach house is described below in a logical sequence. After an initial discussion of the stable complex, the plan form, structure and architectural detailing of the coach house are then described, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. Reference should also be made to the ground floor plan (figure 6).
- 3.2 As previously noted. Appendix 1 comprises the photographic record, namely a catalogue of all the photographs taken, figures which depict the various photographic location points, and copies of the black and white photographs. These photographs are referred to in the following description as plates.
- 3.3 The coach house, forming the eastern range of the existing building complex, is on a very slight north-west/south-east alignment but, for ease of description, it is considered to be aligned north-south. Unless otherwise noted, the terms used to describe surviving timbers and roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.
- 3.4 The coach house stands on the east side of a group of conjoined and free-standing buildings and boundary walls (see figure 2), once forming a stable complex, then a farm and latterly residential accommodation, arranged around an open rectangular yard. The coach house stood on the east end of this yard, and when it was first built (between 1849 and 1890, when the two historic Ordnance Survey 6" maps were surveyed rather than published), the main access route to the yard appears to have been along the east side of the coach house. The complex has been remodelled throughout its lifetime, and has been substantially reduced in extent in the modern period, with several of the buildings formerly existing in the south range having been demolished.

The Stable Complex

- 3.5 The coach house forms the east range of the existing buildings, standing at the east end of the former north range of the stable complex (plates 1, 2 and 3). A series of photographs taken by Wakefield Council during the 1970s (WYAAS HER 148) form a valuable record of the stable complex prior to its conversion to residential use. The north range of the stable complex retains a date stone to the south elevation with the date '1815' and the capital letters 'D M' over, set within a recessed shield. Beneath the shield are the capital letters 'I D'. The date stone is set at the base of a cruciform arrowloop (plate 4).
- 3.6 The north range is rectangular in plan, and of two storeys with a pitched stone slated roof. It is built of coursed squared sandstone, set with a lime mortar. The 5-bay centre is flanked by slightly lower, 2-bay ends, giving a symmetrical appearance. This symmetry is extended to the north and south elevations. The north elevation, which formerly fronted directly onto the carriage drive, originally had a single window to each floor level to each bay, all with projecting sills and set beneath deep tooled stone lintels; on the 1970s photographs, at least one of these windows was fitted with a 16-pane (8 over 8) wooden vertical sash frame. A single storey lean-to porch to the centre is a modern addition. The south elevation had

the original stable entrance placed to the ground floor of the central bay of the centre block, beneath the date stone (see figure 5). Again all original windows and doorways are beneath deep tooled stone lintels. All windows are now fitted with modern Yorkshire sliding sashes, but in 1976 the listing description noted that the western 2-bay end and the adjacent bay of the centre block, which were then in residential use, retained some sash windows with glazing bars (see Appendix 2); the 1970s photographs show a variety of sash window frames, including decayed 20-pane (10 over 10) vertical timber sashes to the stabling area (see figure 5). The listing description also noted that within the stable, there was a row of cast-iron framed loose boxes manufactured by Hayward Brothers with name plates on the doors, as well as feed bins and an original drained floor.

- 3.7 As has been described in Chapter 2 above, in 1854 the north range had another conjoined range set at a right angle to the west end (see figure 3). This had been demolished by 1890 (see figure 4), but a sloping scar at the very west end of the south elevation might be a remnant of this; however, a Dutch-barn type structure is known to have been sited in the same position in the second half of the 20th century (Mrs Barrett, *pers. comm.*), and so the scar may relate to this. In the 1970s, the yard area to the south of the north range retained brick paving, crossed by a number of brick drains which converged on a central circular cast-iron drain cover. There was a stone dog kennel on the west side of the yard (also noted in the 1976 Listing Description) (see figure 5), while the south range, shown in 1890, was built of coursed squared stone and of a single storey, with a pitched stone slated roof. The north elevation had a cart or implement opening in the westernmost bay, with a series of paired doorways to the east, most probably representing loose boxes. There was a stone ridge stack placed approximately two-thirds of the way along the roof ridge, while the south elevation contained paired doorways and windows. The building shown to the south of the south range in 1890 was also of stone with a pitched stone slated roof, and appears to have a series of four small stacks rising from the base of the west roof slope.

The Coach House

Plan form, structure and materials

- 3.8 The 1815 north range of the stable complex is clearly butted by the coach house, which, on cartographic evidence (see above), dates to between 1849 and 1890. The coach house is rectangular in plan, with maximum external dimensions of 15.35m in length (north-south) by 5.85m in width (east-west). It is of a single storey, with a pitched roof; the roof was covered with plastic sheeting at the time of the EDAS survey, but was previously roofed with stone slates, which had been until recently stored within the building (Helen Price Associates 2011, 9). There is a single stone ridge stack, placed to the north of centre (plates 5 and 6). Internally, the building has a maximum total height of c.5m from ground floor level to the underside of the roof ridge.
- 3.9 The coach house has load-bearing external walls (average width 0.40m), built of a warm yellowish-brown coursed and squared sandstone set with a lime mortar. The sandstone has weathered badly in places, particularly on the west elevation. Internally, some use is made of brickwork for walls (see circulation description below). The building is divided into four bays across three cells or rooms; three bays are of approximately equal length, but the northernmost bay is slightly narrower. All four bays are now open to the roof ridge internally, but the second bay from the north end and the coach area were formerly ceiled. The two southernmost bays were floored with a mixture of dirt and brick rubble at the time

of the survey, the second bay from the north end with smooth lime plaster and concrete, while the northernmost bay had sandstone flags. The floor level throughout the building appears to have been relatively even, although the flagstones of the northernmost bay do slope slightly downwards from east to west and also from the north and south side towards the centre. There are three softwood roof trusses of very slightly varying form, which are described in more detail under the circulation description below.

External elevations

- 3.10 The principal elevation of the coach house faces west onto the yard area to the south of the north range (plates 7 and 8). At the very north end, the northernmost bay is open, with a broad segmental arch of well-cut sandstone voussoirs over the opening; there is no surviving evidence for doors or any other form of partition having been fitted here (plate 9). To the south, the next bay contains a window opening with a deep stone lintel and slightly projecting stone sill. The window is fitted with a modern two-light Yorkshire sliding sash timber frame, each light being of four panes (2 over 2). The window frame is of the same form as those fitted to the north range; it replaced a 16-pane (8 over 8) vertical timber sash shown on the 1970s photographs (see figure 5), of the same form as those once present in the north range. The two southernmost bays are occupied by coach openings, each with semi-circular head of well-cut sandstone voussoirs and quoined jambs (plate 10). The jambs are rebated to the exterior, and each opening was once fitted with a pair of doors, opening outwards; the existing softwood doors are modern, but were in place by the 1970s.
- 3.11 The south gable (plate 11) and east elevation (plates 12 and 13) are both completely blank, and both have been partially rebuilt and repointed relatively recently using a lime-based mortar.

Circulation

a) The north room or cell

- 3.12 At the time of the EDAS survey, the main access to the interior of the coach house was through the opening at the north end of the west elevation. This leads into the northernmost room or cell, of a single bay only, which is floored with flagstones (plate 14). As has been noted above, the flagstones are not level, but slope gently down from east to west and also from north and south towards the centre. Water or other liquids were therefore channelled towards a drain situated towards the west end of the room. There are three additional shallow channels scribed across the flagstones to the east of the drain, leading towards it. The drain retains a 0.31m diameter circular cast-iron cover, perforated by 61 holes and with a dished profile; a very similar example can be seen within the yard, adjacent to the west end of the north range's south elevation, and one formerly also survived within the centre of the yard, as shown on the 1970s photographs (see figure 5).
- 3.13 The north wall of the room was formerly part of the south elevation of the north range (plate 15). There are two vertically aligned, small diameter, tethering rings fixed to the wall at ground floor level (plate 16), while above, a row of small square holes to the first floor once appear to have held brackets which supported a continuation of the wooden guttering of the north elevation (plate 17). A sawn-off section of the guttering remains visible over the west end of the room, but curiously the brackets seem to have sloped downwards slightly towards a blocked doorway at first floor level (plate 18). This doorway is blocked with brick but would have

formerly served as a loading door, almost certainly for a first floor granary - it was previously identified as a blocked window (Helen Price Associates 2011, 5). To the west of the door and above it, there are at least four blocked recesses which appear to relate to the roof of an earlier structure attached to the north range, pre-dating the coach house. Two of the recesses have been neatly blocked in sandstone, suggesting that the structure was dismantled and the south elevation of the north range left exposed again for a period before the coach house was built.

- 3.14 The east wall of the north room is built of stone, but is completely blank (plate 19). The south wall is built of orange/red handmade bricks (average dimensions 230mm by 110mm by 65mm) laid in a variation of English Garden Wall bond (four to five stretcher courses to each header course) and set with a lime mortar; the lower c.2.20m of the brickwork has a noticeably worn and pitted appearance (plate 20). The brickwork butts the external stone walls of the coach house at either end. At the west end of the wall, there is a doorway retaining a 19th century bull or snub-nosed frame; the wooden lintel over the frame has the remains of a gas mantle fixed to it. The 19th century softwood door is deeply recessed from the frame and has four stop-chamfered fielded panels (plate 21). The upper panels are approximately twice the height of the lower panels, and have a small horseshoe nailed between them, with the initials 'SR' below spelt out using nails. At the apex of the wall, there is a small opening with a wooden lintel (plate 22).
- 3.15 The room is crossed by a north-south aligned softwood beam, set to the east of centre and at a height of c.3m above the internal floor (plate 23). The beam is c.0.15m square in section and has stopped-chamfers to both sides of the soffit. The north end of the beam is set in the brick blocking of the former first floor doorway of the north wall, while the south end is set into the brickwork of the south wall. There is some slight disturbance around the south end, suggesting that the beam may be a later insertion. Two wrought-iron hooks project down 0.24m from the soffit of the beam and are angled slightly inwards, indicating the use of two sets of block and tackle to suspend an object below. Above the beam, the relatively narrow width of the room meant that there was no need for a roof truss, and so the softwood purlins are simply carried between the walls. The softwood common rafters once had a lath and plaster covering to their soffits and at the north end of the roof's structure, a high level collar between two common rafters may mark the position of a former vent.

The central room or cell

- 3.16 At the time of the EDAS survey, the main access to the interior of the central room or cell was through the doorway at the west end of the north room's south wall. Like the north room, the central room is of a single bay only. The main body of the floor is covered with a smooth lime plaster, set at the same level as the flagstones in the north room. However, around the north, east and part of the south sides of the room, there is a strip of modern concrete with an average width of 0.50m, marking the position of former fittings which have since been removed (plate 24).
- 3.17 The north wall is largely of the same brickwork as described for the north room above, and has been plastered and whitewashed; the eastern section has recently been removed (plates 25 and 26). A row of joist holes set at c.3m above the internal floor level indicates that the room was formerly ceiled (plate 27); above the joist holes, the brickwork of the wall is of a slightly different appearance, suggesting that the upper part may have been rebuilt, including the small opening at the apex. The doorway at the west end of the north wall retains part of its 19th century moulded architrave, while the door itself has an original wooden and metal

lock block, replaced the later Yale mechanism (plate 28). To the immediate east of the doorway, there is a circular bakelite switch placed on a square wooden mount.

- 3.18 The east (plate 29) and west walls are built of stone, and almost completely blank; the window opening in the west wall has a timber lintel and a brick relieving arch over (plate 30). The south wall, like the north wall, is also of brick (plate 31). The bricks are of very similar appearance and laid in the same bonding pattern, but are slightly deeper (average depth 80mm). The south wall butts the external stone walls of the coach house at either end, although the line of joist holes in the south side (see below) and the positioning of the window in the west wall suggests that the cell has always existed and that the butting is a constructional feature, rather than being from a later alteration. The main feature of the south wall is the projecting chimneybreast (plate 32); again this is built of very slightly different brick to the main body of the wall and is only roughly keyed into it, raising the possibility that it is a later addition (plate 33). There is a rectangular clay tiled hearth to the front of the fireplace opening, which has a flagstone base; the rear appears to have been either rebuilt or subject to significant disturbance. The flat-headed fireplace opening has a substantial tooled stone lintel, and once had a wooden surround fixed to it using wooden dowels (plate 34); in addition, the corners of the chimney breasts were beaded using vertical timber dowels. Above the lintel, the chimney breast is plastered and whitewashed, as is much of the wall to either side. However, there are the remains of a small square panel of dark brown paint immediately over the lintel, which must be relatively old as it runs behind the gas mantle mounted above the fireplace; indeed, the brown may be due to discolouration from the gas mantle itself (plate 35). There is some pencilled graffiti or marking on this darker surface but it is now impossible to read clearly. To the west of the chimney breast, projecting wrought-iron brackets mark the position of a fitting that has since been removed (plate 36); a lead-covered electric cable projects from the wall above the brackets, but it is not clear if it was associated with the fitting. A doorway with a timber lintel at the west end of the south wall leads through into the south room or cell; this was blocked with brickwork in 2011 (Helen Price Associates 2011, 9) but the blocking has subsequently been removed. At the top of the chimney breast, and across the wall to either side, a line of joist holes are visible. As to the north wall, the brickwork above the joist holes is slightly different to that below, perhaps indicating that the upper part of the wall has been rebuilt.

- 3.19 The room is crossed by a single east-west aligned softwood roof truss, of bolted construction throughout (plate 37). The truss is of king post form, the king post rising from a tie-beam; either end of the tie-beam rests on a timber bearer set onto the external stone walls. Raking struts rise from the king post to the principal rafters, and the king post has a splayed head, carrying a vertical ridge piece. Each principal supports a pair of staggered purlins with pegged tusked through-tenons, which carry the common rafters. The feet of the common rafters rest on a simple wall plate. In 2011 it was reported that chiselled carpenter's marks were present on the truss (Helen Price Associates 2011, 7) - no numbering was visible at the time of the EDAS survey, but there are some laying out marks.

The south room or cell

- 3.20 Apart from the two large openings in the west elevation (see below), another access to the interior of the south room or cell was through the previously blocked doorway at the west end of the central room's south wall (plate 38). The central room is of two bays. At the time of the EDAS survey, the floor was a disturbed mixture of soil and brick rubble. The north wall is of the same brickwork as

described for the north and central rooms above, and has been plastered and painted, although much had recently been removed (plate 39). The wall is painted black to 1.40m above the internal floor level, and then whitewashed above this; between 2.02m and 2.08m above the internal floor level, a line in the whitewash indicates the former presence of a rail. In 2011, the lower line of black paint curved upwards at the east end, and there was a metal tethering pole fixed to the wall to take a sliding tethering ring (Helen Price Associates 2011, 9), indicating that stalls were formerly laid out along the east side of the room. At the same date, the previously blocked doorway at the west end of the north wall was also whitewashed. A row of now mostly blocked joist holes set at c.3m above the internal floor level indicates that the room was formerly ceiled; above the joist holes, the brickwork is bare and of slightly different appearance, suggesting that the upper part may have been rebuilt.

- 3.21 The east wall is built of stone, and is almost completely blank (plates 40 and 41), with the exception of a low rectangular blocked window opening, centrally placed at a high level; there is a metal catch or pintle to the south side (plate 42). The previous 2011 shows that this opening formerly extended through the wall (Helen Price Associates 2011, 7). There are one and occasionally two courses of brickwork surmounting the wall. The south wall is also of stone and again almost completely blank (plate 43); a row of joist holes set at c.3m above the internal floor level corresponds to those seen in the north wall and a small number of timber inserts to support panelling or boarding survive towards the west end. In 2011, at the east end, there was formerly a tethering point of the same form as that described for the north wall (Helen Price Associates 2011, 7).
- 3.22 The stone west wall is largely occupied by the two coach openings (plate 44). An interesting feature of these is a very shallow recess around the jambs and head of the openings to their inner faces (plate 45). This recess is c.0.10m wide, and once housed a softwood timber board mirroring the shape of the openings; a very small piece of this survives to the south opening (plate 46). This timber may have continued around to the inner face of the openings, and was designed to stop coaches rubbing against the stonework as they were moved in and out, and so damaging their woodwork/paintwork. A small blocked recess is placed midway between the openings in the west wall, with a possible slightly larger recess, more crudely blocked, above. As with the east wall, there are two courses of brickwork surmounting the wall.
- 3.23 The room is crossed by two east-west aligned roof trusses. The north truss is of very similar form to that described above over the central room (plate 47). Again, in 2011, it was reported that chiselled carpenter's marks were present on the truss (Helen Price Associates 2011, 7). No numbering was visible at the time of the EDAS survey, but there are some laying out marks, and also possibly the numerals '87' very crudely scratched into the west end of the tie beam's south face, although these may be no more than a pattern to the wood's surface. The south truss is somewhat different, in that rather than having pegged tusked through-tenons, the purlins are supported by cleats. The head of the king-post is also of slightly different form (plate 48). It has previously been suggested that this truss is a later replacement (Helen Price Associates 2011, 8), and this seems likely, at least above tie-beam level.

4 DISCUSSION AND CONCLUSIONS

- 4.1 The earliest parts of the stable complex were erected in the early 19th century, but the coach house was not built until after 1854. Given that the former west range of the stable complex was demolished during the same period, it seems likely that the coach house was erected to replace it. It is tempting to see this as having been done after 1867, when the Marriot family had bought the estate; the few surviving fittings within the coach house, such as the wooden lining to the carriage openings, indicate that it was not built for use by farm vehicles. Perhaps the original west range of the stable complex, which is likely to have accommodated carriages, was either too large or outmoded by the second half of the 19th century, and so was replaced by the existing coach house. Cartographic evidence also indicates that the route of the carriage drive itself to the Grange was altered after 1854, being moved away from the stable complex. Again, this might be indicative of changing social attitudes; the stable block having originally been an integral part of the approach to the Grange but later screened from it.
- 4.2 In its original form, the ceiled southern two-bay room or cell of the coach house housed two vehicles, most likely a carriage for family use and another cart for household use, such as fetching provisions. These could be stored securely and undercover when not in use. Even though it butts the external stone walls at either end, the internal brick wall separating the southern room from the central, single-bay, room or cell is considered to be an original feature. The chimney breast within the central cell could be a slightly later addition, as evidenced by the very slightly different brick used in its construction and the fact that it is only roughly keyed into it. The central cell functioned as a harness room. The maintenance of harness for carriage or riding horses formed a considerable portion of a groom's day duty, with additional visits by harness-makers on a once or twice yearly basis to overhaul the harness. Harness could be stored in several ways - different types of brackets were used to store saddles and driving harness, for example. The use of glazed cases was recommended where possible, with a separate glass case for bits and curbs. It was also necessary to make provision for the storage of lamps, brooms and brushes, again either on brackets or in cupboards, and also whips, rugs and saddle-cloths (Quérée c.1915, 37-38; Wright c.1910, 221-222). The differing areas of concrete and lime plaster within the floor of the harness room in the coach house strongly suggest that it too was provided with glazed cases to the north, east and partly to the south walls, and that it was initially gas-lit although this was later changed to electricity. The original function of the north cell or room of the coach house is unclear. It is too small to accommodate a carriage, and the tethering rings to the north wall indicate that horses could be secured here. The drain in the floor, and pitting to the lower brickwork of the walls, suggest that it could have been used for washing and grooming horses.
- 4.3 The coach house evidently underwent a number of changes in the second half of the 20th century to adapt it to farm use. Photographs taken in 2011 demonstrate that the larger southern cell or room was separated from the central cell by blocking the interconnecting doorway, and that a number of cow stalls were laid out across the east side. The chamfered beam with the hooks crossing the north cell is a curious feature. As has already been noted above, the cell is too small to admit carriages, and so it seems unlikely that it was used for the maintenance of these vehicles. An alternative suggestion is that it was used for butchery, carcasses being suspended from the hooks, thus explaining their height and relative positioning (Mrs Barrett, *pers. comm.*). If this were the case, then use could have been made of the pre-existing drainage system when washing out the area afterwards.

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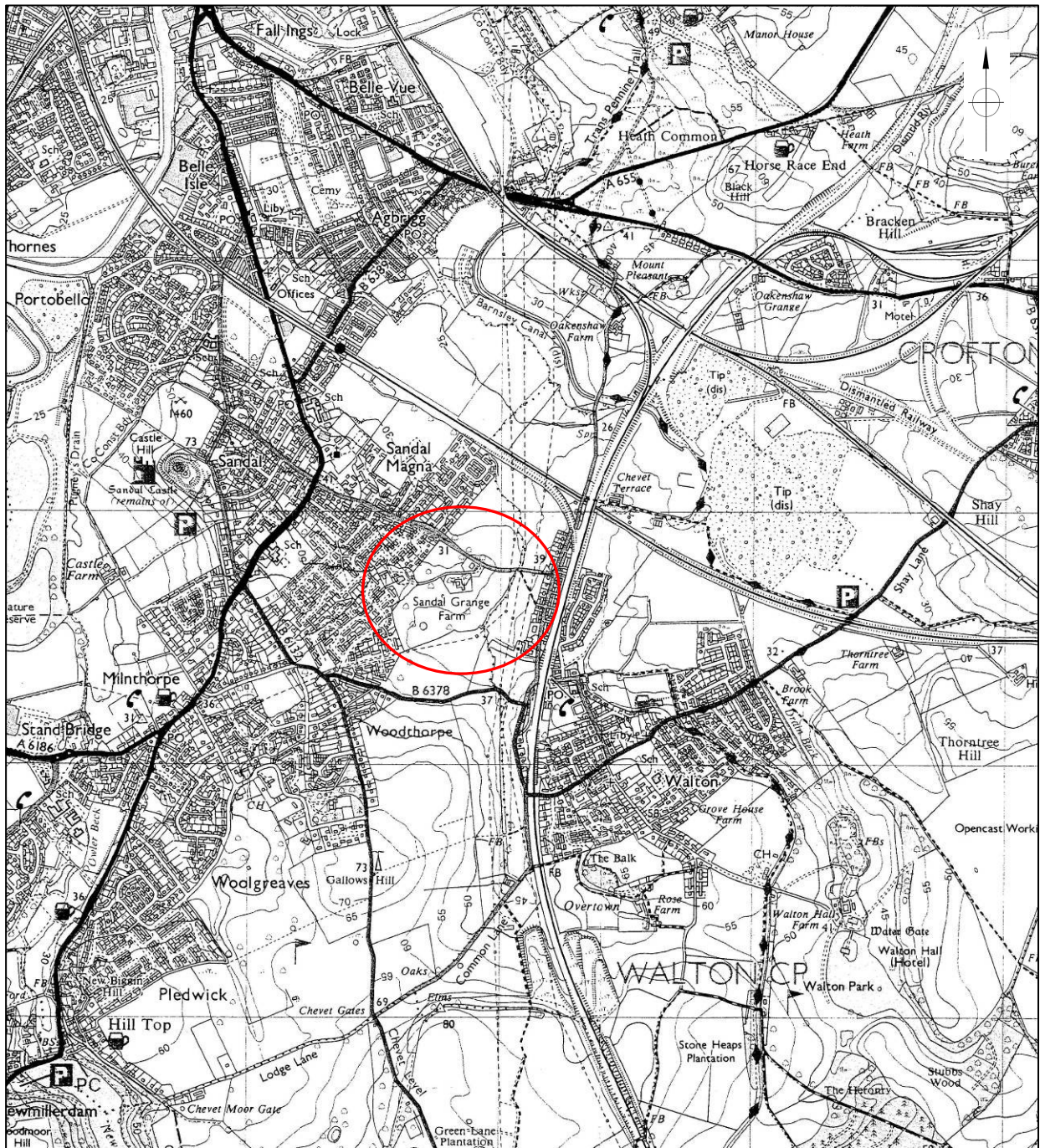
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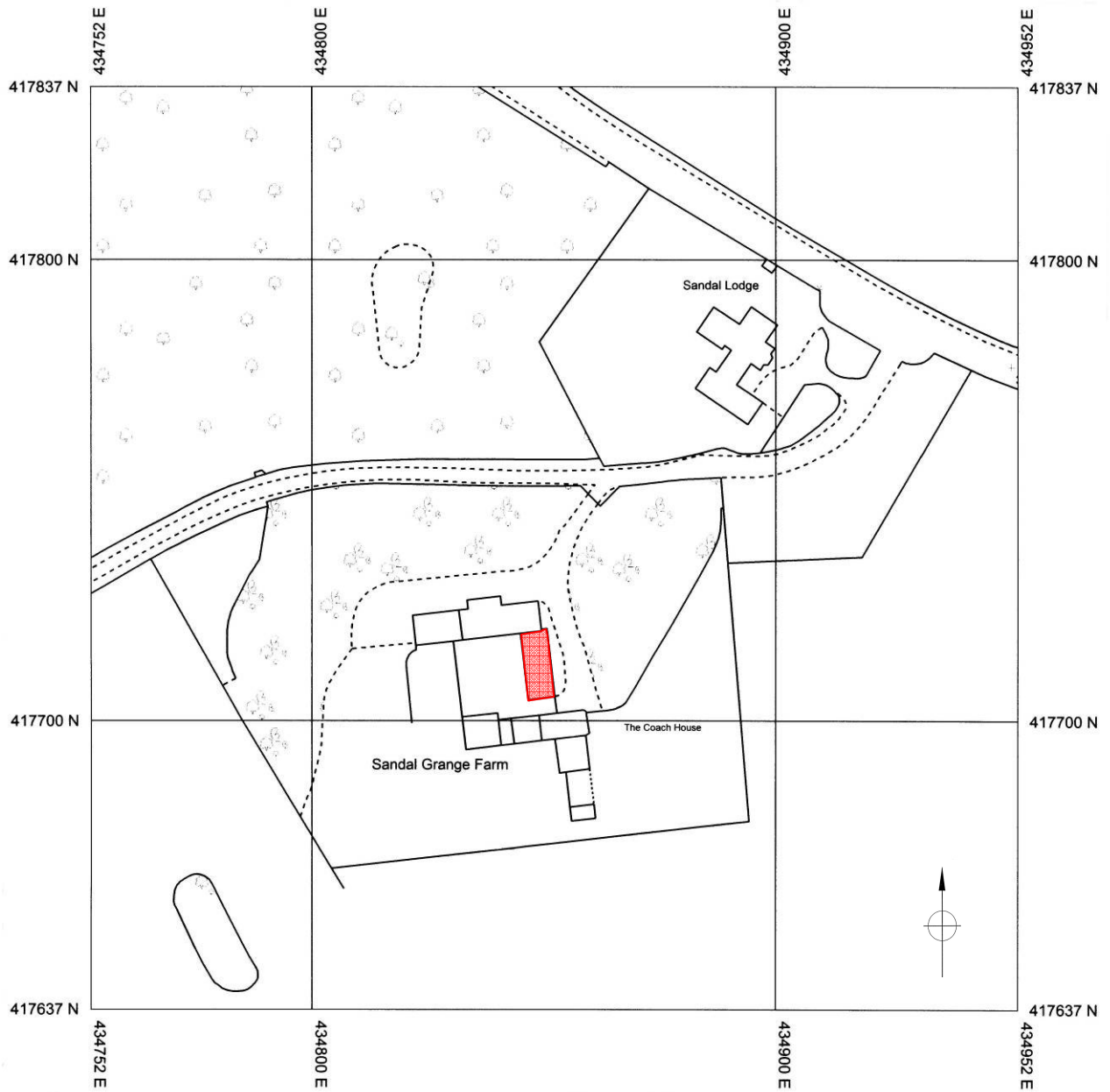
6 ACKNOWLEDGEMENTS

- 6.1 The building recording at Sandal Grange Farm coach house was commissioned by the owner, Mr Chris Barrett through the project architect Mark Brotherton of Mark Brotherton Ltd. Thanks are due to them for their assistance on site. Thanks are also due to Elizabeth Chamberlain, for approving the fieldwork records and providing copies of the 1970 Wakefield Council photographs, and to Kate Taylor and John Goodchild for their help with the documentary research.
- 6.2 The on-site survey work was carried out by Shaun Richardson of EDAS, assisted by Richard Lamb. The photographs were taken by Stephen Haigh. The documentary research was carried out by Shaun Richardson, who also produced a draft report and site archive. The final report was produced by Ed Dennison, with whom the responsibility for any errors or inconsistencies remains.



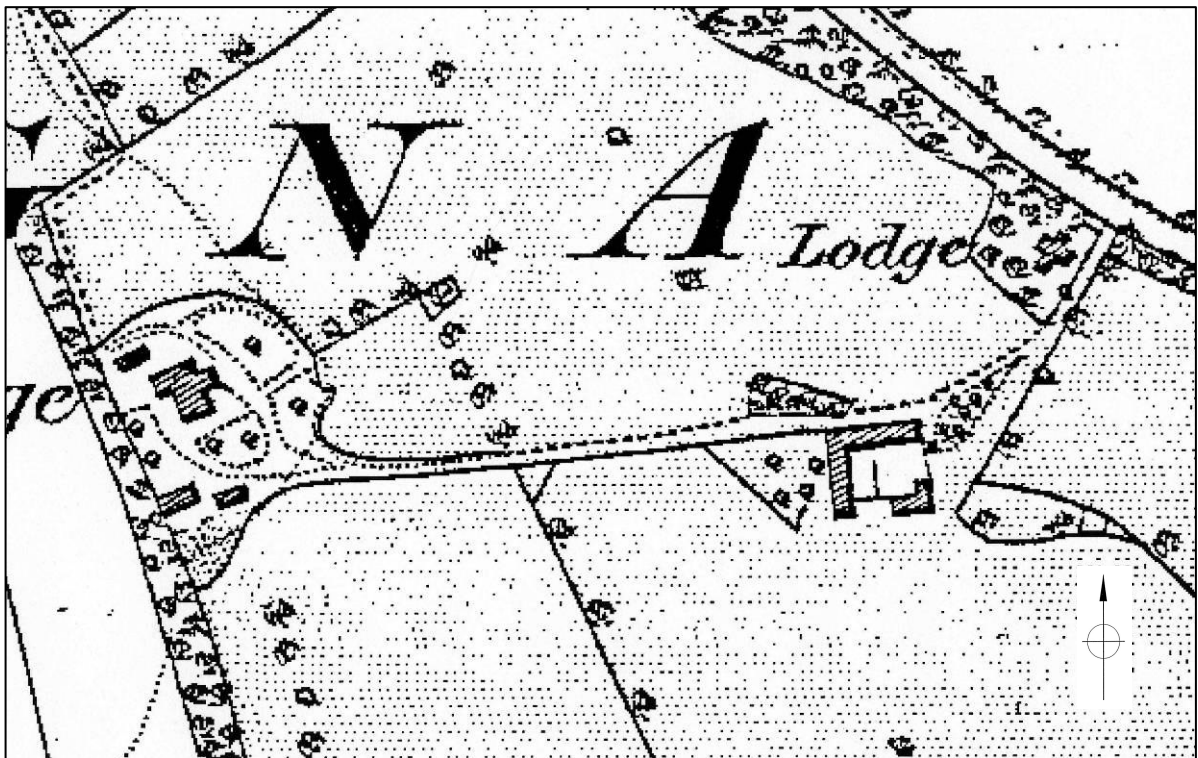
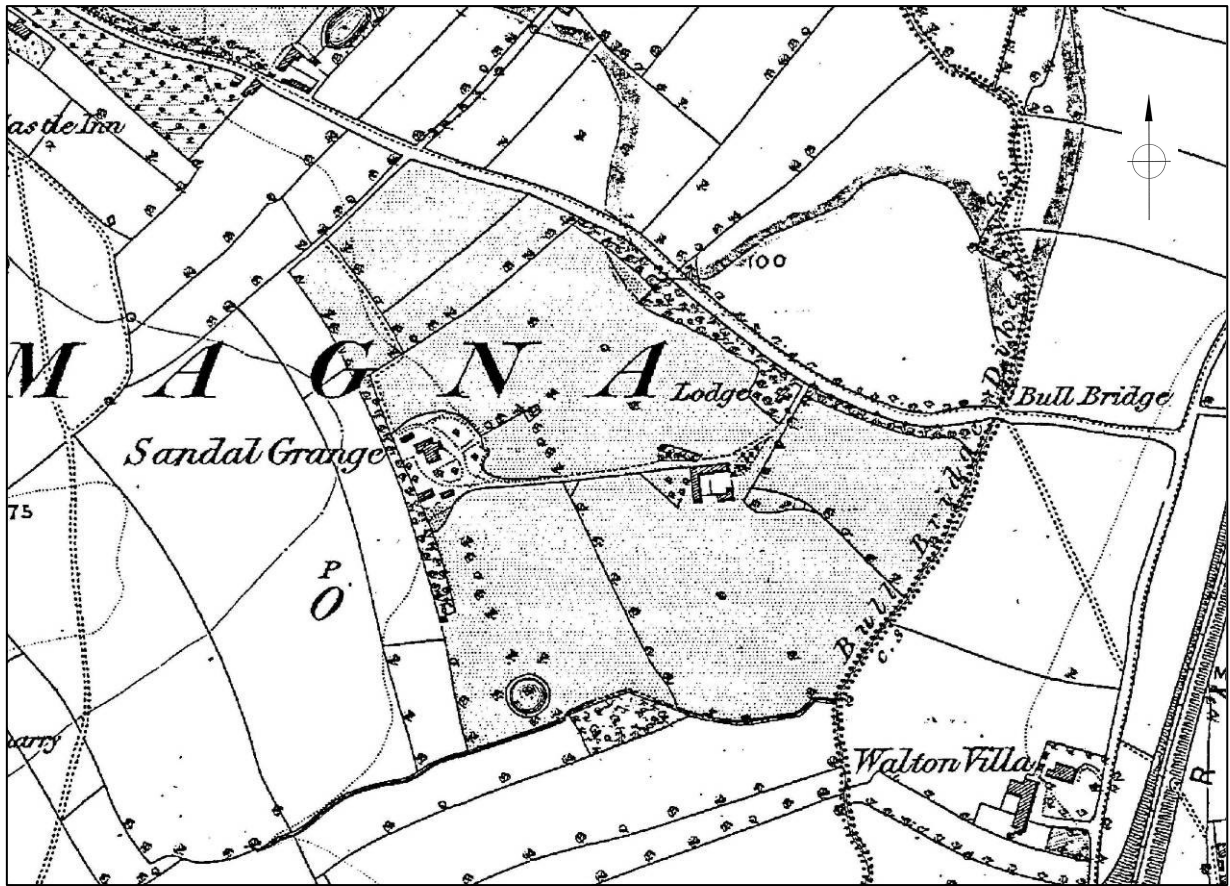
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PROJECT		SANDAL GRANGE COACH HOUSE	
TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	JULY 2012
EDAS		FIGURE	1



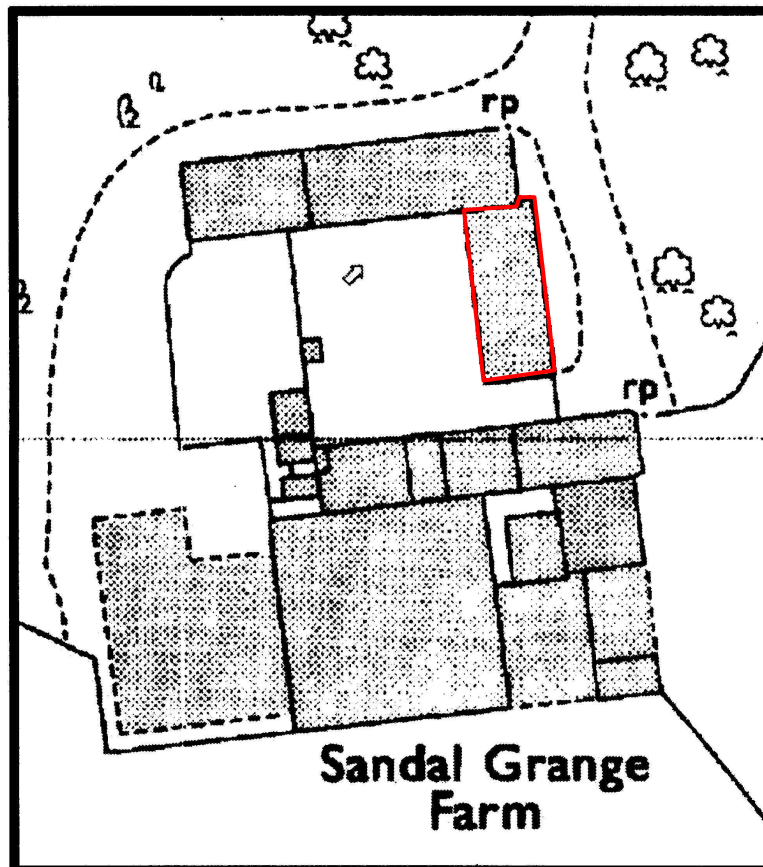
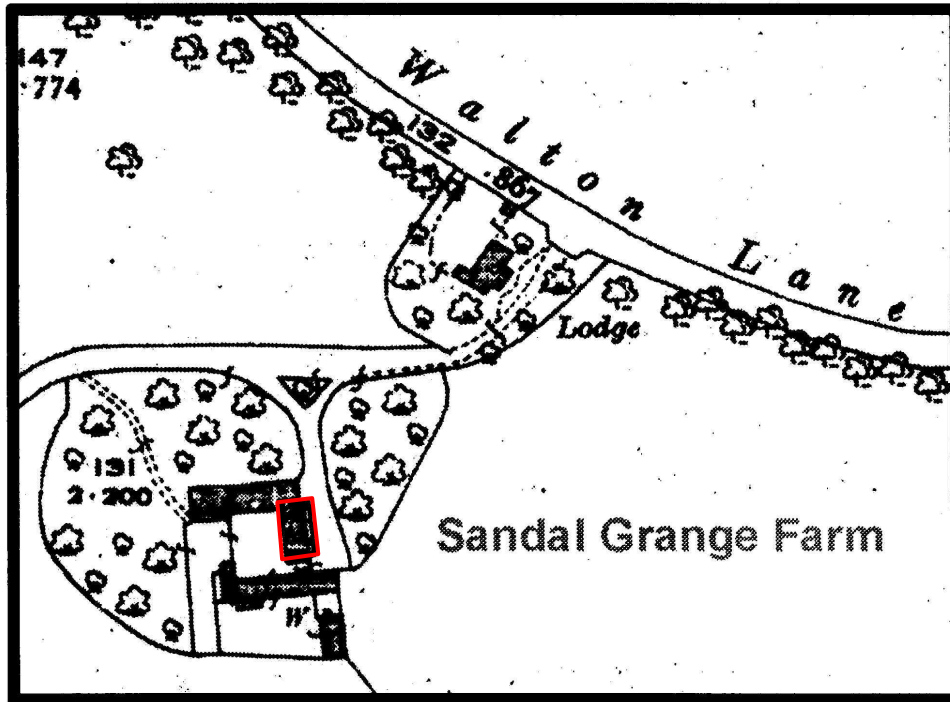
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PROJECT		SANDAL GRANGE COACH HOUSE	
TITLE		DETAILED LOCATION	
SCALE	NTS	DATE	JULY 2012
EDAS		FIGURE	2



Source: Ordnance Survey 1854 6" map sheet 248 (surveyed 1849).

PROJECT		SANDAL GRANGE COACH HOUSE	
TITLE		ORDNANCE SURVEY 1854 MAP	
SCALE	NTS	DATE	JULY 2012
EDAS		FIGURE	3

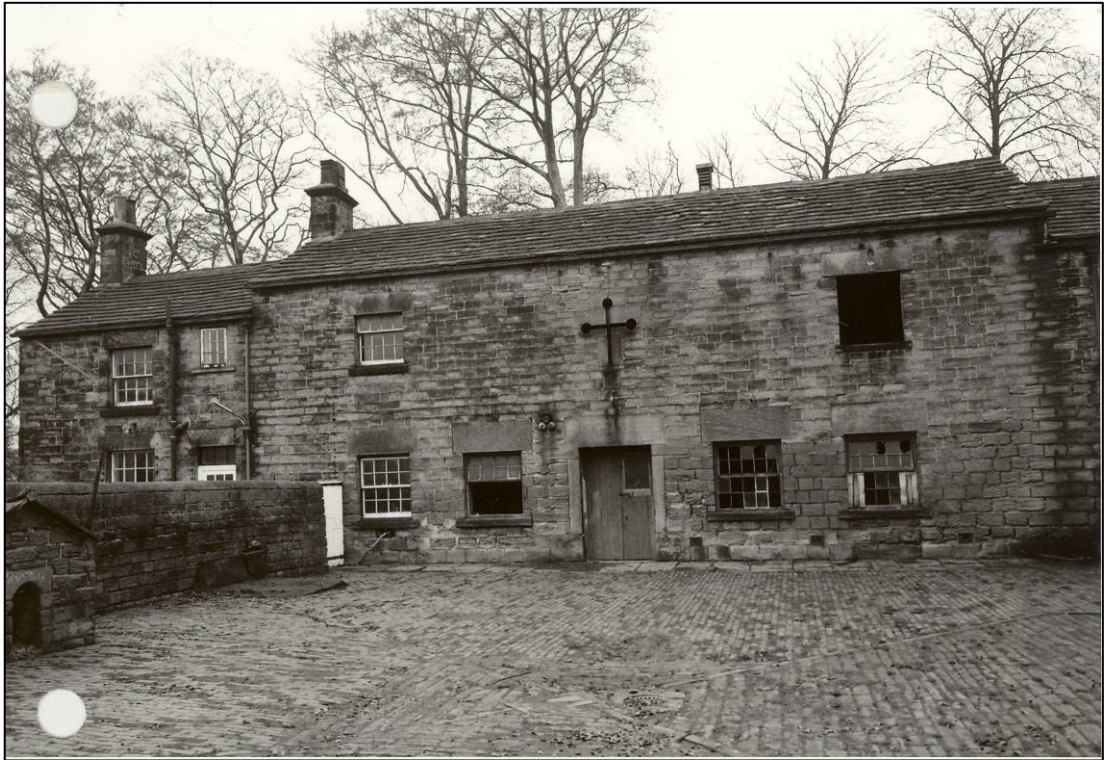


Top: Ordnance Survey 1890 25" map sheet 248/12.
 Bottom: Ordnance Survey 1967-79 25" map.

Source: Helen Price Associates 2011, 14.

Coach house outlined in red.

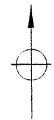
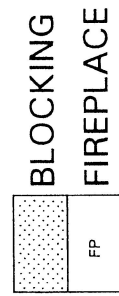
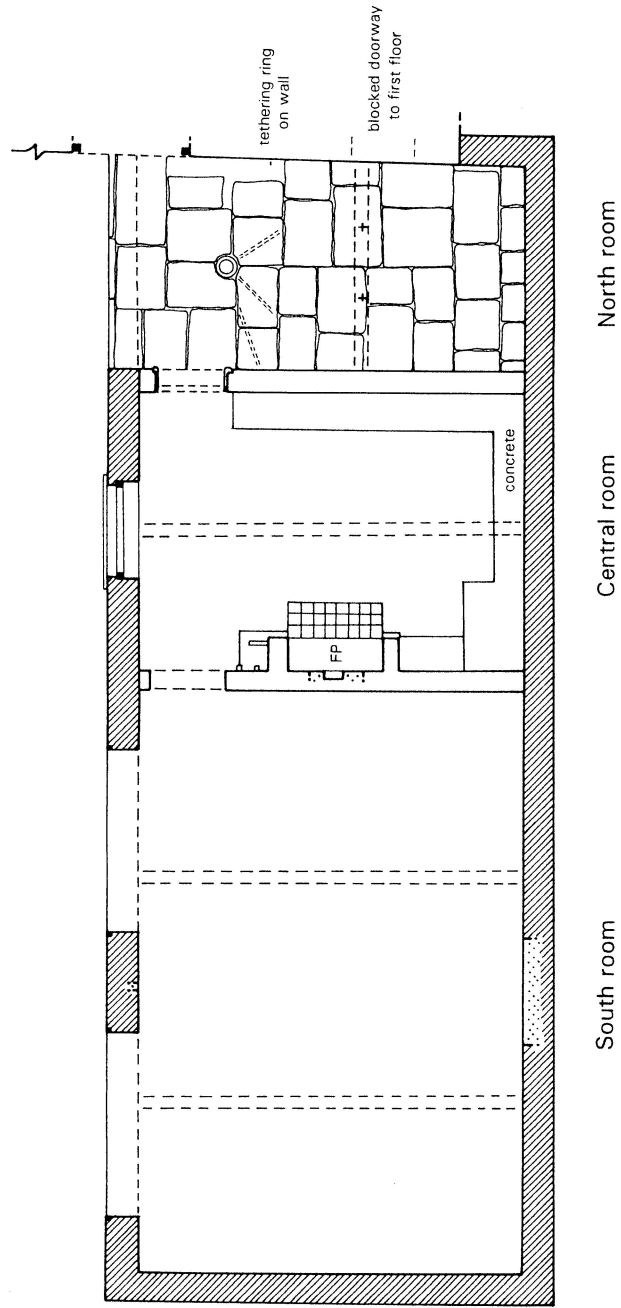
PROJECT		SANDAL GRANGE COACH HOUSE	
TITLE		ORDNANCE SURVEY MAPS	
SCALE	NTS	DATE	JULY 2012
EDAS		FIGURE	4



Top: South elevation of north range of stable complex, looking N (1970).
 Bottom: West elevation of coach house, looking NE (1970).

Source: WYAAS HER 148 (images courtesy of Wakefield Metropolitan District Council).

PROJECT		SANDAL GRANGE COACH HOUSE	
TITLE		1970s PHOTOGRAPHS	
SCALE	NTS	DATE	JULY 2012
EDAS		FIGURE	5



PROJECT	SANDAL GRANGE COACH HOUSE		
TITLE	GROUND FLOOR PLAN		
SCALE	AS SHOWN	DATE	JULY 2012
	EDAS	FIGURE	6

APPENDIX 1
PHOTOGRAPHIC RECORD

PHOTOGRAPHIC REGISTER: BLACK AND WHITE PHOTOS

Film 1: Medium format black & white photographs taken 16th May 2012

Film 2: Medium format black & white photographs taken 16th May 2012

Film 3: Medium format black & white photographs taken 16th May 2012

Film 4: Medium format black & white photographs taken 16th May 2012

* = Large Print (10 x 8") only

<i>Plate</i>	<i>Subject</i>	<i>Film</i>	<i>Frame</i>	<i>Scale</i>
1	N range and coach house, looking NE	4	1	2m
2	Farm complex, looking NW	4	9	2m
3	N range, N elevation, looking SE	4	10	2m
4	Datestone, S elevation of N range, looking N	3	13	2m
5*	W external elevation, looking NE	3	18	2m
6	Coach house chimney, looking NE	3	15	-
7	W external elevation, looking E	3	17	2m
8*	W external elevation, looking E	4	3	2m
9	W external elevation, looking SE	4	4	2m
10	W external elevation, N coach opening, looking E	3	16	2m
11	S gable, looking NW	4	5	2m
12	E external elevation, looking NW	4	6	2m
13	E external elevation, looking W	4	7	2m
14	N room, drain & flagged floor, looking E	3	9	1m
15	N room, N wall, looking NE	3	3	2m
16	N room, tethering rings to N wall, looking NW	3	11	1m
17	N room, entrance arch, looking W	3	12	2m
18	N room, N wall, upper part, looking NE	3	4	2m
19	N room, E wall, looking E	3	1	2m
20	N room, S wall, looking SE	3	5	2m
21	N room, doorway in S wall, looking SE	3	10	1m
22	N room, S wall, upper part, looking S	3	6	2m
23	N room, beam crossing room, looking E	3	7	1m
24	Central room, N wall, former fitting position in floor, looking NE	2	6	1m
25	Central room, N wall, looking NW	2	3	2m
26	Central room, NE corner, looking NE	2	4	2m
27	Central room, N wall, upper part, looking N	2	7	2m
28	Central room, N wall, door at W end, looking N	2	5	1m
29	Central room, E wall, looking E	2	16	2m
30	Central room, W wall, looking W	2	1	2m
31	Central room, S wall, upper part, looking S	2	15	2m
32	Central room, S wall, looking S	2	12	2m
33	Central room, fireplace in S wall, looking SW	1	18	2m
34	Central room, fireplace in S wall, looking S	2	10	1m
35	Central room, gas mantle and paint, S wall, looking S	2	17	1m
36	Central room, brackets to W of fireplace, S wall, looking SE	2	18	1m
37	Central room, truss, looking NE	2	9	2m
38	S room, NW corner, looking NW	1	2	2m
39	S room, N wall, looking N	1	4	2m
40	S room, N end of E wall, looking NE	1	5	2m
41	S room, SE corner, looking SE	1	6	2m
42	S room, E wall blocked window, looking E	1	16	2m
43	S room, SE corner, looking SW	1	1	2m
44	S room, W wall, looking S	1	17	2m
45	S room, W wall, S coach opening, looking W	1	12	2m
46	S room, W wall, former timber lining of S coach opening, looking W	1	15	1m
47	S room, N truss, looking NW	1	9	2m
48	S room, S truss, looking SE	1	11	2m



Plate 1: North range and coach house, looking NE (photo 4/1).



Plate 2: Farm complex, looking NW (photo 4/9).



Plate 3: North elevation of north range, looking SE (photo 4/10).

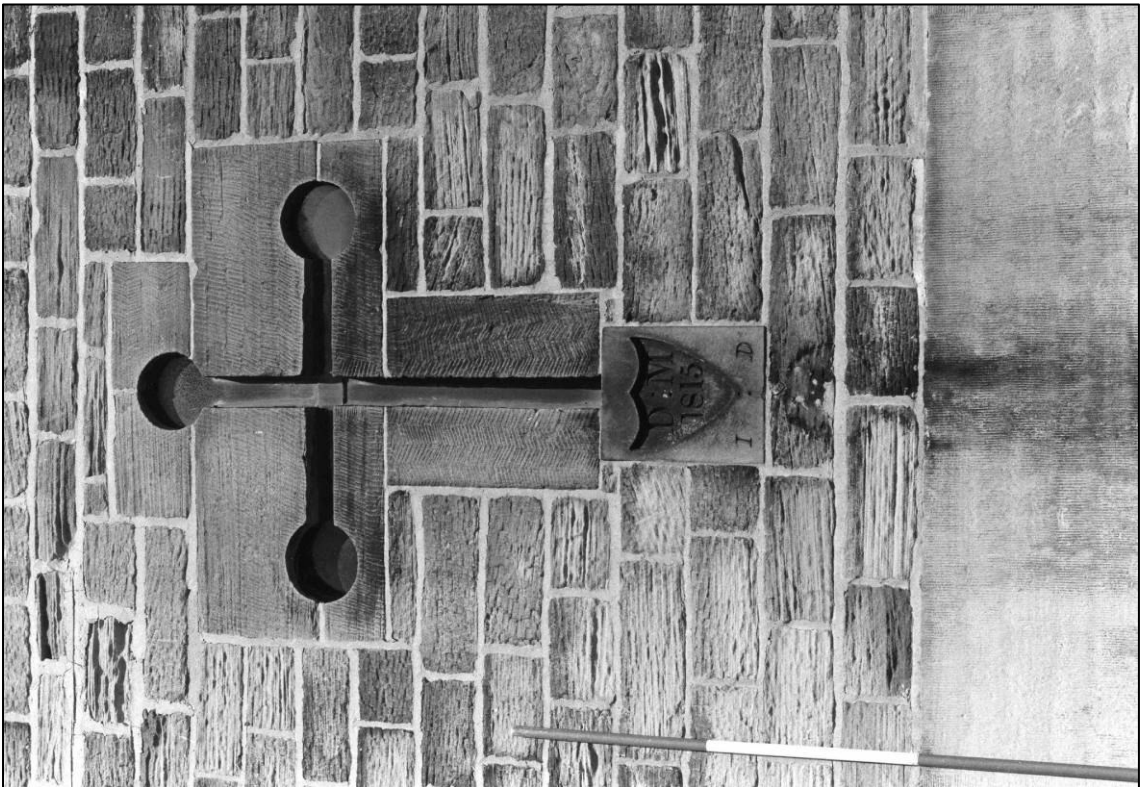


Plate 4: Date stone in south elevation of north range, looking N (photo 3/13) (top to left).



Plate 5: West external elevation, looking NE (photo 3/18).



Plate 6: Coach house chimney, looking NE (photo 3/15).



Plate 7: West external elevation, looking E (photo 3/17).



Plate 8: West external elevation, looking E (photo 4/3).



Plate 9: West external elevation, looking SE (photo 4/4).



Plate 10: North coach opening, west external elevation, looking E (photo 3/16).

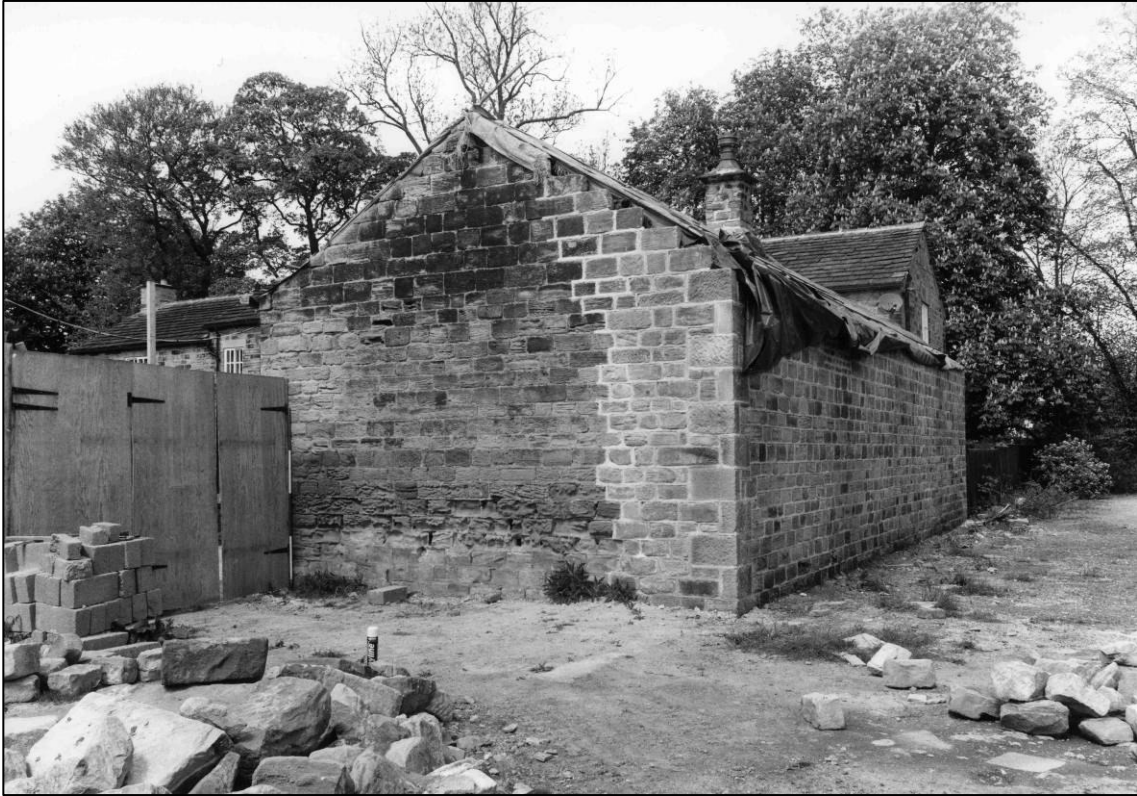


Plate 11: South gable, looking NW (photo 4/5).



Plate 12: East external elevation, looking NW (photo 4/6).



Plate 13: East external elevation, looking W (photo 4/7).



Plate 14: Drain and flagged floor in north room, looking E (photo 3/9).

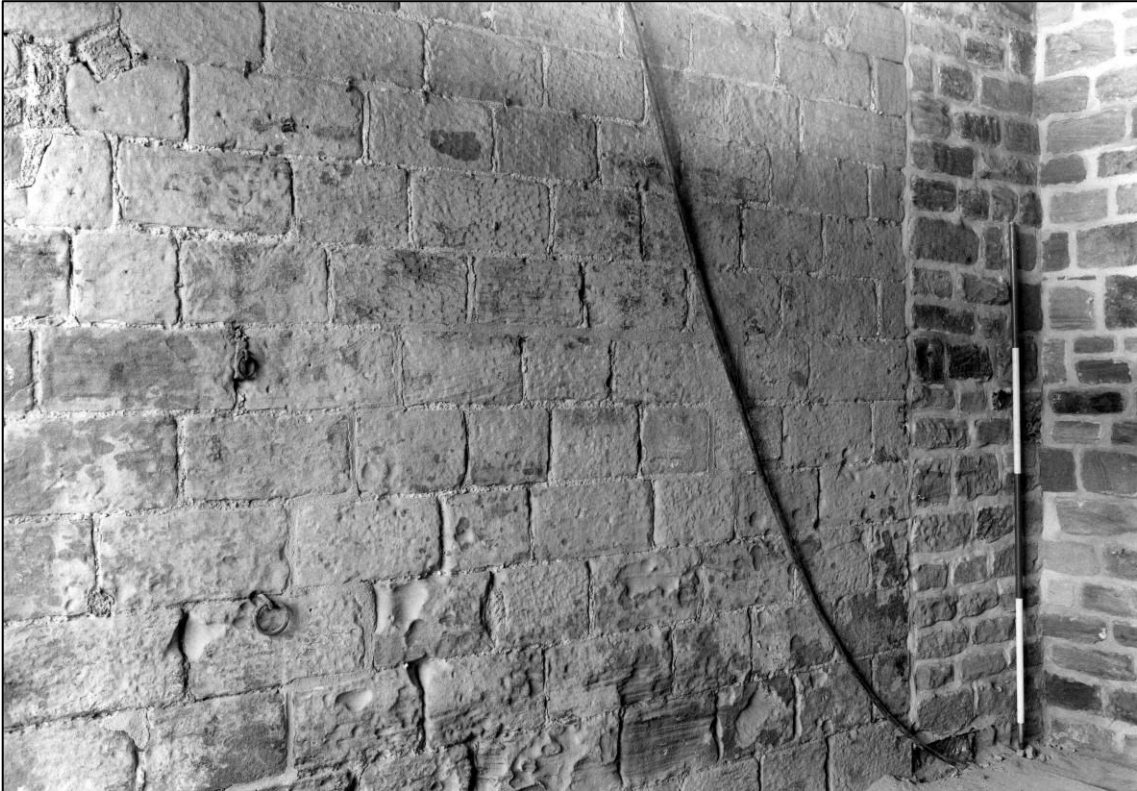


Plate 15: North wall of north room, looking NE (photo 3/3).



Plate 16: Tethering rings to north wall of north room, looking NW (photo 3/11).



Plate 17: Entrance arch to north room, looking W (photo 3/12).



Plate 18: Upper part of north wall of north room, looking NE (photo 3/4).



Plate 19: East wall of north room, looking E (photo 3/1) (top to left).



Plate 20: South wall of north room, looking SE (photo 3/5) (top to left).



Plate 21: Doorway in south wall of north room, looking SE (photo 3/10) (top to left).



Plate 22: Upper part of south wall of north room, looking S (photo 3/6).



Plate 23: Beam crossing north room, looking E (photo 3/7).



Plate 24: Former fitting position in floor, north wall of central room, looking NE (photo 2/6).



Plate 25: North wall of central room, looking NW (photo 2/3) (top to left).



Plate 26: North-east corner of central room, looking NE (photo 2/4) (top to left).



Plate 27: Upper part of north wall of central room, looking N (photo 2/7).

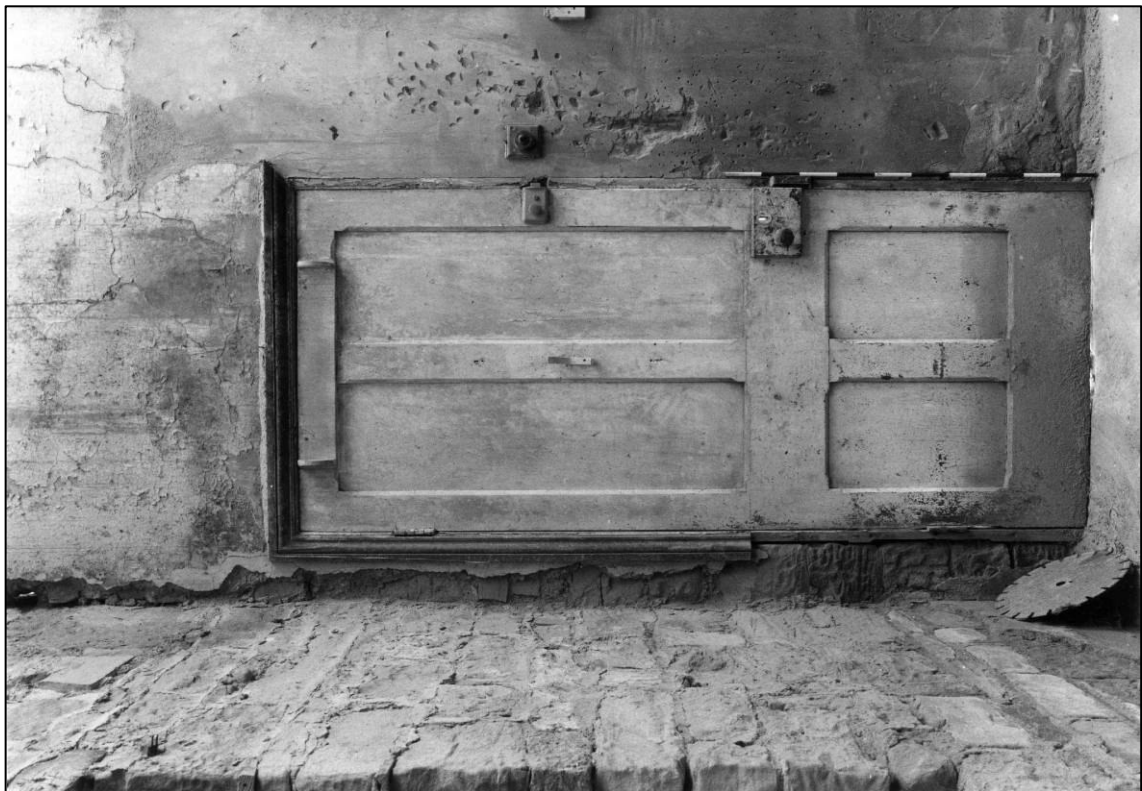


Plate 28: Door at west end of north wall of central room, looking N (photo 2/5) (top to left).



Plate 29: East wall of central room, looking E (photo 2/16) (top to left).



Plate 30: West wall of central room, looking W (photo 2/1).



Plate 31: Upper part of south wall of central room, looking S (photo 2/15).



Plate 32: South wall of central room, looking S (photo 2/12).



Plate 33: Fireplace in south wall of central room, looking SW (photo 1/18) (top to left).



Plate 34: Fireplace in south wall of central room, looking S (photo 2/10).



Plate 35: Gas mantle and paint on south wall of central room, looking S (photo 2/17).



Plate 36: Brackets to west of fireplace, south wall of central room, looking SE (photo 2/18) (top to left).



Plate 37: Truss of central room, looking NE (photo 2/9).



Plate 38: North-west corner of south room, looking NW (photo 1/2).



Plate 39: North wall of south room, looking N (photo 1/4).



Plate 40: North end of east wall of south room, looking NE (photo 1/5).



Plate 41: South-east corner of south room, looking SE (photo 1/6).



Plate 42: Blocked window in east wall of south room, looking E (photo 1/16).



Plate 43: South-east corner of south room, looking SW (photo 1/1).



Plate 44: West wall of south room, looking S (photo 1/17) (top to left).

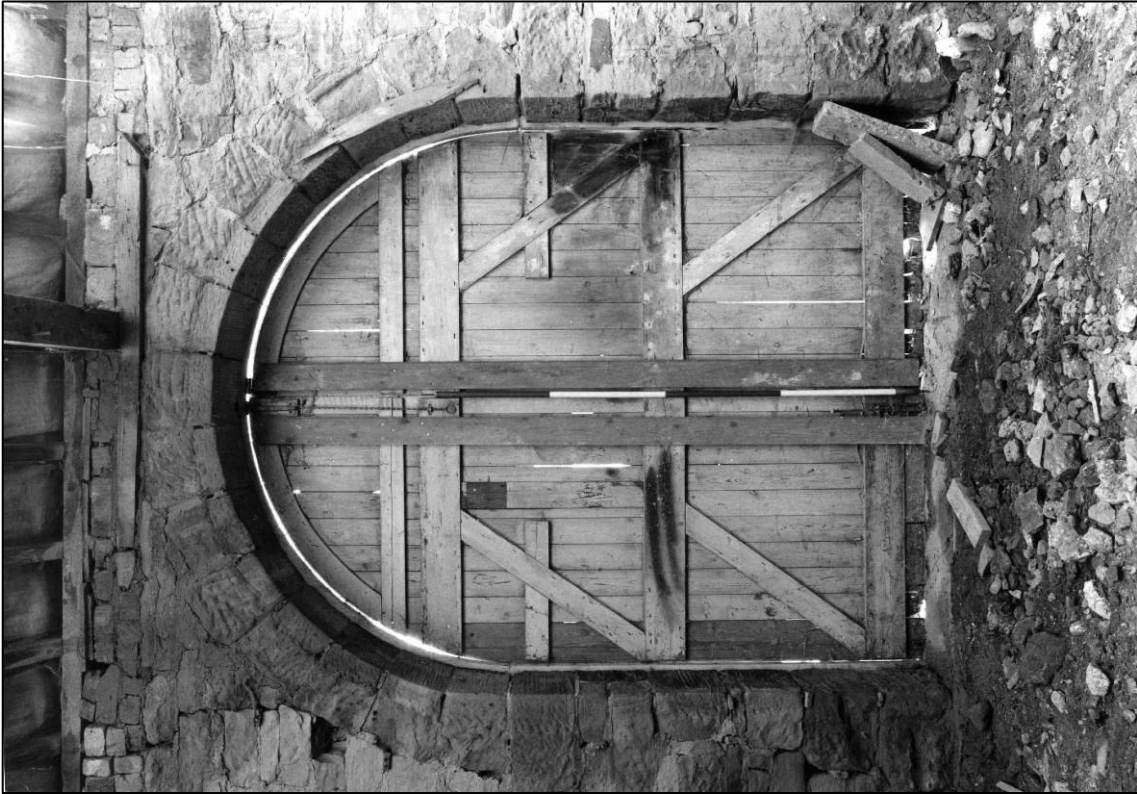


Plate 45: South coach opening in west wall of south room, looking W
(photo 1/12) (top to left).



Plate 46: Former timber lining of south coach opening, west wall of south room, looking W
(photo 1/15) (top to left).



Plate 47: North truss of south room, looking NW (photo 1/9).



Plate 48: South truss of south room, looking SE (photo 1/11).

PHOTOGRAPHIC REGISTER: COLOUR SLIDES

Film 5: 35mm colour slides taken 16th May 2012

<i>Slide</i>	<i>Subject</i>	<i>Film</i>	<i>Frame</i>	<i>Scale</i>
S1	W external elevation, looking E	5	1	2m
S2	W external elevation, looking E	5	2	2m
S3	W external elevation, looking E	5	3	2m
S4	W external elevation, looking SE	5	4	2m
S5	W external elevation, looking SE	5	5	2m
S6	W external elevation, looking NE	5	6	2m
S7	N range and coach house, looking E	5	7	2m
S8	N range and coach house, looking E	5	8	2m
S9	N range and coach house, looking NE	5	9	2m
S10	S gable, looking NW	5	10	2m
S11	E external elevation, looking W	5	11	2m
S12	E external elevation, looking W	5	12	2m
S13	Farm complex, looking NW	5	13	2m
S14	N range, N elevation, looking SE	5	14	2m

PROJECT	SANDAL GRANGE COACH HOUSE		
TITLE	GROUND FLOOR PLAN		
SCALE	AS SHOWN	DATE	JULY 2012
	EDAS	FIGURE	A1/1

8 ↓
S7 S8

1 ↘
S9

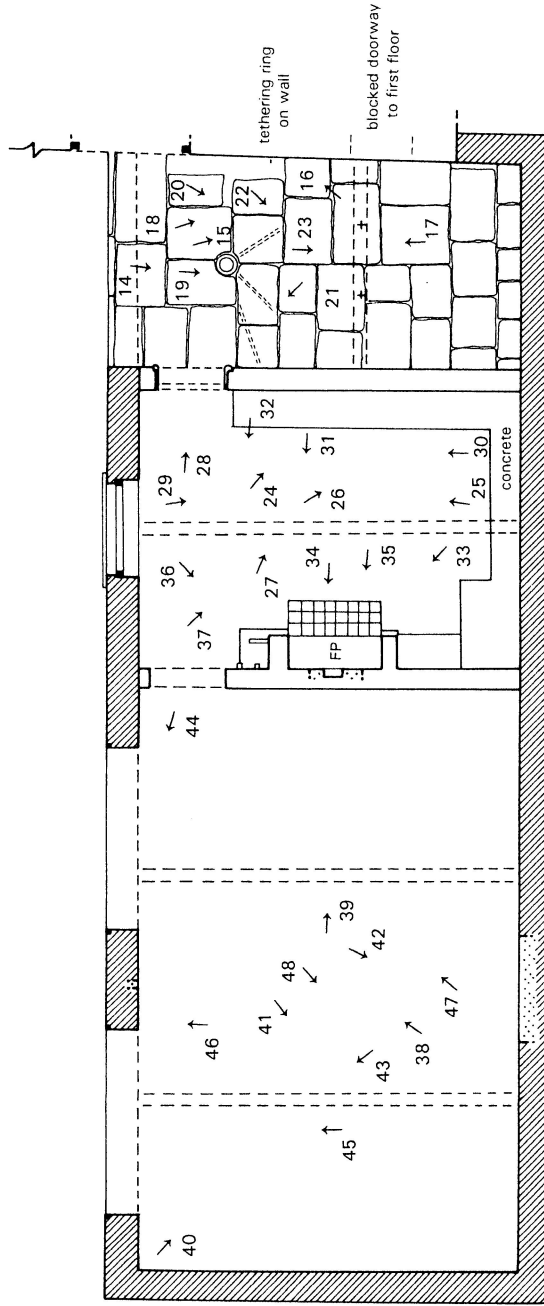
7 ↓
S2

5 ↘
S1 S6

S3 S4 S5
↙ 9

6 ↘

10 ↓

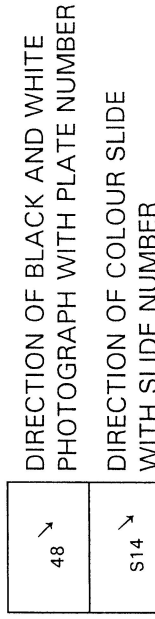
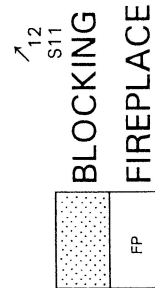


South room

Central room

North room

11 ↘
S10



13 ↑
S12



2 ↘
S13



APPENDIX 2
LISTED BUILDING DESCRIPTION

APPENDIX 2: LISTED BUILDING DESCRIPTION

IoE Number: 445557

Location: SANDAL GRANGE FARMHOUSE AND ADJOINING FARM BUILDINGS, WALTON LANE (south side), WAKEFIELD, WAKEFIELD, WEST YORKSHIRE

Photographer: N/A

Date Photographed: N/A

Date listed: 01 October 1976

Date of last amendment: 01 October 1976

Grade II

WALTON LANE 5115 (South Side) Sandal Sandal Grange Farmhouse and adjoining farm buildings
SE 31 NW 13/50

1815 dated on shield over stable entrance, with initials D M and I D. Group of buildings around a courtyard paved partly with small stones, partly with bricks. Symmetrical 2-storey north range has tall, 5-bay centre and lower, 2-bay ends. The left end and one bay of the centre block form the residential part; the rest is stabling with storage over. Coursed, slurred, worked stone. Stone flagged roofs of fairly low pitch. Heavy tooled stone lintels and projecting cills to openings, mostly blocked on outer north front. Sash windows with glazing bars in residential part. Cross-shaped slit opening above central stable door. Within, a row of loose boxes, cast iron framed (by Hayward Brothers) have name plates on doors. Feed bins also remain, and original drained floor. East range has one segmental archway, a window and 2 round-arched carriage doors. One-storey south range contains a series of small rooms. Courtyard is bounded on west by a stone wall with rounded coping. Against this is a stone dog kennel with stone-flagged gabled roof and round-arched opening; also a small pent shed.

Source: <http://www.imagesofengland.org.uk>

**APPENDIX 3
WYAAS SPECIFICATION**

**Specification For Building Recording
Sandal Grange Farm
(SE 3485 1771)**

Specification prepared at the request of the agent on behalf of Wakefield Council (Planning Permission 11/01328/LBC)

1 Summary

1.1 A building record (drawn and photographic survey) is required to identify and document items of archaeological and architectural interest prior to the conversion of this early 19th century Coach House to house an indoor swimming pool. This specification for the necessary work has been prepared by the West Yorkshire Archaeology Advisory Service, the curators of the West Yorkshire Historic Environment Record.

NOTE: The requirements detailed in paragraphs 6.1.1 to 6.1.5 inclusive, 8.3 and 8.4 are to be met by the archaeological contractor **prior** to the commencement of fieldwork by completing and returning the attached form to the WY Archaeology Advisory Service.

2 Site Location and Description

2.1 Location

(Grid ref. SE 3485 1771) Sandal Grange Farm lies to the south of Walton Lane, Sandal and is surrounded by fields, with modern housing estates surrounding the fields.

The Farm lies within the historic township of **Sandal Magna**.

2.2 Description

The former Coach House is a single storey rectangular building of stone construction with a stone slate roof. The Coach House forms the eastern range of a Stables and Coach House, with the former two-storey Stables Block situated at right angles to the Coach House, forming the northern range. The footprint of the former Coach House covers an area of approximately 84 square metres. The condition of the site appears to be reasonable, however, confirmation of structural condition should be sought from the developer's agent. The former Coach House forms part of a grade II listed building (along with the attached stables) and is therefore a designated heritage asset (LBS 445557).

3 Planning Background

The site owners, through their agents Fox Architecture (Fox Cottage, Whitley Road, Dewsbury, West Yorkshire WF12 2LU, contact Mark Brotherton ☎ 01924 459231) have obtained planning consent (Planning Application No. 11/01328/LBC) for conversion of the Coach House to house an indoor swimming pool. The WY Archaeology Advisory Service (as Wakefield's archaeological advisor) has prepared this specification in order to allow the developers to meet the terms of an archaeological condition which has been placed on the consent.

4 Archaeological Interest

4.1 Historical Background

The Coach House at Sandal Grange Farm is part of a range of historic stables and coach house which date to 1815. The Stables appear to have been constructed as an integrated range to serve the adjacent Sandal Grange. The coach house forms the east range of the complex and is clearly a later addition to the 1815 range. Sandal Grange as it survives today was constructed in the 1840s and therefore the 1815 range must have been constructed to serve an earlier house on the site.

The west elevation of the coach house has a segmental archway, a window and two round-arched carriage doors. Internally the building has a chimney breast and fireplace to the room adjacent to the carriage entry. The coach house is a relatively small structure and the internal wall and fireplace is one of the key features which reflects the former division of the coach house between the tack or coachman's rooms (which was heated) and the unheated area where the coaches were housed. The wall and fireplace are likely to be a historic alteration to the structure, undertaken within the 19th century. The ground surface in front of the coach house is flagged and it is likely that the flags would have continued inside the coach house. The roof of the coach house retains its 19th century King post roof trusses (apart from one) – although it would appear that the stone-flagged roof covering has recently been removed and the building is covered with a temporary fabric of plastic sheeting.

4.2 Impact of proposed development

The proposed development involves the complete demolition of the brick wall which divides the coachman's room from the space where the carriages' were once kept. This is a central feature to the Coach House and therefore a drawn and photographic record of the building is required, prior to the demolition of this feature and the installation of the swimming pool.

5 Aims of the Project

5.1 The first aim of the proposed work is to identify and objectively record by means of photographs and annotated measured drawings any significant evidence for the original and subsequent historical form and functions of the building, and to place this record in the public domain by depositing it with the WY Historic Environment Record (Registry of Deeds, Newstead Road, Wakefield WF1 2DE).

5.2 The second aim of the proposed work is to analyse and interpret the buildings as an integrated system intended to perform a specialised function. The archaeologist on site should give particular attention to reconstructing as far as possible the functional arrangements and division of the buildings. The roles of historical plan form, layout and circulation should all be considered in this process of interpretation.

6 Recording Methodology

6.1 General Instructions

6.1.1 Health and Safety

The archaeologist on site will naturally operate with due regard for Health and Safety regulations. Prior to the commencement of any work on site (and preferably prior to submission of the tender) the archaeological contractor may wish to carry out a Risk Assessment in accordance with the Health and Safety at Work Regulations. The archaeological contractor should identify any contaminants which constitute potential Health and Safety hazards (e.g. chemical drums) and make arrangements with the

client for decontamination/making safe as necessary and appropriate. The WY Archaeology Advisory Service and its officers cannot be held responsible for any accidents or injuries which may occur to outside contractors engaged to undertake this survey while attempting to conform to this specification.

6.1.2 Confirmation of adherence to specification

Prior to the commencement of any work, the archaeological contractor must confirm in writing adherence to this specification (using the attached form), or state in writing (with reasons) any specific proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of the WY Archaeology Advisory Service to any variations is required prior to work commencing. Unauthorised variations are made at the sole risk of the contractor (see para. 8.3, below). Modifications presented in the form of a re-written project brief will not be considered by the West Yorkshire Archaeology Advisory Service.

6.1.3 Confirmation of timetable and contractor's qualifications

Prior to the commencement of *any work*, the archaeological contractor must provide WYAAS in writing with:

- a projected timetable for the site work
- details of project staff structure and numbers
- names and CVs of key project members (the project manager, site supervisor, any proposed specialists, sub-contractors *etc.*)

All project staff provided by the archaeological contractor must be suitably qualified and experienced for their roles. In particular, staff involved in building recording should have proven expertise in the recording and analysis of comparable buildings. The timetable should be adequate to allow the work to be undertaken to the appropriate professional standard, subject to the ultimate judgement of WYAAS.

6.1.4 Site preparation

Prior to the commencement of work on site the archaeological contractor should identify all removable modern material (including modern machinery) which may significantly obscure material requiring an archaeological record, and should contact the developer in order to make arrangements for their removal (if necessary, under archaeological supervision). It is not the intention of this specification that large-scale removal of material of this type should take place with the archaeological contractor's manpower or at that contractor's expense.

6.1.5 Documentary research

Prior to the commencement of work on site, the archaeological contractor should undertake a rapid map-regression exercise based on the readily-available map and photographic evidence held by the relevant Local History Library (The Balne Lane Local History Collection can currently be accessed via Drury Lane Library, Wakefield (tel: 01924 305376), however material must be pre-ordered) and the West Yorkshire Archive Service (Registry of Deeds, Newstead Road, Wakefield WF1 2DE), and a rapid examination of the available 19th- and 20th-century Trades and Postal directories, the appropriate census returns and all other available primary and relevant secondary sources.

The history of Sandal Grange House is related in an article by 'Wakefield District Heritage' edited by Kate Taylor (vol I) and this is available at the Wakefield Registry of Deeds (West Yorkshire Archive Service). This work is intended to inform the archaeological recording by providing background information with regard to function and phasing. Please note that this exercise is not intended to be a formal desk-based assessment, and should not represent a disproportionate percentage of the time allowed for the project overall.

6.1.6 Use of existing plans

Mark Brotherton Ltd have produced plans as existing of buildings. If appropriate, these plans may be used as the basis for the drawn record and for any annotation relative both to the historic and photographic record. Additional information relevant to the historic record should be indicated on the plans, which shall be re-drawn as necessary. It is the responsibility of the archaeological contractor to check the accuracy of these drawings and to make any necessary adjustments or corrections. Contractors are therefore advised to determine prior to the submission of tender whether major re-survey/re-drawing will be necessary. For this purpose, the WY Archaeology Advisory Service would suggest that the tendering contractor check a small number of randomly selected measurements across the site, e.g. a few long face measurements, the position and size of a selection of doors and windows, and a random series of internal diagonals (it is accepted that the contracting archaeologist will not be able to identify isolated and unpredictable errors by using this method). It is the archaeological contractors' responsibility to obtain the appropriate copyright permissions for any original material employed as a basis for further work.

6.2 Written Record

The archaeologist on site should carefully examine all parts of the building prior to the commencement of the drawn and photographic recording, in order to identify all features relevant to its original use and to obtain an overview of the development of the building and of the site as a whole. As part of this exercise, the archaeologist on site should produce written observations (e.g. on phasing; on building function) sufficient to permit the preparation of a report on the structure. The crucial requirement is that each room should be examined individually, that the results of that examination should be noted in a systematic fashion, and that these objective observations should be used to inform an analytical interpretation of the overall development and operation of the site.

6.3 Drawn Record

6.3.1 Drawings required

The drawn record should comprise:

- a ground floor plan of the coach house with the roof trusses reflected on plan at 1:50

Drawings should be made at an appropriate scale (in this case at 1:50). The structures should be recorded as existing, but a clear distinction should be made on the final drawings between surviving as-built features and all material introduced in the structure during the late 20th-century.

6.3.2 Scope of record

All features of archaeological and architectural interest identified during the process of appraisal should be incorporated into, and clearly identified in, the final drawn record. Typically, items of interest would include:

- All original structural elements, including roof structure/truss form and arrangement (note that timber type should be identified in each instance)
- Historic/original floor surfaces – including drains and impervious floor surfaces for the stables or any surviving evidence for flagged flooring
- Historic heating, cooking and lighting arrangements
- Original windows and window furniture – noting the material and type
- Original doors and door furniture
- Original or historic wall finishes, including whitewash/paint finishes
- Original areas of surviving historic plaster
- Original and subsequent arrangements for the provision of feed to the stables
- Evidence for the storage of hay or feed
- Evidence of ventilators or owl holes
- Original or historic stable fittings (such as tethering rings or recesses within the walls)
- Evidence for a harness room, or areas for the storage and preparation of feed, and any other evidence for the different function of different rooms and spaces in the range
- Evidence for an area used for washing carriages or a washing box for the horses
- Evidence for any troughs or braziers

but this list should not be treated as exhaustive. The archaeologist on site should also identify and note:

- any significant changes in construction material – this is intended to include significant changes in stone/brick type and size
- any blocked, altered or introduced openings
- evidence for phasing, and for historical additions or alterations to the building.

6.3.3 Dimensional accuracy

Dimensional accuracy should accord with the normal requirements of the English Heritage Architecture and Survey Branch (at 1:20, measurements should be accurate to at least 10mm; at 1:50, to at least 20mm; at 1:100, to at least 50mm).

6.3.4 Drawing method

The survey may be executed either by hand or by means of reflectorless EDM as appropriate. In accordance with national guidelines¹, drawings executed on site should be made either on polyester-based film (minimum thickness 150 microns) with polymer-bonded leads of an appropriate thickness and density, or on acid-free or rag paper. If finished drawings are generated by means of CAD or a similar proven graphics package, recorders should ensure that the software employed is sufficiently advanced to provide different line-weight (point-size); this feature should then be used to articulate the depth of the drawings. CAD repeats or cloning of features should **not** be used. What is required as an end product of the survey is a well-modelled and clear drawing; ambiguous flat-line drawings should be avoided.

¹ English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*, 7.1.1ff

Drawing conventions should conform to English Heritage guidelines as laid out in English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*, and the WYAAS would recommend that the CAD layering protocol detailed in the same volume (8.3, Table 2) should be adhered to.

6.4 Photographic Record

6.4.1 External photographs

An external photographic record should be made of all elevations of the building, from vantage points as nearly parallel to the elevation being photographed as is possible within the constraints of the site. The contractor should ensure that all visible elements of each elevation are recorded photographically; this may require photographs from a number of vantage points. Specific shots should be made of:

- the chimney
- the attached North Range should be photographed to place the Coach House in the context of the entire range

A general external photographic record should also be made which includes a number of oblique general views of the building from all sides, showing it and the complex as a whole in its setting. In addition, a 35mm general colour-slide survey of the building should also be provided (using a variety of wide-angle, medium and long-distance lenses). While it is not necessary to duplicate every black-and-white shot, the colour record should be sufficiently comprehensive to provide a good picture of the form and general appearance of the complex and of the individual structures.

6.4.2 Internal photographs

A general internal photographic record should be made of the building. General views should be taken of *each room* or discrete internal space from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed. In areas which are wholly modern in appearance, character and materials, a single shot to record current appearance will suffice. Specific shots should be taken of:

- the internal brick cross wall (both sides)

6.4.3 Detail photographs

In addition, detailed record shots should be made of all individual elements noted in section 6.3.3 above. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) may be recorded by means of a single representative illustration. **N.B.** Detail photographs must be taken at medium-to-close range and be framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.

Specific shots should be taken of:

- the 1815 datestone on the North Range (to enable the Coach House to be placed in context)

6.4.4 Equipment

General photographs should be taken with a Large Format camera (5" x 4" or 10" x 8") using a monorail tripod, or with a Medium Format camera which has perspective control, using a tripod. The contractor must have proven expertise in this type of work. Any detail photographs of structural elements should if possible be taken with a camera with perspective control. Other detail photographs may be taken with either a Medium Format or a 35mm camera. All detail photographs must contain a graduated photographic scale of appropriate dimensions (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.

6.4.5 Film stock

All record photographs to be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5, or Delta 400 Pro (a recent replacement for HP5 in certain film sizes such as 220). Dye-based (chromogenic) films such as Ilford XP2 and Kodak T40CN are unacceptable due to poor archiving qualities.

6.4.6 Digital photography

As an alternative to our requirement for colour slide photography, good quality digital photography may be supplied as an alternative, using cameras with a minimum resolution of 4 megapixels. Note that conventional black and white print photography is still required and constitutes the permanent record. Digital images will only be acceptable as an alternative to colour slide photography if each image is supplied in three file formats (as a RAW data file, a DNG file and as a JPEG file). The contractor must include metadata embedded in the DNG file. The metadata must include the following: the commonly used name for the site being photographed, the relevant centred OS grid coordinates for the site to at least six figures, the relevant township name, the date of photograph, the subject of the photograph, the direction of shot and the name of the organisation taking the photograph. Images are to be supplied to WYAAS on gold CDs by the archaeological contractor accompanying the hard copy of the report.

6.4.7 Printing

6.4.6a Record photographs should be printed at a minimum of 5" x 7". In addition, a small selection of photographs (the best of the exterior setting shots and interior shots) should be printed at 10" x 8". Bracketed shots of identical viewpoints need not be reproduced, but all viewpoints must be represented within the report.

6.4.6b Prints may be executed digitally from scanned versions of the film negatives, and may be manipulated to improve print quality (but **not** in a manner which alters detail or perspective). All digital prints must be made on paper and with inks which are certified against fading or other deterioration for a period of 75 years or more when used in combination. If digital printing is employed, the contractor must supply details of the paper/inks used in writing to the WY Archaeology Advisory Service, with supporting documentation indicating their archival stability/durability. Written confirmation that the materials are acceptable must have been received from the WYAAS prior to the commencement of work on site.

6.4.7 Documentation

A photographic register detailing (as a minimum) location, direction and subject of shot must accompany the photographic record; a separate photographic register should be supplied for any colour slides or for colour digital photographs. The position and direction of each photograph and slide should be noted on a copy of the building plan, which should also be marked with a north pointer; separate plans should be annotated for each floor of each building

7. Post-Recording Work and Report Preparation

7.1 After completion of fieldwork

Prior to the commencement of any other work on site, the archaeological contractor should arrange a meeting at the offices of the WY Archaeology Advisory Service to present a draft of the 1st- stage drawn record (fully labelled and at the scale specified above), a photo-location plan, and photographic contact prints adequately referenced to this plan (material supplied will be returned to the contractor). **N.B.** if full-sized prints or digital versions of contact sheets are supplied for this purpose, they must be accompanied by a sample of the processed negatives. If appropriate, the WY Archaeology Advisory Service will then confirm to Wakefield Planning Services that fieldwork has been satisfactorily completed and that other work on site may commence (although discharge of the archaeological condition will not be recommended until a completed copy of the full report and photographic record has been received and approved by the West Yorkshire Archaeology Advisory Service). Please note that as of the 1st April 2011, the WYAAS will charge the archaeological contractor a fee for each fieldwork verification meeting.

7.2 Report Preparation

7.2.1 Report format and content

A written report should be produced. This should include:

- an executive summary including dates of fieldwork, name of commissioning body, and a brief summary of the results including details of any significant finds
- an introduction outlining the reasons for the survey
- an architectural description of the range in the context of the overall L-shaped stables and coach house range, presented in a logical manner (as a walk around the range and through the Coach House, starting with setting, then progressing to all sides of the structure in sequence, and finally to the interior from the ground floor up)
- a discussion placing the building in its local, historical and vernacular contexts, describing and analysing the development of individual structures and of the complex as a whole. This analysis should consider the original and subsequent historic function of the coach house in the context of the overall stables & coach house range, with particular attention being given to historical plan form, layout and circulation.

Both architectural description and historical/analytical discussion should be fully cross-referenced to the drawn and photographic record, sufficient to illustrate the major features of the site and the major points raised. It is not envisaged that the report is likely to be published, but it should be produced with sufficient care and attention to detail to be of academic use to future researchers. A copy of this specification and a quantified index to the field archive should also be bound into the back of the report. The cover sheet should include a centred eight-figure OS grid reference and the name of the township in which the site is located (Sandal Magna).

7.2.2 Report Illustrations

Illustrations should include:

- a location map at a scale sufficient to allow clear identification of the Coach House in relation to other buildings in the immediate area
- an overall keyed plan of the site showing the surviving buildings in relation to each other and to the buildings on site which have been demolished
- any relevant historic map editions, with the position and extent of the site clearly indicated
- a complete set of site drawings completed to publication standard, at the scale stipulated in Para. 6.3.1 above (unless otherwise agreed in writing by the West Yorkshire Archaeology Advisory Service)
- a complete set of site drawings at a legible scale, on which position and direction of each photograph has been noted
- any additional illustrations pertinent to the site – including any historic photographs of the complex
- a complete set of good-quality laser copies of all photographs (reproduced at a minimum of 6" by 4").

The latter should be bound into the report in the same logical sequence employed in the architectural description (Para. 7.2.1 above) and should be appropriately labelled (numbered, and captioned in full). When captioning, contractors should identify the individual photographs by means of a running sequence of numbers (e.g. Plate no. 1; Plate no. 2), and it is this numbering system which should be used in cross-referencing throughout the report and on the photographic plans. However, the relevant original film and frame number should be included in brackets at the end of each caption.

7.3 Report deposition

7.3.1 General considerations

7.3.1a The report should be supplied to the client and identical copies supplied to the West Yorkshire HER, the WY Archive Service and to the National Monuments Record (English Heritage, Kemble Drive, Swindon SN2 2GZ – for the attention of Mike Evans, Head of Archives). The report supplied to the NMR should be in digital format only. A recommendation from WYAAS for discharge of the archaeological condition is dependant upon receipt by WYAAS of a satisfactory report which has been prepared in accordance with this specification. Any comments made by WYAAS in response to the submission of an unsatisfactory report will be taken into account and will result in the reissue of a suitably edited report to all parties, within a timescale which has been agreed with WYAAS.

7.3.1b The report copy supplied to the West Yorkshire HER should include a complete set of photographic prints (see Para. 7.3.2 below). The finished report should be supplied within eight weeks of completion of all fieldwork, unless otherwise agreed with the West Yorkshire Archaeology Advisory Service. The information content of the report will become publicly accessible once deposited with the Advisory Service, unless confidentiality is explicitly requested, in which case it will become publicly accessible six months after deposit.

7.3.1c **Copyright** - Please note that by depositing this report, the contractor gives permission for the material presented within the document to be used by the WYAAS, in perpetuity, although The Contractor retains the right to be identified as the author of all project documentation and reports as specified in the *Copyright, Designs and Patents Act 1988* (chapter IV, section 79). The permission will allow the WYAAS to reproduce material, including for non-commercial use by third parties, with the copyright owner suitably acknowledged.

7.3.1.d The West Yorkshire HER supports the Online Access to Index of Archaeological Investigations (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact the West Yorkshire HER officer prior to completing the form. Once a report has become a public document by submission to or incorporation into the HER, the West Yorkshire HER may place the information on a web-site. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the case officer at the West Yorkshire HER.

7.3.1e With the permission of the developer, the archaeological contractor are encouraged to consider the deposition of a copy of the report for this site with the appropriate Local History Library.

7.3.2 Deposition with WY Archaeology Advisory Service (West Yorkshire Historic Environment Record)

The report copy supplied to the WY Archaeology Advisory Service should also be accompanied by both the photographic negatives and a complete set of labelled photographic prints (mounted in KENRO display pockets or similar, and arranged in such a way that labelling is readily visible) bound in a form which will fit readily into a standard filing cabinet suspension file (not using hard-backed ring-binders). Labelling should be on the *back* of the print in pencil giving film and frame number only and on applied printed labels on the front of the appropriate photographic sleeve which should include:

- film and frame number
- date recorded and photographer's name
- name and address of building
- national grid reference
- specific subject of photograph.

Negatives should be supplied in archivally stable mounts (KENRO display pockets or similar), and each page of negatives should be clearly labelled with the following:

- Township name
- Site name and address
- Date of photographs (month/year)
- Name of archaeological contractor
- Film number

Colour slides should be mounted, and the mounts suitably marked with – ‘Sandal Magna’ (the Township name) with ‘Sandal Grange Coach House’ under, at the top of the slide; grid reference at the bottom; date of photograph at the right hand side of the mount; subject of photograph at the left hand side of the mount. Subject labelling may take the form of a numbered reference to the relevant photographic register. The slides should be supplied to the WY Archaeology Advisory Service in an appropriate, archivally stable slide hanger (for storage in a filing cabinet).

7.4 Summary for publication

The attached summary sheet should be completed and submitted to the WY Archaeology Advisory Service for inclusion in the summary of archaeological work in West Yorkshire published on the WYAAS website. During fieldwork monitoring visits WYAAS officers will take digital photographs which may be published on the Advisory Service’s website as part of an ongoing strategy to enable public access to information about current fieldwork in the county.

7.5 Preparation and deposition of the archive

After the completion of all recording and post-recording work, a fully indexed field archive should be compiled consisting of all primary written documents and drawings, and a set of suitably labelled photographic contact sheets (only). Standards for archive compilation and transfer should conform to those outlined in *Archaeological Archives – a guide to best practice in creation, compilation, transfer and curation* (Archaeological Archives Forum, 2007). The field archive should be deposited with the Wakefield Office of the West Yorkshire Archive Service (Registry of Deeds, Newstead Road, Wakefield WF1 2DE), and should be accompanied by a copy of the full report as detailed above. Deposition of the archive should be confirmed in writing to the WY Archaeology Advisory Service.

8 General considerations

8.1 Technical queries

Any technical queries arising from this specification should be addressed to the WY Archaeology Advisory Service without delay.

8.2 Authorised alterations to specification by contractor

It should be noted that this specification is based upon records available in the West Yorkshire Historic Environment Record and on a brief examination of the site by the West Yorkshire Archaeology Advisory Service. Archaeological contractors submitting tenders should carry out an inspection of the site prior to submission. If, on first visiting the site or at any time during the course of the recording exercise, it appears in the archaeologist’s professional judgement that

- i) a part or the whole of the site is not amenable to recording as detailed above, and/or
- ii) an alternative approach may be more appropriate or likely to produce more informative results, and/or
- iii) any features which should be recorded, as having a bearing on the interpretation of the structure, have been omitted from the specification,

then it is expected that the archaeologist will contact the WY Archaeology Advisory Service as a matter of urgency. If contractors have not yet been appointed, any

variations which the WY Archaeology Advisory Service considers to be justifiable on archaeological grounds will be incorporated into a revised specification, which will then be re-issued to the developer for redistribution to the tendering contractors. If an appointment has already been made and site work is ongoing, the WY Archaeology Advisory Service will resolve the matter in liaison with the developer and the Local Planning Authority.

8.3 Unauthorised alterations to specification by contractor

It is the archaeological contractor's responsibility to ensure that they have obtained the West Yorkshire Archaeology Advisory Service's consent in writing to any variation of the specification prior to the commencement of on-site work or (where applicable) prior to the finalisation of the tender. Unauthorised variations may result in the WY Archaeology Advisory Service being unable to recommend discharge of the archaeological recording condition to the Local Planning Authority and are made solely at the risk of the contractor.

8.4 Monitoring

This exercise will be monitored as necessary and practicable by the WY Archaeology Advisory Service in its role as 'curator' of the county's archaeology. The Advisory Service should receive at least one week's notice in writing of the intention to start fieldwork. A copy of the contractor's Risk Assessment should accompany this notification.

8.5 Valid period of specification

This specification is valid for a period of one year from date of issue. After that time it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.

Any queries relating to this specification should be addressed to the WY Archaeology Advisory Service without delay.

**West Yorkshire Archaeology Advisory Service
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April/2012

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