Palace House Stables
Newmarket
Suffolk

Historic Building Recording

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Historic Building Survey

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Summary

In late September/early October 2013 Oxford Archaeology East conducted an historical building survey at the Palace House Stables, Palace Street in Newmarket, Suffolk.

This work was carried out in response to a request from Suffolk County Council's Archaeology Service (SCCAS). The Brief required that a survey, equivalent to an English Heritage Level 2 Survey was carried out on all of the stable buildings associated with the Palace House to accompany the Level 3 survey of the Trainer's House Spine Wall. The Brief also requested a phase of below-ground archaeological investigation within one of the yards – this piece of work will be undertaken as a later phase and presented in a separate report.

Palace House Stables are Grade II listed and lie on the opposite side of Palace Street to the Grade II* listed Palace House. Palace House is a surviving fragment of the palace built in 1669/71 for King Charles II, and the stables are traditionally thought to occupy the site of his broadly contemporary new stables.

The survey comprised nine separate buildings constructed around two yards: King's Yard constructed on a former stable yard built by Baron de Rothschild between 1857 and 1860 and Rothschild's Yard constructed on the east side of King's Yard in 1903. In addition there are another three buildings within a paddock on the east side of Rothschild's Yard which contain buildings dated to 1908 and 1912. The spine wall in the Trainer's House is recognised within this complex, as a surviving fragment of an earlier structure.

The survey of the fabric of the building revealed that the layout of both yards has changed very little since their original construction in the mid 19th and early 20th century. Almost all of the stable boxes accessed contained original 19th or at least early 20th century interior fixtures and fittings including troughs, wall coverings and tiles, windows and concrete floors. Although removed at the time of the survey, the original doors were stored within the site. One other building, the Trainer's House, also retained a small number of original windows and fireplaces and recent renovation works have revealed 19th century wall coverings. A number of original fireplaces, ceiling cornices, skirting boards and chair rails have also been stored for future reinstatement.

A significant amount of background research has already been undertaken in various archaeological reports and planning documents, however records held at the Suffolk Archives in Bury St Edmund's including architects plans and elevations allow for the precise dating of the construction and alterations to a number of the buildings. This is the first known survey to comprise a full descriptive report and analysis of the buildings and materials within the Palace Stables site.

This building group provides a good example of a surviving complex of stables used for housing and taking care of racehorses in training, complete with the associated buildings for the trainer and stable lads. This survey provides a record of the surviving example of such a building complex which together with its fixtures and fittings comprises an important historic asset for the racing heritage and history of Newmarket.
1 INTRODUCTION

1.1 Scope of work

1.1.1 An historic building recording survey was conducted at the Palace House Stables, Newmarket, Suffolk (Figure 1). The work was carried out in advance of any alterations to the existing site.

1.1.2 The buildings surveyed date from the mid 19th century onwards and are positioned around and to the east of two courtyards associated with the Palace House on the opposite side of Palace Street.

1.1.3 The work was undertaken at the request of Suffolk County Council's Archaeology Service (SCCAS) (Tipper 2013), supplemented by a Written Scheme for Investigation by OA East (Fletcher 2013).

1.1.4 The proposed development will see partial demolition of some structures, construction of new buildings and conversion of the Trainer's house and stable buildings into a new museum and associated visitor experience. The development will also include updates to the existing stables to create coach parking and a waste store/office (F/2010/0779/LBC).

1.1.5 The work was designed to adequately record the structures in their current state before the alteration or demolition work began. The objective of any building recording is to provide a comprehensive visual and descriptive record of the structures including a suitable level of documentary research prior to the permitted alterations, as they represent potential upstanding archaeological/historical remains of local importance. The specific aims were to:

- Undertake a recording of the building to a level corresponding to Level 2 as defined by English Heritage (EH 2006). This should comprise phase plans showing the growth and layout of the buildings and internal arrangements; elevations showing the principal features of the buildings, sections through the buildings, a written description and photographs. Where available, adapt, check and amend existing architects’ plans for much of this work.

- Undertake a Historic Building Recording on the building complex and its setting, to complement the Level 3 survey that has been already undertaken of the Spine Wall of the Trainer’s House (Alston 2013).

- The academic objective will be to provide a detailed understanding of the nature and development of the entire building complex, incorporating the stables in the Western Yard and also Eastern Yard, and to provide the historical context and significance of the complex.

1.1.6 On completion of the work a copy of the final report and the associated archive will be deposited with the Archaeological Store of SCCAS. This will be undertaken once the reports have been approved and any further stages of investigation which may be required have taken place.

1.2 Site Location and Layout

1.2.1 Palace House and the stables are located to the south of the High Street, with Palace House (Plate 1) on the north-west side of Palace Street and the two stable blocks on the opposite side (Figure 1) accessed via a set of double gates and a doorway (Plate 2).
1.2.2 The stable buildings surveyed are located around two yards and in the western end of a paddock on the eastern side of the site (Figure 2). The King's Yard, also sometimes called the Outer Yard, is located on the south-east side of Palace Street and is accessed through a gateway in the north-west corner of the yard. The Rothschild Yard, also known as the Inner Yard, is accessed through a gateway in the south-west corner from the King's Yard. There is also access through to the paddock in the south-east corner of this yard. The yard has a central fountain feature and two grassed areas to the north and south of this. The eastern paddock is a roughly square area of grassland to the east of the Rothschild Yard, with access via a drive way from Vicarage Road to the east as well as through an archway from Rothschild's Yard.

1.2.3 The site lies at around 28.3mOD and the underlying geology is Holywell nodular chalk (BGS).

1.3 Acknowledgments

1.3.1 The author would like to thank Forest Heath District Council for commissioning the work and for supplying the plans used in this report. The author carried out additional research at Bury St Edmund's Records Office, directed the fieldwork and was responsible for all on-site photography with assistance from James Fairbairn. Thanks also to Gillian Greer for preparing the report figures and to Rachel Clarke for editing the text. Dr Abby Antrobus of SCCAS visited the site and monitored the works.
2 AIMS AND METHODOLOGY

2.1 Aims
2.1.1 The aim of this investigation was to carry out an historic building survey equivalent to English Heritage Level 2 (English Heritage 2006). The aims were clearly set out in the approved Written Scheme for Investigation (Fletcher 2013) which was in response to the Brief (Tipper 2013).

2.2 Site Conditions
2.2.1 All buildings were unoccupied at the time of the survey, although some were in use as storage. Not all of the individual stable stalls were available for inspection due to security shutters, however, visual inspection through the shutters was possible and notes were made from this. All of the areas with restricted access contained mostly the same fixtures and fittings as those which were open.

2.2.2 Most of the buildings have stood empty for some time and had suffered fire/water damage in places. As a result, Building 9 was not internally accessible and the first floor of Building 4 was considered too dangerous to enter. These areas were inspected from the outside and where possible notes and digital photographs were taken.

2.2.3 There was no power supply to the site which meant flash photography was required for a number of the digital images. Only external photographs were achievable with SLR cameras with colour slide film. Internal and external photographs were taken with a high resolution digital camera using a flash.

2.3 Methodology
2.3.1 All building recording work carried out complied with standards and guidance set out by the Institute for Archaeologists and was undertaken by an experienced buildings archaeologist. Scaled architect's plans, supplied by the client, were used for field notes and were annotated on site and amended during the post-recording phase as necessary. These have been reproduced with the client's permission in Figures 17 to 25.
3 **HISTORICAL BACKGROUND**

A number of archaeological and commercial reports have been commissioned within the last eight years to accompany various proposals and feasibility studies for the development of the site. These comprise archaeological investigations including a Desk-Based Assessment (Rolfe 2010), an archaeological evaluation by the Suffolk County Council Archaeological Field Team (Muldowney 2010), an evaluation and assessment by Channel 4’s Time Team (Wessex Archaeology 2013), a geophysical survey (GSB 2013) and a survey of the spine wall of the Trainer's House (Alston 2013). Other commissioned reports and surveys include a structural survey of Rothschild's Yard and the Trainer's House (James 2005 and 2006) and a Conservation Management Plan (Purcell Miller Tritton 2011).

Together, these reports provide a detailed and comprehensive historical background and understanding of the development of the site as well as its relationship to the Palace House, which was not part of this phase of works. The Conservation Management Plan in particular includes a full and thorough background of the Palace House and Stables. Therefore, no new research has been undertaken for this project, however, a full documentary search was carried out in order to obtain the cartographic and documentary evidence which assist in the dating and support the description of the buildings surveyed.

3.1 **Palace House and Stables: General Background**

Much of the following section has been drawn from Alston (2013), a full and in depth account of the history of the Palace is presented in the Conservation Management Plan (Purcell Miller Tritton 2011).

3.1.1 Palace House Stables and the Trainer’s House are Grade II listed and lie on the opposite side of Palace Street to the Grade II* listed Palace House. Palace House (see LB descriptions in Appendix A) is a surviving fragment of the palace built in 1669/71 for King Charles II, and the stables are traditionally thought to occupy the site of his broadly contemporary new stables (Alston 2013, 3).

3.1.2 The first royal residence in Newmarket was built in 1608 by James I, who found the nearby heath land ideal for horse racing. A sum of £257 was spent on new lodgings between the present-day site of the Jockey Club and Sun Lane, and in 1609-10 an additional amount of £837 was paid for further buildings including stables, a boiling house and work houses. The original lodgings suffered from subsidence and another range was built in 1614/15 for £4660 11s 9½d, under the supervision of surveyor Simon Basil. Later additions to the site in 1616-20 included the ‘Great Stables’ and the Prince’s Lodgings under the auspices of the new surveyor, Inigo Jones, assisted by John Webb. The precise location of these various structures is unclear, but is probably indicated by ‘the old King’s yard’ on Chapman’s map of Newmarket in 1787 (Figure 3). The existence of two or more stable ranges is consistent with high-status Jacobean residences elsewhere, which required utilitarian accommodation for working animals as well as more ostentatious ranges for riding horses. Much of the complex was demolished during the Commonwealth, but a report in 1660 by Robert Ford, its custodian, notes that ‘a stable next the church’ was still standing, along with ‘the brewhouse and butteries, the old building next the street, a building at the end where the tennis court was, the coach house, the forge, the pastry and some other houses’ (Alston 2013, 3).
3.1.3 Shortly after the Restoration Charles II had the stables repaired or rebuilt by John Bayspoole, his Surveyor of the Mews. Accounts for these works survive from 1664/4, and presumably relate to the ‘stable next the church’. The old palace was not rebuilt, but was replaced in 1669/71 by a new one on the site of a house to the north of Sun Lane, which Charles II had purchased from the Earl of Thomond in 1668. The ‘gentleman-architect’, William Samwell, spent more than £8,000 during this period, and the new complex included cottages, stables, and outbuildings along the far side of Sun Lane, to the east of Palace Street and between Park Lane and All Saints Road. There are few records of subsequent alterations, but in 1705 Queen Anne ordered the demolition of a coach house and forge to improve the view of the countryside from her private apartments (Calendar of Treasury Papers, vol. XX, pp. 67, 620). These structures presumably lay between All Saints church and the present Trainer’s House, as this area afforded the only rural view from the known location of the Queen’s suite in the main wing of the palace, and may well be equated with those listed in 1660. It is possible that the 1705 order was never enacted, as the two buildings were linked again in a lease of 1721 when George I granted the site of the palace (or possibly the old palace) to the Duke of Somerset for thirty years ‘reserving only a coach house and forge, with a house in the possession of Tregonwell Frampton, the keeper of the running horses, and some paddocks called the King’s Close’. The Duke lived nearby at Cheveley Park and was permitted to demolish any buildings he no longer required. A detailed plan of both the palace and the principal stables survives from the tenure of Thomas Fort as Clerk of Works at Newmarket between 1719 and 1745 but it is not entirely clear from the documentation whether this stable was built by Samwell in conjunction with the adjacent palace or represents Bayspoole’s rebuilding of the earlier ‘stable next the church’ (Alston 20013, 3).

3.1.4 Much of Charles II’s complex was demolished early in the 19th century, with ‘building materials’ from the palace advertised in the Cambridge Chronicle for 25th April 1817 and the sale of the palace itself on 16th April 1819. It presumably failed to sell in its entirety as a further sale took place on 17th April 1855 of ‘a valuable freehold estate belonging to Her Majesty ... comprising part of the Palace, Offices, Buildings, Stabling, Premises, Garden, Yard [and] Extensive and Capacious Training Stables and Ground, the whole containing an area of nearly three-quarters of an acre’ (original printed bill in possession of John Sutton, historian of Newmarket). Lot 2 of this sale describes the 17th century stables prior to their demolition by Baron Meyer de Rothschild between 1857 and 1860 to create the present Palace House Stables – retaining only the ‘spine wall’ and possibly part of the eastern range of the yard (Alston 2013, 3).

3.1.5 Rothschild had an interest in horseracing, having registered amber, lilac and red racing colours in 1842 and changing these to dark blue with a yellow cap the following year. These were the colours used by jockeys from the Palace Stables for the next hundred and fifty years. Rothschild’s horses enjoyed much success.

3.1.6 The Baron had new stables built for his prize horses. The old 17th century stables were demolished, perhaps after James Godding, the resident Trainer, retired in the mid 1860s and the Baron could move in his own Trainer, Joseph Hayhoe. The old stables were shown on the Public Health Map of c.1850 (Figure 4) and on a site plan from Chawner’s 1815 survey as a large rectangular block opposite Palace House.

3.1.7 Baron Rothschild also set about making improvements to Palace House. In 1867 he hired architect George Devey to extend the property. This included the addition of the west wing with dining room in the first floor (now known as the Rothschild Dining Room) and the construction of a second floor on the top of Palace House. An external
staircase up to the first floor on the east side of the building moved the main entrance from the ground to the first floor. A third floor was also added to the north wing before 1893 but no plan for this survives. A basement was also added at an unknown date.

3.1.8 The Baron left the property to his wife when he died in 1874. She in turn left it to her daughter, Lady Hannah Rosebery. By 1893 the Baron’s nephew Leopold de Rothschild owned the palace as plans of this date for alterations to the palace were made for him.

3.1.9 Throughout this period the Rothschild’s were also busy improving and extending their stables. Around 1890, probably following the acquisition of land to the north of the Trainer’s House, the house was extended to provide a large dining room and billiard room on the ground floor and bedrooms on the first floor above the dining room. Further single storey rooms were for a pantry off the back of the kitchen and a WC off the billiard room, with a boys’ dining hall, saddle room, coat room and WCs to the east.

3.1.10 In 1896 further alterations were made to construct a bedroom, bathroom and WC over the billiards room, and for a new bathroom, tool house and manure pit to the north-east of the house. Plans by the architects W.C. and A.S. Manning of Newmarket show the room names and layout of the Trainer’s House. A lean-to conservatory on the north end of the house was removed in 1919 and the drawing room and bedroom above were extended outwards.

3.1.11 In 1903 the family decided to build a new stable block to the south of the existing one. This is now known as the Rothschild Yard. Ancillary buildings were added to the stables in 1908 to provide a large circular manure pit, a forge and horse boxes on the edge of the paddocks.

3.1.12 There is also evidence that the Rothschild family provided accommodation away from the stables for some of their staff. The Head Lad had a house on Station Road, just to the south of the Rothschild Yard, which was extended in 1903. The existing house had a living room and parlour on the ground floor, with outdoor wash house and WC, three small bedrooms on the first floor and a pantry in the basement. Leopold de Rothschild had the house extended with a kitchen to the rear.

3.1.13 In 1922 another house, this time on Vicarage Road, was extended by Antony de Rothschild to add a third bedroom, a bathroom, a new staircase and a scullery.

3.1.14 Finally, in 1927 there is evidence that the use of horses was declining and being replaced with the automobile. Within a small stable yard to the immediate south of the King’s Yard on Palace Street, a plan shows alterations of a stable to convert it into a garage.

3.2 The Palace Stables: Documentary and Cartographic Evidence

3.2.1 As part of the background research, a number of historic maps and documents including architect’s drawings were consulted to assist with providing an understanding of the development of the buildings at Palace House Stables.

3.2.2 A search of the archives held at Suffolk Records Office in Bury St Edmund’s was carried out prior to the start of the investigations to collate cartographic and documentary evidence relating to the site. Additional information about the background of the site including photographic evidence was also gathered from the Heritage Management Plan compiled for the Palace House and Stables site in 2011 (Purcell Miller Tritton 2011). Each map/document consulted is briefly described and evaluated below in chronological order. Their relevance to the development of the buildings is
discussed throughout the descriptive text and in the phasing and discussion sections of the report.

**Chapman's Map of Newmarket, 1787** (Figure 3)

3.2.3 Chapman's Map of Newmarket is one of the earliest maps depicting the layout of the town. The stables depicted on this map are those which were present prior to the redevelopment of the site by Baron Meyer de Rothschild between 1857 and 1860.

3.2.4 The stable buildings present at this time are shown as a large, detached rectangular block with narrow ranges to the east. A small building occupies the corner of All Saints Road and Palace Street (then Ram Lane). There is no evidence of any of the buildings which form part of the present site in existence at this time.

**Public Health Map, 1850** (Figure 4)

3.2.5 The Public Health Map of 1850 (Figure 4) depicts the buildings present in the earlier stable yard in more detail than the Chapman Map of 1787. Although the buildings depicted on this map pre-date those surveyed, the large east-west orientated building positioned along the northern boundary is believed to contain the clunch spine wall which exists in the current Trainer's House. For the full description, survey and analysis of this surviving wall see Alston (2013).

**First Edition Ordnance Survey Map (25" to 1 mile), 1885** (Figure 5)

3.2.6 The 25 inch First Edition Ordnance Survey of 1885 (Figure 5) is the earliest available map which depicts the buildings surveyed which are believed to be Baron Meyer de Rothschild's stable complex constructed between 1857-60.

3.2.7 Of the buildings surveyed, only those which form "King's Yard" are depicted (Figure 2). The Trainer's House (Building 1) is present in its current form with a glass-house (or glass-roofed lean-to conservatory) adjoining the western gable.

3.2.8 Buildings 3, 4, 5 and 6 all appear to be the same as the present layout, flanking the east, west and south sides of the yard with a “P” denoting a pump within the small recess between Buildings 3 and 4 and sets of external stairs on the eastern end of Building 2 and the western elevation of Building 4. There is also a circular structure and what may be flower beds positioned within the middle of the yard.

3.2.9 To the east of the yard is a Rope Walk, a long straight narrow lane, or a covered pathway, where long strands of material were laid before being twisted into rope. This appears to be entirely separate to the activities at the Palace Stables at this time with no obvious connecting archways from the yard nor attached or associated buildings. The Rope Walk spans the full length of the yard as well as continuing northwards. The walk has a long range of open-fronted north-south buildings on the eastern side in addition to a well and smaller buildings in the south-western corner.

**Second Edition Ordnance Survey Map, (25" to 1 mile), 1902** (Figure 6)

3.2.10 By the time of the 1902 Ordnance Survey Map the Trainer's House (Figure 2, Building 1) has been extended along its range to the north. This extension replaced the open-fronted range previously in this location, which is thought to have been a piggery (Alston 2013). The glasshouse/conservatory is still present on the western end of the original house.

3.2.11 The Rope Walk is still present to the east and there are no other obvious alterations to the buildings since the previous map of 1885.
Late 19th and early 20th century photographs (Figures 7a/7b and Figure 8a/8b)

3.2.12 Photographs taken within the King's Yard in the late 19th and early 20th century depict some of the buildings surveyed and provide the earliest visual representation of the site at this time.

3.2.13 A photograph of the King's Yard taken in 1895 (Figure 7a) shows the southern part of the yard with the east, south and west ranges which flank the outside of the yard as well as the tower of All Saints and the chimneys of the buildings backing onto the yard in the background. It shows the central structure which is depicted on the Ordnance Survey Maps (Figures 5 and 6) and confirms that this was a raised flower bed with a low wall surround and trees on the eastern side. This image also shows a small dog kennel in front.

3.2.14 Another photograph is of the wife of trainer John Watson, taken in the early 20th century which depicts the Trainer's House (Building 1) in the background (Figure 7b). The porch with pillars/columns and leaded glass windows within wooden frames is clearly shown as depicted on the OS maps as well as low-level iron railings which are located in front of the house.

3.2.15 Photographs taken of horses presumably trained at the site in 1895 also show buildings within the King's Yard (Figures 8a and 8b). The image of “Utica” (Figure 8a) taken in the north-eastern corner of the yard shows the eastern end of the Trainer's House and the building in the north-east corner in the background. A photograph of “Medicis”, also taken in 1895 (Figure 8b) depicts the western end of the Trainer's House in the background. In this image, the corner of the conservatory with glass roofline can just be seen as well as a window on the ground floor of the house with shutters and more of the railings in front. The entrance to the yard is also depicted in this image with a set of gates to the left and a separate pedestrian access door on the right separated by a short length of wall. In the background is the Palace house with the original entrance at first floor level which has since been demolished.

Architects Drawings for alterations to the Trainer's House, 1896 (not illustrated)

3.2.16 This plan was produced within the Conservation Management Plan (Purcell, Miller, Tritton 2011) and unfortunately was not found during the search of the Records Office (the reference number used in the report was incorrect). Therefore this plan has not been reproduced in this report.

3.2.17 This is one of the most useful plans for understanding the phasing and functions of rooms within the Trainer's House at the end of the 19th century. It provides a ground and first floor plan of the house denoting the room functions as well as the proposed alterations to be carried out in 1896.

3.2.18 This document is referenced throughout the description of the Trainer's House and should be referred to by consulting the Conservation Management Plan.

Architects Drawings 1903-1919 (Figures 9-14)

3.2.19 There are a selection of architects plans and elevations relating to various phases of alteration and construction within both yards.

3.2.20 The earliest plans date from 1903 and comprise three separate sets of drawings submitted during that year. These relate to interior alterations of existing buildings in the King's Yard and the first new building in Rothschild's Yard (Figure 9), more new buildings in Rothschild's Yard and a new entrance (Figure 10) and construction of a new saddle room, also in Rothschild's Yard (Figure 11).
3.2.21 Plans dated 1908 comprise elevations and floor plans for a forge with sand store and loose boxes as well as a new manure pit in the paddock to the east (Figure 12), plans for a cow byre were created and submitted in 1912 (Figure 13).

3.2.22 The latest plan found during the research was for the proposed removal and in-fill of the conservatory on the western end of the Trainer's House (Figure 14).

**Extract from 1926 Edition Ordnance Survey Map** (25" to 1 mile) (Figure 15)

3.2.23 By the time of the 1926 Ordnance Survey Map, there appears to have been no obvious change to the layout of the buildings within the King's Yard with the exception of the in-fill of the conservatory on the western end of the Trainer's House which by this time was built up to the Palace Street frontage.

3.2.24 Rothschild's Yard is now depicted with all of the buildings surveyed present as well as those in the eastern paddock (Figure 2). The new yard (Rothschild's Yard) has replaced the Rope Walk shown on the previous 1902 edition map and, although not fully depicted on Figure 15, there is a long driveway alongside the paddock which provides access from Vicarage Road to the east.

**Photographs of the King's Yard and Rothschild's Yard, 1930s** (Figures 16a and 16b)

3.2.25 These photographs dating from the 1930s show the King's Yard as viewed from the archway between the yards and also the earliest known depiction of Rothschild's Yard.

3.2.26 The image of the King's Yard (Figure 16a) shows the southern and western range of the King's Yard (Buildings 5 and 6) as well as the central garden feature, an area which now comprises grass and an iron lamp stand. The ranges both appear to still have their original windows, which were not present at the time of the survey as well as the caps on the ventilation shafts along the roof lines.

3.2.27 The second image, dated 1939 (Figure 16b) shows Rothschild's Yard as viewed from south-western corner. This image also depicts the caps on the ventilation shafts, which have since been removed, as well as the top of the fountain which, at the time of the survey was being stored within Building 7 awaiting restoration. This image shows the buildings which flank the north and eastern ranges of the yard (Buildings 7 and 8) as they were during the height of the yard's operations. The original doors and windows are all visible and the surrounding lawns are well kept.
4 BUILDING DESCRIPTIONS

Introduction
For the purposes of this report, the buildings surveyed have been numbered 1-12 and rooms within them have been allocated numbers prefixed by the building number. Figure 2 shows the locations of the buildings surveyed and Figures 18, 20 and 21 show building floor plans and locations of plates referenced in the report. Elevations of each of the buildings are provided in Figures 19 and 22 to 25. All plans and elevations are based on architect's drawings supplied, which were edited as required in the post-field work phase. All photographs will be available via the site archive and plates referenced throughout the report are presented at the end.

King's Yard
The King's Yard is accessed via the main gates from Palace Street in the north-west corner of the yard (Figure 2). The north range of the quadrangle of buildings is formed of the Trainer's House (Building 1), which includes a later extension on the north side (Building 2). The eastern side of the yard is flanked by a two storey detached building (Building 3) to the north and a two storey long stable range (Building 4) separated by a small alleyway to the south. Within the south-east corner is an archway providing access into Rothschild's Yard. The south and western sides of the yard comprise single storey ranges of stable buildings (Buildings 5 and Building 6). The yard is predominately laid out to tarmac with evidence of some recent disturbance for archaeological investigation. There is an oval shaped patch of grass with a cast iron lamp post to the south in the centre of the space (Plate 3).

4.1 Buildings 1 and 2 : The Trainer's House
From the external evidence, this building has been constructed from brick and comprises several phases of extension and alteration. It comprises three storeys (ground floor, first floor and basement) and has a slate roof with six brick-built chimney stacks and pots (Plate 4). It is north-west to south-east orientated and flanks the northern side of the King's Yard. Cartographic and documentary research indicated that this building was constructed in the late 1850s with alterations and extensions added up until the early 20th century. The main extension to the house was the addition on the eastern side, probably added in the 1860s and on the northern side (Building 2) added in the1890s.

External Descriptions:
South-west facing elevation (Figure 17)

4.1.1 All elements of the building on this elevation are constructed using a buff coloured gault brick laid in a Flemish bond with a creamy mortar with crushed flint inclusions: red brick has been used around all openings with a quoin-stone effect (Plate 4).

4.1.2 This elevation faces into King's Yard and includes the main entrance to the Trainer's House located within the original phase of the building at the north-west corner of the yard (Plate 5). Prior to the extensions to the eastern side of the building, this original phase was detached with a hipped roof and ridge tiles, in addition to a symmetrical facade and unlike the later additions it has a red brick band comprising three courses between the ground and first floors. It originally incorporated two large windows on the ground floor and three on the first floor. The entrance consists of a porch with stone
Tuscan columns and plain entablature with openings for windows on either-side and a door at the front (although boarded up at the time of the survey). There are stone steps with rounded edges leading into the porch. There is evidence of repair on the right side of the ground floor western-most window indicated by the use of a later, fresher coloured brick. The same brick has been used to repair/infill the western end of the building, which is presumed to be the location of the former single storey mono-pitched conservatory/glass roof as represented on the First Edition Ordnance Survey Map of 1885 (Figure 5) and on a photograph from 1895 (Figure 8b). Architects plans for the infill of the conservatory dated 1919 show the proposed re-building of the external elevations (Figure 14). The works appear to have been undertaken and the area of the conservatory has been infilled up-to the Palace Street frontage by the time of the Ordnance Survey Map of 1926 (Figure 15). There are iron gutters and down-pipes and evidence of a newly relaid roof throughout this elevation, with a replaced wooden fascia board. Brackets on the downpipes bear the letter “C” which may represent a manufacturer’s mark (Plate 6). Other ironwork on this elevation includes small pivoting locks for securing window shutters and decorative ventilation grilles on the eastern side of the house.

4.1.3 On the eastern end of the original house is a small single storey entrance porch with mono-pitched slate-covered roof (Plate 7). Constructed using the same gault and red brick there is a window opening on the yard-facing elevation and an entrance door facing to the south-east. This addition does not appear on any of the 19th century maps nor on the 1896 or 1903 architect’s drawings for the site alterations. This is thought to have been added during the early 20th century to provide an additional sheltered entrance to the house. It is still not present by the 1926 Ordnance Survey map (Figure 15).

4.1.4 The eastern end of the Trainer’s House is thought to have been added soon after the original house was built and is present on the First Edition Ordnance Survey Map of 1885 (Figure 5). The same brick and bond has been used as the earlier phase of the house, however, subtle changes in the colouration of the bricks indicates sections of repair around the eastern three ground floor openings and a possible addition to create a first floor extension above the eastern-most door and window. A photograph of the yard taken in 1895 (Figure 8a) shows this extension to be in place by this time. The ground floor eastern corner of the building has a rounded finished edge and was possibly a stand alone single storey building, which was incorporated into the Trainer’s House with the eastern extension and was also extended upwards around this time. The brickwork on the ground floor eastern corner of the building has a rounded finished edge.

North-west facing elevation (Figure 17)

4.1.5 This side of the Trainer’s House fronts onto Palace Street and comprises two distinctive phases of the building (Plate 8).

4.1.6 The northern-most component (Building 2) comprises the gable end of the extension to the original Trainer’s House which first appears on the 1902 Second Edition Ordnance Survey Map (Figure 6), replacing the former open-fronted range of what is thought to have been a piggery. It was constructed from a dark gault brick with red brick band, plinth and edging along the roofline, building ends and quoinstone effect on the recessed chimney breast. There are no openings on this elevation and there is evidence of repair close to the roofline on the southern side.
4.1.7 The southern-most part of this elevation comprises the gable end of the original Trainer's House (Building 1). The lighter coloured brick used to in-fill from the position of the former conservatory are clearly shown on this side of the building. Within this first floor extension are two window openings.

4.1.8 The short section of wall with gated entrance at the northern end of this elevation provides access into the northern yard of the house and denotes the boundary of the site.

*North-east facing elevation (Figure 17)*

4.1.9 The eastern end of this elevation comprises a two storey red brick section of Building 3 (Plate 10). Much of the elevation was covered with ivy, however there are two window openings, one on the ground floor and one on the first floor. There is an external brick chimney stack with no corresponding chimney or pots above the current roofline. The roof is hipped and there are two skylights within it. The section is the gable end of the extension added in 1903 (Figure 9).

4.1.10 The single storey section in the middle of this elevation is thought to be part of the late 19th century extensions added on the north side of the Trainer's House. It was constructed from a light buff coloured gault brick with red brick detail around the openings in a quoinstone effect (Plate 11). It included four windows (all boarded up), two smaller ones on the left and two larger ones on the right. The roof was covered with slate and there were ventilation openings within it.

4.1.11 This section of the Trainer's House was viewed and photographed from within the narrow garden to the north and therefore overall photography of the elevation was restricted. This elevation comprised the late 19th century northern extension (Building 2) and was constructed using a light buff coloured gault brick with red brick detail around the openings in a quoinstone effect (Plate 12). This elevation included several window openings on the ground and first floor and an access door at the western end. There was a decorative red brick band between the floors as well as red brick on the corner. Red brick had also been used in archways over the openings. At the western end there were also remnants of iron railings around an opening which presumably corresponds with rooms within the cellar.

4.1.12 There was evidence that the ground level within the garden had recently been reduced and there were some remnants of garden paths and decorative borders surviving within the soil bank sections.

*South-east facing elevation (Figure 17)*

4.1.13 This elevation comprises the gable end of the eastern and northern extensions to the original Trainer's House. Access was restricted for photography due to the close proximity of Building 3.

4.1.14 The southern-most element (the eastern extension to the Trainer's House) comprises the same two tones of brick as noted on the corresponding section of the south-west facing elevation with evidence of an extension or re-building of the first floor (Plate 13). An external brick chimney stack is present extending from the first floor only. It is possible that this detail, as well as the curved brick corner was to prevent harm/damage to any horses led through this part of the yard. There are no window openings in this
gable end of the house and a tall narrow door (boarded up at the time of the survey) provides an additional access to this end of the house. A ghostline within the brickwork leading from the ground floor over the door indicates the presence of a former external staircase leading to a first floor loading door identified by a blocked-up opening in the northern extension. This external staircase is represented on the First Edition Ordnance Survey Map of 1885 (Figure 5) and appears to have been removed by the time the architect's plans were drawn up for the alterations to the Lad's House in 1903 (Figure 11).

4.1.15 The northern-most element of this elevation comprises the gable end of the northern extension to the house. This elevation comprised two boarded up openings, one on each floor, which were boarded up at the time of the survey. A short length of wall and a lean-to roof link this building to Building 3 opposite.

Internal Descriptions:

Ground Floor (Figure 18)

G1 is located within the northern extension of the Trainer's House (Building 2) which dates from c.1890. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a dining room at the end of the 19th century.

4.1.16 Due to alteration works which had recently taken place within the building, the floor of G1 had been removed and therefore this area was only accessible and viewed from the basement rooms below. A camera mounted on an extendible pole was used to achieve some of the photographs within the north-eastern end of the room, which had neither a basement room below nor a ground floor access.

4.1.17 Although most likely a single room when the architect's drawings were created, recent alterations which have removed wall coverings have revealed that this was previously two rooms with a dividing wall – this is evidenced by a change in the painted colour schemes on the walls and ghostline of a partitioning wall (Plate 14). However, the continuation of an embossed plaster border and applied plaster panels below indicate that prior to that this was originally one room, as depicted on the 1896 floor plan.

4.1.18 Several phases of decoration and colour schemes are visible at both ends of the room. At the western end of the room was the location of a fireplace which has been recently removed and on either side, continuing around both ends of the room was evidence of a skirting board measuring 26cm in height with a decorative plaster border positioned above (Plate 15). More panels of plaster were noted above the border depicting symmetrical floral designs with a second border above (Plate 16). An earlier stencilled border was noted, which had been painted directly onto the plastered wall (Plate 17).

4.1.19 The opposite end of the room (eastern end) also had a fireplace (recently removed) and the same applied plaster panels and border as well as the earlier stenciled daisy border behind (Plate 18). On either side and above the fireplace is the position of what may have been candle sconces.

4.1.20 There were two windows positioned on the north-eastern elevation, one positioned in each room following the sub-division. Although one window had been removed, the remnants of the upper part of one indicates they were probably both two part, four pane vertical sliding sashes with wooden frames.
G2 is located within the northern extension of the Trainer's House (Building 2) which dates from c.1890. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a billiard room at the end of the 19th century.

4.1.21 At the time of the survey, the floorboards had recently been removed from this room revealing an earth floor beneath. Recent works to the walls within the room resulted in either exposed brick or plaster and the “spine wall” was also revealed (Plate 19). Timber pegs were noted on the spine wall which may indicate that this wall was originally clad with timber boards as the clunch wall was not suitable to plaster to a smooth finish.

4.1.22 There was a fireplace located at one end, the grate and surround had been removed, however some small dark green tiles remained (Plate 19), and the small opening indicates that the fireplace had been made smaller at some stage.

4.1.23 There was a single four pane wooden-framed vertical sliding sash window and a boarded up doorway on the external elevation (Plate 20).

G2b is located within the northern extension of the Trainer's House (Building 2) which dates from c.1890. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a W/C at the end of the 19th century.

4.1.24 Wall fixtures and drainage pipes indicate that this room had most recently served as a W/C. The walls were mostly exposed brick or plaster and there was a four pane wooden-framed vertical sliding sash window as noted in G2 on the same external wall.

4.1.25 This small room was located off and accessed only from G2. Recent building works revealed the wall construction of much of this area to have been breeze block and modern frogged brick suggesting it was rebuilt or repaired within the last c.50-60 years.

G3 is located within the northern extension of the Trainer's House (Building 2) which dates from c.1890. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a pantry at the end of the 19th century.

4.1.26 This room was accessed from the ground floor corridor. It had plain plastered and painted walls and the floor was covered with small square red and black coloured tiles (Plate 21).

4.1.27 Recent alteration work had removed the ceiling covering, however a wooden light shaft was still present (Plate 22). This presumably allowed additional light into the area following the insertion of the partition walls which also created G2b. This partition wall was not to full ceiling height.

4.1.28 This room contained a large wooden cupboard and the walls had a number of shelves or brackets for shelves (Plate 23) which, along with its position just off the kitchen, may be fittings relating to the room's use as a pantry.

G4 is located within the northern extension of the Trainer's House (Building 2) which dates from c.1890. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a boys dining hall at the end of the 19th century.

4.1.29 The floor of this room was covered in the same small red and black tiles as a number of other contemporary rooms within this phase. As in G3, a wooden panelled light shaft
had been inserted to allow daylight from the roofline above.

4.1.30 A large section of the “spine wall” had recently been exposed into which a small plain fireplace with iron surround had been inserted into what was originally a larger opening (Plate 24). Within the spine wall a larger opening had been created connecting G9 and G10; an archway in the clunch blocks above the opening indicate there was a doorway in this location in the original, early clunch 17th century building.

4.1.31 Where the ceiling of this room has been removed, a doorway is visible which appears to have been a later addition in the spine wall at first floor level (Plate 25). As there are no rooms located above this room in this position, this opening must have been added to allow first floor loading access into the clunch building.

4.1.32 There are two wooden framed four pane, vertical sliding sash windows on the external/north-west facing wall (Plate 26). The window on the left appears to have been inserted into a once longer opening and that on the right has been inserted into the location of a former doorway evidenced by an infill of later red brick floor level.

G5 is located within the northern extension of the Trainer's House (Building 2) which dates from c.1890. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this was two rooms, which were used as a saddle room and a cloakroom at the end of the 19th century.

4.1.33 Unfortunately access was not possible to this part of the house either internally or from the door located on the eastern elevation.

G6 is located within the original part of the Trainer's House (Building 1) which dates from c.1857-1860. The floor plan of the Trainer House dated 1896 (not illustrated) indicates this room was in use as a drawing room with conservatory at the end of the 19th century.

4.1.34 Due to recent alteration works, the floor of this room had been entirely removed and it was therefore recorded from the basement level below.

4.1.35 This room originally had a fireplace positioned on the eastern wall, however the fireplace, surround etc had all been removed leaving a square-shaped opening (Plate 27). The walls were all either exposed brick or painted plaster. There was an opening for a window on the southern external wall although the window had been removed, however the red brick surround and concrete lintel above indicate that it may have been replaced (this corresponds with the later brickwork noted around the opening on the external elevation).

4.1.36 A section of painted/infilled brickwork within the northern corner of the room (Plate 28) is thought to denote the location of the conservatory as noted on the 1885 and 1902 Ordnance Survey Maps (Figures 5 and 6) as well as depicted in the photograph of 1895 (Figure 8b). This was in-filled at some point during or after 1919.

G7 is located within the original part of the Trainer's House (Building 1) which dates from c.1857-1860. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this area was also in use as a corridor at the end of the 19th century.

4.1.37 This area comprises the original rear corridor of the Trainer's House which was built up
against and utilised the clunch wall of an earlier building. This area provided access to the basement rooms and also to the original ground floor reception rooms of G6, G12 and G13.

4.1.38 Recent alteration works had blocked access to G6 (where the floor had been removed) and had removed much of the plaster on the spine wall (Plate 29). A section of the floor level had also been investigated as part of the archaeological/ground works which revealed the remnants of a small stone gulley or open drain parallel to the spine wall (Plate 30).

4.1.39 Sections of the plaster from the corridor from the house were still exposed and areas of a dark red coloured paint were noted around the arched access into the entrance hall G12 (Plate 31).

G8 is located within the eastern extension of the Trainer's House (Building 1) which dates from c.1860. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a kitchen at the end of the 19th century. It is accessed via corridor G7 and from G9 as well as via the small external porch added after 1926 (G11).

4.1.40 The floor covering consisted of a sequence of linoleum tiles over the same small red and black tiles as noted in G3 and G4. These overlay over what is presumed to be the original red brick floor (Plate 32).

4.1.41 A fireplace or possibly a large cooking range has been constructed using red brick up against the spine wall (Plate 33). It has a wooden mantle-shelf and a small cupboard incorporated into a niche on the right side. A doorway had also been cut into the spine wall to allow for access into G3, the later northern extension to the house.

4.1.42 The walls were mostly plastered and painted, although as part of the recent alterations works, much of the plaster had been removed. There were also two windows on the south-east facing elevation but these had been removed and boarded over at the time of the survey.

G9 is located within the eastern extension of the Trainer's House (Building 1) which dates from c.1860. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this room was in use as a scullery at the end of the 19th century.

4.1.43 The floor was covered with terracotta tiles and the walls were, until recently plastered and painted. There was an opening, possibly a window exposed within the spine wall within this room (Plate 34). Although removed, there was an opening for a narrow window in the external wall. Detail in the recently exposed brickwork surrounding it indicates there was once a much wider window opening.

G10 is located at the eastern extension of the Trainer's House and is thought to have been a separate stand-alone building, possibly contemporary with the original Trainer's House of 1857-1860 which was incorporated into the house when it was extended to the east. The floor plan of the Trainer House dated 1896 (not illustrated) indicates this room was in use as a boot room and W/C at the end of the 19th century.

4.1.44 As well as an internal access from G9, this room was accessed from a door from the King's Yard into an area with a small sink with a WC/shower room created from low-
level internal walls. A step down from G9 into this area may also support the suggestion that this room was a separate building later incorporated into the house.

4.1.45 Test pits recently excavated within the floor of this area were inspected during the survey which appeared to contain a sequence of external chalk and cobbled (?) yard surfaces though to be external.

4.1.46 An angled “cut” though the spine wall to allow access into G4 demonstrates the thickness of the wall in this location (Plate 35).

G11 is the later porch added onto the King’s Yard external elevation, known from cartographic sources to have been added after 1926. This small area had a linoleum tiled floor covering over small red and black tiles. It had plastered and blue painted walls. An opening with red brick surround was exposed on the south-eastern wall of the house, indicating that the porch was added over an existing entrance. The original door and window within the porch had been recently removed.

G12 is located within the original part of the Trainer's House (Building 1) which dates from c.1857-1860. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this area was also in use as the formal entrance hall at the end of the 19th century, which includes the columned porch as recorded on the external King’s Yard elevation.

4.1.47 Internally, the porch area was in a poor state of repair and all of the glass and one of the outer panels had been removed (Plate 36). However, the original door and columns were still present at the time of the survey with steel props being used for structural support.

4.1.48 Within the rest of the hall, the floor had recently been completely removed and excavated to the level of the foundations. A course of stone/clunch blocks was noted which had presumably supported floorboards.

4.1.49 Evidence of the surviving decoration within the room had been exposed by recent works. The room had been decorated in two sections, with dark pink/red painted plastered walls between the level of the picture rail and the chair/dado rail (Plate 37). Below the chair/dado rail and the skirting board (no longer present) was a heavily embossed paper/plaster wall covering as noted in G1 (Plate 38) and a decorative plaster/paper frieze also ran between the picture rail and the ceiling. The room had two alcoves on the left on entering and on the right was the location of the staircase (Plate 39).

4.1.50 On the wall opposite on entering was a wide archway which would have led into the original rear corridor. There was moulded plaster architrave around the door which was also noted around the alcoves on the left wall.

G13 is located within the original part of the Trainer's House (Building 1) which dates from c.1857-1860. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this area was in use as a library at the end of the 19th century.

4.1.51 As with G12 the floor had been excavated to the foundations and most plaster had been removed from the walls. There was a fireplace on the northern wall (Plate 40), although the grate and surround had been removed. On the right of the fireplace was a
servants bell and recently exposed on the left, below the level of the floorboards within the brickwork was a copper wire and fittings, which are thought to be the mechanism for an earlier bell.

First Floor (Figure 18)

All first floor room floors were covered with modern board and the entire roof structure had been recently replaced.

F1 is located within the northern extension of the Trainer's House (Building 2) which dates from the 1890s. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this was previously two bedrooms at the end of the 19th century. It is accessed via a small set of steps leading up from F5, which is located at the top of the original staircase (Figure 18).

4.1.52 Fireplaces at both ends of the room as well as a ghostline on the recently exposed brick walls (Plate 41) confirm that this room was previously two separate rooms. The floor had been relaid with modern board and the walls had, until recently, been plastered and painted. Skirting boards, ceiling and any other applied fixtures had all been removed.

4.1.53 The room at the western end had a small fireplace with plain cream tile surround (Plate 42). This appears to have been inserted in the place of a former larger opening. The room would have been entered via a doorway within an internal partition wall and lit via a window on the north-west external wall which, although damaged, was still partly surviving. It was a two-part four pane vertical sliding sash with wooden frame and glazing bars.

4.1.54 The room at the eastern end appeared to have had slightly more elaborate fixtures and fittings partially surviving at the time of the survey. There was a small section of chair/dado rail surviving on the northern wall with an egg and dart design and small remnants of tongue and groove board appear to have once been applied to the walls below the level of the rail (Plate 43). The fire surround in place at the time of the survey is not thought to be original and was possibly inserted into a former larger opening. The surround recorded was made of cast iron and had moulded decorative patterns of scored lines, geometric patterns, flowers and insects (Plate 44). A section of painted and stencilled green painted plaster was still present on one section of the wall, which continued within the alcove in the doorway around the steps (Plate 45). Although the actual window was not present, it is likely to have been the same as that further along the same elevation.

F2 is located within the northern extension of the Trainer's House (Building 2) which dates from the 1890's. The floor plan of the Trainer's House dated 1896 (not illustrated) contained plans for the alteration of this area to create two bedrooms with a W/C located between them.

4.1.55 Most recently used as a bathroom, the eastern end of the room was lit via a window on the north-eastern elevation and via a window on the south-east facing elevation, which was most likely to have been another four pane sash as noted in F1 (Plate 46). It was heated via a fireplace on the south-eastern wall, much of which was still in-situ at the time of the survey. The surround was made of cast iron and there would have been a row of five tiles on either side (one cream coloured decorative tile was still surviving)
(Plate 47) and there had been a stone shelf which had been removed which was still stored within the room.

4.1.56 The north-western end of the room was heated by a much smaller fireplace (Plate 48) and the room was lit via another window likely to have been a four pane wooden framed sliding sash. The walls were also plastered and painted.

4.1.57 Vertical breaks within the plaster on the north-east wall denote the presence of two rooms with W/C between them (Plate 49) as shown on the 1896 plan. The smaller window located in the middle of this elevation would confirm this and would have lit the W/C.

4.1.58 At this first floor level, the spine wall had been recently exposed (Plate 50) revealing a number of former openings relating to the building of the original wall. These openings were inserted into the wall when it was the earliest phase of the Trainer's House and the upper section added in the latest phase when the Trainer's House was extended on the northern side (Building 2) with windows at the top where daylight could be let into the room.

F3 comprises an enclosed roofspace above the ground floor rooms G2b, G3, G4 and G5 (Figure 18). Although it was not possible to enter this space, it could be viewed through an opening in the spine wall from F8. Looking left was a former external wall, the outer wall from F2 which had a ventilation grille and the external chimney breast visible. Within this area, the wooden light shafts as recorded in G3 and G4 below were recorded. These came from the ceiling of the rooms below, through this roof space and through the roof itself and were presumably inserted to illuminate the rooms below.

F4 is located within the original part of the Trainer's House (Building 1) which dates from c.1867-1860 and also includes a section of the in-filled area originally occupied by the conservatory, which was removed in 1919. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this was previously two rooms, one a bedroom, at the end of the 19th century. It is located on the left from the area at the top of the stairs.

4.1.59 This room was lit by three windows; one on the south-east elevation and two on the south-west elevation, all of which were two-part, four pane, wooden framed vertical sliding sashes (Plates 51 and 52). The room would have been heated by a small fireplace, all that survived of which was the wooden surround and stone mantel shelf (Plate 53).

4.1.60 The western-most end of this room corresponds with the location of the single storey conservatory which was removed and infilled at first floor level in 1919 (The external evidence for this was noted on the south-west facing external elevation (Plate 9)). Internally, the extension is evidenced through later brickwork and a fitted cupboard on the west side of the room (Plate 54) and by a change in the brickwork on the opposite eastern side (Plate 52). Also surviving on the eastern side was a small section of wooden paneling and although it is impossible to say for certain, it may be that this room, or part of it, was entirely panelled.

4.1.61 A second smaller fireplace was noted within the brickwork, which extends from the spine wall (Plate 54). This would have heated the smaller room within this area as depicted on the 1896 floor plan.
**F5** is located within the original part of the Trainer's House (Building 1) which dates from c.1867-1860. The floor plan of the Trainer's House dated 1896 (not illustrated) indicates this was previously a bedroom and that the stairs which currently enter this area (Figure 18, Plate 55) previously extended into the corridor beyond (F7).

4.1.62 This room contains a small fireplace which backs onto that recorded in F4, however the fireplace had been removed prior to the time of the survey (Plate 56). Most of the painted or papered plaster had been removed leaving most of the brick walls exposed. One section of plaster remained to the left of the window on the south-east facing elevation which, like F4 had wooden batons to support paneling.

4.1.63 The window on the south-east elevation was a two part, wooden framed, vertical sliding sash. The spine wall exposed within this area included an opening to allow access into the rooms within the northern extension as well as a window which would have been inserted into the spine wall to allow light into the first floor corridor area (Plate 57).

**F6** is located within the original part of the Trainer's House (Building 1) which dates from c.1867-1860. The floor plan of the Trainer's House dated 1896 (not illustrated) does not incorporate this part of the first floor, however it was most likely another bedroom.

4.1.64 This small room contained a fireplace (Plate 58) which had been recently removed and a two part, four pane wooden sliding sash window. The walls had been plastered and painted which had been removed exposing the brick and clunch walls.

4.1.65 On the right of the chimney breast there had been shelves within the alcove and on the left was a row of hooks. Above the hooks where the plaster had been removed, a row of brick headers may indicate the position of a former window predating the eastern extension added to the house in the 1860s (Figure 18).

**F7** is located within the original part of the Trainer's House, which dates from c.1857-1860, and is the corridor at the rear of the original house. The exposed spine wall in this area has a series of openings including one large one (see Alston 2013 for the full interpretation of this wall). The wall on the opposite side has several layers of wallpaper surviving, some applied to the plaster which may be some of the earliest paper surviving from the original house.

**F8** is located within the eastern extension of the Trainer's House (Building 1) which dates from c.1860. The floor plan of the Trainer's House dated 1896 (not illustrated) does not incorporate this part of the first floor, however it was most likely another two bedrooms.

4.1.66 Accessed from the end of the corridor (F7), the presence of two fireplaces as well as a line in the brickwork on the south-east wall indicates this was previously two separate rooms (Plate 59).

4.1.67 The room at the western end had a small fireplace (removed) located in the corner (Plate 60), which appears to be a later addition as there is no corresponding fireplace on the ground floor room below and also indicated by the use of a later buff coloured brick, similar to that used to in-fill the conservatory area at the end of the building. This room was lit via a window on the south-west elevation, however the window was not present at the time of the survey. Another window had been inserted into the spine wall
for additional light which appears to have utilised a former opening into which a smaller window was inserted (Plate 61).

4.1.68 The room at the eastern end also contained a fireplace (not present at survey) and a window opening on the same south-west wall (Plate 62). Evidence of damage caused by the fire in 1989 was evident on the northern wall around the fireplace where sections of wallpaper had been scorched. Close inspection of the wallpaper with a Jack and the Beanstalk design indicates this room was once a child's bedroom or nursery (Plate 63). A change in brickwork over the door into the adjoining room (F9) as well as a concrete lintel over suggests this doorway has been inserted when the house was further extended to the north, creating this extra room.

F9 is located within an eastern extension of the Trainer's House which was built over the single storey boot room and which possibly dates from the c.1890s. The floor plan of the Trainer's House dated 1896 (not illustrated) does not incorporate this part of the first floor, however it was most likely another two bedrooms.

4.1.69 This room contained a small cast iron fireplace which has been inserted into the former external chimney breast when this room/extension was added (Plate 64). Further evidence of the fire was noted within this room evidenced through burnt timbers of former built-in shelves and cupboards.

**Basement (Figure 18)**

The basement area contained three rooms, accessed from the brick-built stairs located within the hallway (G7). All rooms had a concrete floor and recent renovation works had removed the ceiling above.

**B1** is located on the right at the bottom of the stairs and is located below the northern extension to the Trainer's House dated c.1890. It was accessed via a heavy door within a thick clunch wall which is presumably a section of the original spine wall (Plate 65). The door was constructed from re-enforced vertical wooden panels with a decorative lockplate and a second brass lock above. It had vertical iron grilles on the upper section.

4.1.70 Inside, the room has a series of shelves and a boarded up window was recorded on the north-west elevation (Plate 66). The shelves suggest the room was used for storage and the heavy secure door would indicate it may have held valuable items such as meats or wines.

**B2** is the area located at the bottom of the stairs and is located below the original part of the Trainer's House dated c.1857-1860. It had a brick plinth which may have supported shelving or a sink and brass gas lamp fittings on the wall. The walls comprised a combination of brick and clunch.

**B3** is the area located at the bottom of the stairs to the left and is located below the original part of the Trainer's House dated c.1857-1860. It had some shelving for storage which had been inserted into the recess to one side of the chimney breast base. There was a window inserted with a brick surround inserted into the clunch wall (Plate 67) and brass gas lamp fittings on the wall (Plate 68). The use of clunch on the outer walls may indicate that this basement arrangement was contemporary with the building which stood on the site prior to the Trainer's House from which the clunch wall survived.
4.2 Building 3: “Stable Boy's House”

From the external evidence, this building has been constructed from brick and comprises several phases of extension and alteration. It comprises two stories and has a slate roof with a single brick-built chimney stack and pots. It is north-east to south-west orientated and is located in the northern corner of the eastern range of the King's Yard. Cartographic and documentary research indicate that this building was constructed between 1850 and 1885 as six stalls with storage above. Alterations and extensions were added in 1903 (Figure 9).

External Descriptions:

North-west facing elevation (Figure 19)

4.2.1 This elevation comprises the main entrances into the building and faces into the King's Yard (Plate 69) Access was restricted for photography due to the close proximity of Building 2.

4.2.2 Constructed in red brick, this side of the building has been painted white as depicted in the photograph from 1895 (Figure 8a), leaving red bricks unpainted around the openings to give the same effect as the Trainer's House. The roof is covered in grey slate and there is a single brick chimney stack at the southern end.

4.2.3 Unlike the Trainer's House, there is no surviving symmetry to the facade of the building which may be due to the close proximity of the end of the Trainer's House following its extension as well as a subsequent re-arrangement of doorways and windows.

4.2.4 Although boarded over at the time of the survey, the architect's drawing provided shows that there are three large windows, one smaller window and a blind window or bricked up loading door at first floor level, and two doors, two larger and one small window on the ground floor (Figure 3). Above the door at the northern end of the building, a ghostline in the paintwork indicates there was previously a sloped structure or a shelter over the doorway (Plate 70).

4.2.5 The smaller window at the southern end on the ground floor (left of the door) has been reduced in size since the 1895 photograph where there are clearly two windows of the same size. A curved brick wall which is also present on the photograph of 1895 has been replaced by a taller red brick wall at the southern end of this elevation. Its function is unknown.

4.2.6 Architect's drawing for alterations in 1903 (Figure 9b) show the arrangement of openings and those proposed at that time.

South-east facing elevation (Figure 19)

4.2.7 This elevation faces into Rothschild's Yard (Plate 71). As the building pre-dates the creation of this yard, it did not originally have any windows other than small ventilation openings and comprised a plain red brick facade and grey slate roof with two small modern skylights.

4.2.8 The architect's drawings for alterations in 1903 (Figure 9b) show the arrangement of the proposed extension on the northern end of the building which is represented by a subtle change in brickwork (Plate 71). Two of the ground floor windows were actually
created and those at first floor appear not to have been included in the final alterations. There is another window below the two small ventilation openings which appears to be a later addition from the depiction in the recent architect's drawing.

**Internal Descriptions:**

*Ground Floor (Figure 20)*

3a/3b are located at the northern end of the building and accessed from the ground floor corridor (Figure 20). The floor was covered with small red terracotta tiles and the walls were plastered and painted in a turquoise blue. This area had most recently been used as a bathroom/shower area with two ceramic tiled and concrete base shower units in 3a and a bath in 3b (Plate 72).

4.2.9 There was a boarded-up window on the north-east facing elevation and a larger two-part, 12 pane vertical sliding sash window on the south-east facing wall (Rothschild's Yard elevation) (Plate 73).

4.2.10 The wall on the right on entering this room was rendered and scored to give the appearance of stone blocks. This would have been the former external wall prior to the extension added to this end of the building in 1903. The architects drawings for alterations in 1903 (Figure 9c) show the arrangement of this proposed extension to include a “lad's bathroom” in this location.

3c is a small entrance/corridor area on entering from the external door. The floor and walls were as noted in 3a/b and there was a two-part, 12 pane vertical sliding sash window on the north-west facing wall. Access to the first floor was gained from this area via a simple blue painted wooden staircase.

3d had most recently been used as a kitchen area and still included mid-late 20th century units and work surfaces. The walls were all plastered and painted turquoise blue and the floor had a linoleum covering. There was a large opening which may have once served as a fireplace or range and on the south-east facing wall was a two-part, 12 pane vertical sliding sash window.

4.2.11 The architect's drawings for the alterations in 1903 (Figure 9c) depict this area as a “Day Room” and although it cannot be confirmed that the proposed alterations were carried out, the position of the proposed fireplace opening does correspond with that recorded.

3e was a large room located at the southern end of the building. It had the same plastered and painted walls and lino floor covering as noted in 3d. On the north-west wall which corresponds to the King's Yard elevation there was an entrance, although the door was missing, with a three pane skylight above, a small four pane window and a larger two pane window (Plate 74) as represented on the architects elevation (Figure 19). On the opposite south-east wall (Plate 75) was an elongated mid 20th century casement window and two smaller ventilation openings above. There is also what appears to be a blocked fireplace.

4.2.12 The architects drawings for the alterations in 1903 (Figure 9c) depict this area as two separate rooms, a “Drying Room” and a “Mash Place” with a fireplace and coppers on either side. Although it cannot be confirmed that the proposed alterations were carried
out, the position of the proposed fireplace opening in the area of the drying room does correspond with one recorded. The other one at the southern end may have been removed or repositioned to that recorded against the south-eastern wall.

*First Floor (Figure 21)*

3f was accessed via a doorway at the top of the stairs on the left from the first floor corridor. This room had exposed wooden floorboards, a moulded skirting board and plastered and blue painted walls (Plate 76).

4.2.13 Sections of the plaster had been removed to reveal the original brickwork. The left wall on entering had remnants of render indicating this was once an external wall as noted in the room below (3a/b). Within this same section of wall, a doorway had been cut to allow access into an area at the rear of the staircase (Plate 77). This was presumably inserted after the extension was added and the architects plans of 1903 (Figure 9d) show that the proposals of that date included the addition of a toilet in this location and that the room created in the extension was to serve as a “lads bathroom”.

4.2.14 The roof covering was exposed and this extended section of the building had a hipped roof into which skylights had been added, possibly within the last 30 years.

3g was the first floor corridor area from which all of the first floor rooms and staircase are accessed. This area was painted in the same dark blue as 3g with a modern skylight to allow extra light into the area (Plate 78). There was also an exposed roof truss within this area which is depicted on the 1903 architects plans for the conversion of the first floor.

4.2.15 This first floor area was presumably not in use as accommodation prior to this given the low trusses and lack of fireplaces.

3h was accessed from the first floor corridor. It had exposed floorboards and plastered and blue painted walls. Some of the plaster had been removed from the north-west wall which revealed two former openings which had been bricked up. Into one of the former openings, a smaller window had been inserted (Plate 79). This window was a two-part 12 pane horizontal sliding sash.

4.2.16 This room also had another exposed roof truss which was painted white and a blocked up fireplace on the right wall on entering. This room was created as part of the 1903 alterations to create accommodation on the first floor.

3i was accessed from the first floor corridor. It had exposed floorboards and another roof truss (Plate 80). The walls within this room were exposed, blue painted brick and there was a two part, six-pane vertical sliding sash window on the south-west elevation and a two-part 12 pane horizontal sliding sash in the north-western wall.

4.2.17 As in the corresponding ground floor room below, there was no evidence of the fireplace as proposed in the 1903 drawings, however a flue/chimney breast was noted against the south-western wall.

4.3 **Building 4 : Saddle Room, Loose Boxes and Accommodation**

This building was constructed from brick and appears to comprise a single phase of construction. It comprises two storeys and has a slate roof with a wide
archway/opening for cart access into Rothschild's Yard. It is north-east to south-west orientated and is located in the southern end of the eastern range of the King's Yard. Cartographic and documentary research indicate that this building was constructed between 1850 and 1885.

**External Descriptions:**

*North-west facing elevation (Figure 19)*

4.3.1 This elevation comprises the main entrances into the building and faces into the King's Yard (Plate 81). There are four doorways on the ground floor and three on the first floor. There are five windows on the ground floor and three at first floor level.

4.3.2 It was constructed in a buff coloured gault brick with red brick used for quoin-effect detail around the door and window openings. The roof is covered in grey slate with a grey ridge tile and finials at either end.

4.3.3 A set of stone steps provides access to one first floor doorway. These stone steps are moulded and perhaps too elaborate for this purpose and location and so may have been re-used. They are supported on clunch blocks and gault bricks. These steps are also depicted on a photograph of the yard dated 1895 (Figure 7a). A ghostline in the brickwork above the main entrance at the northern end may denote the location of a ladder or sloped structure leading from another first floor loading door (Plate 82). Also located at the northern end of the building are two sections of curved wall. These are depicted on the 1885 Ordnance Survey Map (Figure 5) and may relate to a pump in this location denoted by a "P".

*South-east facing elevation (Figure 19)*

4.3.4 This elevation comprises the rear of the building which faces into Rothschild's Yard (Plate 83). As this building pre-dates the creation of Rothschild's Yard, there are no entrances on this elevation and there are five small openings; presumably small windows or for ventilation. This elevation comprises a red brick construction with grey slate roof, a cast iron gutter and downpipe and a brick built chimney stack at the southern end.

4.3.5 At the southern end of this elevation there is an access between the two yards (Plate 84). There is a set of heavy white painted wooden double doors with cast iron strap hinges. The hinges and presumably the doors were manufactured by "Charles Collinge, Lambeth" and bear the maker's name as well as the symbols for a crown and hammer. Manufactured for almost 200 years, these hinges have been used on some of the finest buildings in London and the east of England (www.charlescollinge hinges.com).

**Internal Descriptions:**

*Ground Floor (Figure 20)*

4a was accessed from the external door at the northern end of the north-west elevation. The door was a simple white painted vertical panelled wooden batoned door with a drop latch and simple key lock on the inside.
4.3.6 At the time of the survey, the room was filled with architectural fixtures and fittings recovered from the Trainer's House awaiting restoration and replacement and as a result access into the room and internal photography was restricted.

4.3.7 The walls were mostly covered with tongue and groove paneling and the floor was covered with concrete. There were two large floor-to-ceiling wooden cupboards (Figure 20) and several rows of hooks and saddle hooks around the outer walls. There was also a two-part, two pane horizontal sliding sash window on the King's Yard elevation which had internal vertical iron/steel security grilles and three long hanging bars suspended from the ceiling spanned the length of the room.

4.3.8 The high quality nature of the internal fixtures and fittings within this room as well as the secure bars at the windows and the cupboards may indicate this room was for the storage of valuable equipment.

4a - 4e were not accessible during the survey as the entrance doors to each were boarded up. However, limited inspection was possible through the mesh on the security grilles, and these areas were all loose boxes. The floor plan for these areas (Figure 20) depicts the ceramic feeding troughs located in the corners of each box and the rest of the internal fixtures and fittings are the same as those recorded in Buildings 4 and 5 within the King's Yard (see relevant sections for descriptions).

4.3.9 The archway connecting the two yards had a grey tiled/cobbled effect surface which had depressions on either side as a result of carts or vehicles driving through it (Plate 85). On the left on entering from King's Yard is a doorway into the end loose box (4d) and the wall on the right is rendered with a window opening from another loose box (4e).

First Floor (Figure 21)

4.3.10 This area was accessed from the external stone staircase recorded on the King's Yard elevation. Unfortunately, due to an unsafe and partially collapsed floor as well as no obvious means of access to the northern-most end, the rooms within the first floor (4f-4i) were not internally inspected. However, a partial record was possible, made from the entrance door at the top of the external staircase and the architect's drawings provide some indication of lay-out and dimensions (Figure 21).

4f had no obvious access other than from a boarded-up external loading door on the first floor (Plate 82).

4g also had a corresponding first floor external access, however it was also internally accessible from 4h. No internal inspection was made due to unstable floors.

4h was accessible for inspection from the external stone staircase and although was not entered, photographs and descriptions were achieved. This room had wooden floorboards, plastered and painted walls and a blocked up fireplace (Plate 86). Within the floor was a row of small hatches, possible feeding chutes corresponding with the location of the loose boxes below (Plate 87). A wooden screen created a sub-division with room 4i and a brick wall created an internal partition with 4g.

4i was also internally accessible from 4h. No internal inspection was made due to unstable floors.
4.3.11 An architect's drawing dated 1903 depicts the existing layout of the northern end first floor rooms at that time (Figure 10c). This plan shows that 4f comprised two bedrooms accessed via an external staircase and 4g was in use as a loft.

4.4 Building 5: Loose boxes

4.4.1 This building was constructed from clunch blocks, flint and red brick and comprised a single storey with a red tiled roof. It is north-west to south-east orientated and flanks the southern range of the King's Yard. Cartographic and documentary research indicate that this building was constructed between 1850 and 1885. The photograph of the yard taken in 1895 (Figure 7a) shows that there were no windows in the present building at that time but they are present by the photograph of 1935 (Figure 16a). This later image also depicts ventilation chimneys on top of the bases which are still present on the roof ridge line.

**External Description**

*North-east facing elevation (Figure 22)*

4.4.2 Only the north-east facing elevation of this building was accessible and was recorded from the King's Yard.

4.4.3 It comprises a single storey with red tile roof with a row of ventilation shafts along the ridge. This building has been constructed from large clunch blocks with red brick used around the six doorways and six window openings (Plate 88). Closer inspection reveals that the brick used around the window openings is a more recent brick, smoother and a deeper red in colour, indicating that the windows may have been inserted at a later date (but prior to 1935) (Plate 89).

**Internal Description** (Figure 20)

5a – 5d and 5f were not accessible during the survey as the entrance doors to each were boarded up. However, limited inspection was possible through the mesh on the security grilles, and these areas were all loose boxes. The floor plan for these areas (Figure 20) depicts the ceramic feeding troughs located in the corners of each box and the rest of the internal fixtures and fittings are the same as those recorded in 5e.

5e was the only accessible loose box within this range and at the time of the survey was being used to store the external doors which had been removed from the stables. Each loose box has a separate entrance from the yard and the doorway itself comprises a wooden frame with three pane pivoting fanlight above with iron grilles over (Plate 90).

4.4.4 Internally the floor was covered with cement which has been scored to give a tiled effect and to aid drainage. The walls were all covered with tongue and groove, blue painted vertical wooden boards and secured/protected by rows of iron strapping secured to the board with iron screws (Plate 91). The boards covered the walls from the floor up to a height of approximately 2.2m above which were plain white glazed ceramic tiles to the ceiling. On the opposite wall on entering is a small elongated ventilation grille (Plate 90). Due to the presence of the large doors stored inside, it was not possible to record the main window, however it was possible to note that there was a
series of closely spaced vertical bars on the inside.

4.4.5 In the left corner on entering is a glazed salt glazed ceramic trough (Plate 91). This trough and all of the others recorded throughout the site were manufactured by "Oates and Sons, Halifax" and bear their maker’s stamp. The use of these particular troughs was recommended in the book “Modern Buildings; Their Planning, Construction and Equipment” (Middleton 1921), which describes them as “mangers in salt glazed ware which recommend themselves on account of their cleanly and sanitary properties”. They are made from “naletehic” fire clay and are highly glazed, available in brown, cream, white or green and enameled inside and out. This particular design was made especially for loose boxes and fitted with lugs or iron rails to fit into walls.

4.4.6 The wall surface immediately above this trough was covered with green glazed tiles and more protective board and strapping was used below. The ceiling is covered with white painted plasterboard with a boarded over hatch for ventilation which presumably corresponds with, or feeds into, the shafts noted in the roofline.

4.5 Building 6: Loose boxes

4.5.1 This building was constructed from clunch blocks, flint and red brick and comprises a single storey with a red tiled roof. It is north-east to south-west orientated and it flanks the western range of the King’s Yard. Cartographic and documentary research indicate that this building was constructed between 1850 and 1885.

External Descriptions:

South-east facing elevation (Figure 22)

4.5.2 This elevation comprises the main entrance into the building and faces into the King’s Yard (Plate 92). There are six doorways of varying widths and no window openings. The main fabric used in the construction of this elevation is large clunch blocks with red brick used for decorative quoin-effect around the openings. Buff coloured gault brick has been used as part of an extension or repair between the two doors at the northern end. It was also noted during the survey that the northern-most three doors on this range appear to be wider than the others and the later brick used on one side of each may indicate the doorways were originally narrower but later widened.

North-west facing elevation (Figure 22)

4.5.3 This elevation comprises the rear of the building and faces into Palace Street (Plate 93). There are six small windows which presumably correspond with the number of loose boxes/doorways on the opposite elevation. The windows are all two-part, four pane horizontal sliding sashes with brick surround and brick lintels with iron bars on the outside for security. The main fabric used in the construction of this elevation is flint with gault bricks used on the corners at either end of the building.

Internal Descriptions: (Figure 20)

6a was accessed via an entrance from the King’s Yard and the doorway itself comprises a wooden frame with four pane pivoting fanlight above with iron grilles over. All other internal details including the floor covering, wall board and strap covering, ceiling, wall tiles and trough are the same as those recorded in 5e. Only the fan light and the window as noted on the Palace Street elevation are different. This area was in
use as storage at the time of the survey.

6b was also in use as storage at the time of the survey, slightly restricting access. (Plate 94). However it comprised the same internal fixtures and fittings as 5a. Three tethering hooks were noted on the rear wall.

6c was also in use as storage at the time of the survey slightly restricting access. (Plate 95) however it comprised the same internal fixtures and fittings as 5a.

6d-6f were not accessible as it was not possible to remove the security doors, however, it was possible to view them through the security vents and each of the remaining loose boxes were the same internally as 6a-c. This is further confirmed by the floor plans drawn up by the client's architects (Figure 20).

Rothschild's Yard

4.5.4 The Rothschild Yard, also known as the Inner Yard, is accessed through a gateway in the south-west corner from the King's Yard and there is access through to the eastern paddock from the south-east corner of this yard.

4.5.5 The yard has a central fountain feature (Plate 95b) and two grassed areas to the north and south of this. At the time of the survey, the fountain was incomplete with the top missing, but stored within Building 7 awaiting restoration. An archaeological community project was also taking place which involved the excavation of the soil which had accumulated within the fountain in recent years. The following description of the fountain has been taken from the listed building description (Appendix A):

“...in the centre of the east stable yard the circular fountain with basin wall of brick capped by terracotta blocks; in the centre of the basin a square pedestal with moulded top supporting an obelisk with a recessed panel on each side and crowned by an urn; on each face of the moulded top of the pedestal a spout in the form of a dolphin.”

4.5.6 The west side of this yard is formed of the rear elevations of Buildings 3 and 4 and the south range is formed by a brick wall, which also forms the rear of the adjoining property and a small building in the south-west corner (Building 9). The north and east sides of the yard contain the stable boxes, Buildings 7 and 8.

4.5.7 A photograph taken of the yard in 1939 (Figure 16b) shows the north-eastern corner of the yard (Buildings 7 and 8). The top of the fountain is still present at this time and the grass lawn around the fountain is well maintained. Otherwise, the buildings shown (Buildings 7 and 8) appear to have remained unchanged in the 74 years since this photograph was taken.

4.6 Building 7: Loose boxes

4.6.1 This building was constructed from red brick laid in a Flemish bond comprising a single storey with a grey slate roof. It is north-west to south-east orientated and flanks the northern range of Rothschild's Yard (Figure 2). Cartographic evidence shows that this building was not present on the 1902 Ordnance Survey Map (Figure 6) and a date stone in the central apex indicates construction in 1903. Architects plans for the construction of this range were submitted in 1903 (Figure 9). An image of Rothschild's Yard taken in 1939 shows the building looking the same as it does today except that it had small ventilation shafts on top of the bases, which are still present (Figure 16b).

External Descriptions: 
South-west facing elevation (Figure 23)

4.6.2 This elevation comprises the main entrances into the building and faces into Rothschild's Yard. This elevation has a symmetrical facade with a central cross gable (Plate 96). The wide verge to the gable has plain barge boards braced by a collar supporting a moulded king post with drip, on the cross-gable a terracotta plaque bears the date 1903 (Plate 97).

4.6.3 On the ridge of the roof behind the cross-gable is an open sided cupola, with corner timber posts and lintels supporting an ogee profile lead roof crowned by a metal weather vane, this presumably contains the outlet for the ventilation shafts from the loose boxes below.

4.6.4 There are eight doorways with red terracotta/stone lintels and no window openings on this elevation. Between each doorway are a set of two iron vent grilles and wooden blocks into which the hooks to secure open the stable doors were once attached.

4.6.5 In the north-west corner is a doorway which allows access to the northern garden of the Trainer's House and also to the rear of Building 7.

North-east facing elevation (Figure 24)

4.6.6 This elevation was not accessible at the time of the survey due to overgrown plants and weeds. The architects elevations provided (Figure 24) indicates that the rear elevation comprises a cross gable as on the front elevation and it has eight small two-pane windows.

North-west facing elevation (Plate 98)

4.6.7 This elevation was viewed from the north garden of the Trainer's House. It comprised a red brick frontage with white painted barge board along the roof apex and a slate covered hipped roof.

Internal Descriptions: (Figure 20)

7a-7h were all loose boxes with the exact same fixtures and fittings throughout. Some boxes were in a better state of repair than others, but all contained the same internal elements as were recorded in Buildings 4, 5 and 6 in the King's Yard. All eight boxes were accessed from external doors from the yard as well as each being linked via internal doors.

7a was being used for the storage of architectural fragments from the Trainer's House at the time of the survey (Plate 99).

4.6.8 The floor was covered with the same scored concrete as recorded in Buildings 5 and 6 and the walls had the same wooden board with iron strapping over. From the top of the board to the ceiling, the walls were plastered and scored to give the effect of stone blocks and painted in blue.

4.6.9 The window on the north wall (opposite on entering) was a two-part, two-pane casement window with arched wooden upper frame. The ceiling was covered with lath and plaster board with moulded plaster coving and small hatches in the ceiling for ventilation.
4.6.10 In the rear corners of the box are two ceramic troughs. Like those noted in the King's Yard buildings, these were the same salt glazed troughs for water with green splash-back tiles and protective board and strapping beneath.

4.6.11 The door leading into the loose box from the yard was missing, however the frame retained the three-pane pivoting fan light above. On the right on entering is a solid wooden painted door providing internal access into the next box (Plate 100).

7b contained exactly the same interior fixtures and fittings as noted and recorded in 7a. There was more damage to the lath and plaster ceiling and some of the plaster had been removed to expose the original brickwork. As this area was empty, closer inspection of one of the ceramic troughs was possible (Plate 101).

7c contained exactly the same interior fixtures and fittings as noted and recorded in 7a. One of the original external doors was being stored in this room (Plate 102) which was constructed of wooden boards in two sections, the upper section with a pivoting opening and iron bars. This upper section could be opened for light and ventilation during the day and the thickness of the rest of the door allowed for security and support.

7d contained mostly the same interior fixtures and fittings as noted and recorded in 7a. However, some of the wall boarding and iron strapping had been removed leaving the scored stone effect wall and the troughs did not have the protective boarding or cover below (Plate 103). Much of the ceiling had collapsed from water damage exposing the ventilation shaft structure in the roof space above.

7e-7h contained the same internal fixtures and fittings as previously recorded in 7a etc (Plate 104).

4.7 Building 8: Loose boxes and storage loft

4.7.1 This building was constructed from red brick laid in a Flemish bond comprising two storeys with a grey slate roof and brick chimney stacks at either end. It is north-east to south-west orientated and flanks the eastern range of Rothschild's Yard (Figure 2). Cartographic evidence shows that this building was not present on the 1902 Ordnance Survey Map (Figure 6) and is likely to be contemporary with Building 7, part of the 1903 development of Rothschild's Yard. Architects plans submitted in 1903 show the original designs for this building (Figure 10). An image of Rothschild's Yard taken in 1939 shows the building looking the same as it does today except that it had small ventilation shafts on top of the bases, the latter are still present today (Figure 16b).

External Descriptions:

*North-west facing elevation (Figure 23)*

4.7.2 This elevation comprises the main entrances into the building and faces into Rothschild's Yard. Like Building 7, it has a symmetrical facade but with an additional bay with entrance arch at the southern end. It also has a central cross gable (Plate 105) with plain barge boards braced by a collar supporting a moulded king post with drip.

4.7.3 It has ten entrances on the ground floor with cut stone/terracotta lintels above and a
loading door at first floor level within the cross gable. At first floor level there are also seven windows (five dormers, one over the archway and one either side of the loading door) and two blind windows on either side of the cross gable. As on Building 7, between each doorway are a set of two iron vent grilles and wooden blocks into which the hooks to secure open the stable doors were once attached.

4.7.4 There is a brick band spanning the length of the elevation between ground and first floor level and the roof is hipped at the southern end with a grey coping stone along the ridge with curled finial at the end.

4.7.5 The archway at the southern end connects the yard and the eastern paddock. It also has a cut red stone/terracotta lintel consisting of several blocks with decorative keystone depicting a rose/floral design (Plate 106).

South-east facing elevation (Figure 24)

4.7.6 This elevation faces into the eastern paddock (Plates 107 and 108) and also has a symmetrical façade but with an additional bay with entrance arch at the southern end. Like the opposite elevation it also has a central cross gable (Plate 108) with plain barge boards braced by a collar supporting a moulded king post with drip.

4.7.7 This elevation has three loading doors at first floor level, the central of which within the cross gable retained a wooden loading platform (Plate 108). The additional two loading doors are located beneath gabled sections within the roof. There are six window openings at first floor level and ten on the ground floor (seven central small windows and thee outer elongated windows). As all openings are concealed behind security shutters, their full descriptions are included in the internal descriptive sections below.

4.7.8 The fact that the only access to this building from this side is at first floor level via loading doors may indicate that deliveries were made from the eastern side of the site from the early 20th century. The 1926 Ordnance Survey Map (Figure 15) depicts a long access road leading up to this side of the building from Vicarage Road past the walled paddock and Buildings 10 and 11. This would suggest deliveries could be more easily loaded into the building from this side as opposed to along Palace Street and through two yards. Architect's drawings dating to 1903 show the design for the proposed entrance gates which are described as “towards paddock” and “towards Vicarage Road” (Figure 10d). These were probably located at the end of the access road leading from Vicarage Road.

Internal Descriptions:

Ground Floor (Figure 20)

4.7.9 8c-8i were all loose boxes with the exact same fixtures and fittings throughout. Some boxes were in a better state of repair than others, but all contained the same internal elements as were recorded in Buildings 4, 5 and 6 in the King's Yard and Building 7 in Rothschild's Yard. All seven boxes were accessed from external doors from the yard as well as each being linked via internal doors. However, at the time of the survey, security doors meant that the only access was from a door at the southern end of the building (8a).

8a was accessed via a door from Rothschild's Yard at the southern end of the building.
On entering, there was a door to the left leading into 8b and immediately ahead was a wooden staircase leading to the first floor. The stairs were enclosed on either side by a plastered and painted brick wall and the stairs were simply varnished wood.

8b was entered via an external doorway from the yard and via internal doors from 8a and 8c (Figure 20). The fixtures and fittings inside this room suggest that it was last used for storage or preparation of horse feed.

4.7.10 The floor was covered with concrete and the walls were plastered and painted with brown painted vertical tongue and groove board from the floor up to a height of approximately 2.2m. (Plate 109). On the left was a large wooden chute which spans the full height of the room and continues through the ceiling above (Plate 109). It appears to be an original or early fixture, presumably to send grain or straw from the loading bays above. It had a slatted tray in the base and a rolling shutter to close. There was a second, smaller chute on the left wall, also constructed from wood and painted brown, possibly for the sending down of grains or corn feed. G.A.T Middleton's guide “Modern Buildings; their Planning Construction and Equipment” (Middleton 1921) describes various arrangements by which hay and crushed oats and grains can be easily transferred through hoppers and feeding chutes when there is a storage loft positioned above such rooms where feed is measured and distributed.

4.7.11 There was a window opening on the eastern wall from which the window itself had mostly been removed, however the upper section of the horned sash frame remained. The door was also missing from the external entrance from the yard. Above this however was a two-pane pivoting window/fanlight.

4.7.12 Within this room there was also a large wooden storage box, a wall mounted table/workbench and several nails and hooks for hanging tools and equipment. There was also a storage cupboard beneath the stairs to which a poster was attached to the door advertising horse feed.

4.7.13 As in Building 7, each loose box was accessed via internal doors (Plate 110) as well as those from Rothschild's Yard.

8c was entered via an external doorway from the yard and via internal doors from 8b and 8d (Figure 20). At the time of the survey the area was in use for the storage of equipment for the community archaeology excavation. The fixtures and fittings inside this room suggest that it was designed and equipped to be a loose box and contained the same internal fixtures and fittings as those previously recorded in Building 7. These included the scored concrete floor, two-pane pivoting window, lath and plaster ceiling with plaster coving, tongue and groove board and iron strapping on the walls and painted and scored plaster above, corner feeding/water troughs and green splash-back tiles and tethering rings (Plate 111).

4.7.14 The only difference in this box was an internal opening within the wall between 8c and 8d which comprised a vertical sliding shutter with some remaining iron railings beneath a vertical paneled, filled arch.

4.7.15 A breeze-block construction in front of the troughs/mangers which was filled with sawdust indicates that this loose box may have been in use until fairly recently - the white painted block structure perhaps used for feeding.
8d - 8i contained the same internal fixtures and fittings as recorded in 8c. 8c-8f contained the same breeze-block, straw or hay filled troughs as 8c (these are shown on Figure 20) while the other side of the sliding opening between 8c and 8d was more easily inspected from 8d and retained all of the iron posts on this side (Plate 112). Loose boxes 8g-8i did not contain the breeze block structures, but did retain the same original fixtures and fittings (Plates 113 and 114).

4.7.16 One other difference was noted in 8h which contained a wooden panelled, blue painted loading hatch within the ceiling (Plate 115).

8j is a small entrance area between the yard and 8k, the larger room at the northern end of the building range (Figure 20). The walls were all covered to ceiling height with cream painted tongue and groove paneling and the floor comprised the same incised cement as noted in the loose boxes. The ceiling was plastered and painted and on the wall left of the door into 8k was a wall-mounted bracket for a lamp as well as several large hooks.

8k was the largest area/room on the ground floor and was located at the northern end of the building, accessed from 8j (Figure 20).

4.7.17 This room had mostly plastered and painted walls with tongue and groove panelling around the entrance with rows of large hooks, two still being used to hold small pots (Plate 116). The entrance door was a simple wooden frame around four vertical panels with a single pane fanlight within the paneled recess above.

4.7.18 At the northern end of the room was a small cast iron fireplace (Plate 117). Although the surround and any mantel shelf had been removed, the grate and hood etc are considered to be original.

4.7.19 There were two windows on the south-eastern wall, both of which had vertical iron security railings on the inside. Although most of the windows had been removed/damaged sections remained which indicated that they were both two-part 12 pane vertical sliding sashes with wooden frames and glazing bars (Plate 118).

4.7.20 Still stored within this room were a number of saddle horses and large storage cupboards. These fixtures together with the fireplace, the hooks, just one internal entrance and the security bars on the windows may indicate that this room was for the storage of valuable riding equipment.

First Floor (Figure 21)

4.7.21 The first floor was accessed via a wooden staircase at the southern end of the building (8a) from Rothschild's Yard as well as via first floor external doors from the eastern paddock (Figure 21). At the top of the stairs was a two pane, two part horizontal sliding sash window.

8l was accessed by turning immediately right at the top of the stairs. Unlike the other rooms within this building, it appeared to have been designed and equipped for residential accommodation as opposed to storage etc. The architect's plan for the proposed construction of this building dated 1903 shows this area was designed to serve as a bedroom (Figure 10b)
4.7.22 The walls were all plastered and painted and being located beneath the hipped roof at the southern end of the building, the ceiling was sloped on the north and south sides (Plate 119). Around the walls was a wooden painted picture rail and moulded skirting boards.

4.7.23 Against the southern wall was a fireplace (Plates 119 and 120). It had a cast iron decorative green painted surround and mantel shelf with brackets for tiled inlay. One red glazed tile remained. The design of the surround suggests an early 20th century date making it contemporary with the construction of this building.

4.7.24 The floor comprised wooden floorboards and the dormer window in the north-west wall was a 12 pane, two part vertical sliding sash. The window in the opposite elevation was a two pane, two part horizontal sliding sash.

8m was accessed by turning immediately left at the top of the stairs via a plain paneled blue painted door. This area was open to the roof with exposed roof trusses and rafters (Plate 121). All of the walls were exposed brick and the floors comprised wooden floorboards which ran the length of the building.

4.7.25 Within this area were two vertical support posts extending from the floor to the roof. On closer inspection these were in-fact hollow and are presumed to be encased ventilation shafts connecting the loose boxes below to the roof.

4.7.26 There were two dormer windows on the north-western wall, both were two part, 12 pane vertical sliding sash windows with wooden frames and glazing bars (Plate 121). The two on the opposite wall were small, wooden framed, two part, two pane horizontal sliding sashes. There was also an opening for a loading door (the door was missing) with a three pane fixed fanlight above and the mechanism for a pulley system on the right of the door. This pulley was presumably for raising goods from open carts or loading vehicles driven up to the outside of the building within the eastern paddock.

4.7.27 The southern end of the room included the area surrounding the staircase (Plate 122). The lower section of the wall retained vertical tongue and groove paneling as well as the splayed opening for the grain chute as recorded in 8b below. Within the floorboards was a set of opening doors/hatch which was located directly above the larger chute also recorded in 8b below. The upper section of the paneled wall was painted cream and this line can be traced into the recess suggesting the paneling previously continued into this part of the room.

4.7.28 The architect's plan for the proposed construction of this building dated 1903 shows this area was designed to store corn (Figure 10b). This figure also depicts the “corn shoot” and the “hay shoot” as well as what appear to be other internal partitions within this area.

4.7.29 Two openings at the northern end of the room provide access into the adjoining room 8n (Plate 121).

8n was accessed from 8m and provided access into 8o (Figure 20). Like 8m, this area was open to the roof with the same exposed roof trusses and rafters. All of the walls were exposed brick and the floors comprised wooden floorboards which ran the length of the building.
4.7.30 This area was partially subdivided by a brick wall with wide central opening as shown on the original 1903 design plan. On both opposing external walls were openings for loading doors, both with arched fanlight over and a two part, 12 pane wooden framed vertical sliding sash window on either side of the door on the north-western wall only (Plate 123).

4.7.31 This area also had the wooden encased ventilation shafts and beyond the partition, on the south-eastern wall was a two part, two pane horizontal sliding sash window.

4.7.32 Secured between the partition wall at the northern end of the room and a roof truss was part of a mechanism with a pulley/drive shaft with leather belt remaining (Plate 124).

4.7.33 The architects plan for the proposed construction of this building dated 1903 shows this area was designed to store hay (Figure 10b). There is no evidence of any mechanical equipment on this plan which must have been a later addition.

80 was accessed from 8n and was located at the northern end of the first floor (Figure 20). Like 8m and 8n, this area was open to the roof with the same exposed roof trusses and rafters. All of the walls were exposed, white painted brick and the floors comprised wooden floorboards which ran the length of the room (Plate 125). This area was not inspected for safety reasons.

4.7.34 There was a brick chimney breast at the northern end which corresponds to that noted in 8k below; there was no evidence of a fireplace within this area. There was also a small opening and wooden door which provided access into the roovespace over adjoining Building 7 (Plate 125).

4.7.35 Like 8n, this area was partially subdivided by a brick wall with wide central opening (Plate 126). On the other side of the wall in 8n where the drive shaft mechanism was noted, the equipment continues with a drive wheel, a long rotating pole and a second leather belt. On the wall were the remnants of an electrical component to control/operate the machinery. Within the floor, beneath the machinery is a double door hatch which would correspond to that recorded in 8h below. G.A.T. Middleton's guide to modern buildings from 1921 (Middleton 1921) suggests that machines are used for crushing oats and beans and for grinding corn; this may be what the machinery recorded was used for. After going through the machines it is received into sacks and then transferred into bins or the feeding chute if one is in use. Middleton goes on to add that this arrangement would only work in building of two storeys or more and with a loft above a stable as is the arrangement in this building. He states that provision must be made for fixed or running beams to carry any necessary tackle for hoisting purposes.

4.7.36 On the north-western elevation were two 12 pane vertical sliding sash windows and within the south-eastern wall was an opening for a loading door with three pane pivoting window above and two two-pane horizontal sliding sash window beyond the partition to the north.

4.7.37 The architects plan for the proposed construction of this building dated 1903 shows this area was designed to store straw (Figure 10b). There is no evidence of any mechanical equipment on this plan which must have been a later addition.

4.8 **Building 9 : Saddle room and Lad's Conveniences**

4.8.1 This building was constructed from red brick laid in a Flemish bond comprising a single storey with a flat roof and cement coping stones (Plate 127). It is north-west to south-
east orientated and is located within the south-west corner of Rothschild's Yard (Figure 2). Cartographic evidence shows that this building was not present on the 1902 Ordnance Survey Map (Figure 6) and is likely to be contemporary with Buildings 7 and 8, part of the 1903 development of Rothschild's Yard. This building was constructed up against the archway into King's Yard; and at the eastern end was a passageway which was no longer in use. The building to the east was not part of the survey as it comprised the rear of the properties on All Saints Road. Architects proposed drawings for this building dated 1903 indicate that it was constructed as a “new saddle room” with urinals at one end and a “tackle cleaning place” at the other (Figure 11d).

External Descriptions:

North-east facing elevation (Figure 22)

4.8.2 This elevation comprises one of the entrances into the building and faces into Rothschild's Yard. It comprises three elements; a plain brick section on the left, two recessed sections with iron ventilation grilles with cut red stone/terracotta lintels and concrete cills and a recessed section on the right with a plain wooden plank and batten door with two pane fixed fanlight above and a small iron ventilation grille at the end. The original 1903 architect's proposed drawing for this elevation show it has remained unaltered since construction (Figure 11b)

South-east facing elevation

4.8.3 This side of Building 9 was accessed from a disused passageway and due to being very overgrown and housing a wasp's nest, this elevation was not fully inspected. The original 1903 architects proposed drawing for this elevation (Figure 11c) indicates that it has a doorway with single fixed fanlight over and a small iron ventilation grate to the left. Both openings are presumed to have cut stone/terracotta lintels above.

Internal Descriptions: (Figure 20)

4.8.4 Internal access was only partially gained via the door noted on the north-eastern elevation due to health and safety reasons. The roof had almost entirely collapsed into the building and trees and shrubs were growing on the inside. From the inspection made it appeared that there were no obvious surviving fixtures or fittings of interest at the western side of the building at least.

4.8.5 The existing floor plans provided by the client indicate that there were three elements to this building which correspond fully to the 1903 plan (Figure 11d).

Eastern Paddock

4.9 Building 10 : Loose Boxes, Forge and Sand Store

4.9.1 This building was constructed from red brick laid in a Flemish bond comprising two separate elements, a single storey with a flat roof and cement coping stones on the western side and a single storey with slate roof on the eastern side (Plate 128). It is north-west to south-east orientated and is located within the eastern paddock (Figure 2). Cartographic evidence shows that this building was not present on the 1902 Ordnance Survey Map (Figure 6) and architects proposed drawings for this building dated 1908 indicate that it was constructed during or around this date as horse boxes, forge and a sand store (Figure 12c). This set of drawings also indicates that this
building was in the location of the former manure pit (Figure 12d).

**External Descriptions:**

**North-east facing elevation (Figure 25)**

4.9.2 This elevation comprises three main sections (Plate 128); on the left is a single storey section of wall which appears to be a single skin continuation of a boundary wall. In the middle is a single storey building with grey slate roof, with brick chimney stack and ventilation shafts along with two entrances with three-pane fanlights above and two sets of two windows. On the right is a single storey section with flat roof with coping stones, a curved corner and six vertical recesses within the brickwork.

4.9.3 The original architects proposed drawing for this elevation indicates the two windows between the doors were much smaller and that the ventilation shafts within the roof had pointed hoods on top (Figure 12a). Assuming these designs were realised, other than these differences, externally the building appears to have remained unaltered.

**North-west facing elevation (Figure 25)**

4.9.4 This side of the building comprised the entrances into the two rooms/areas at the western-most end of the building. At the time of the survey, the entrance door on the left was not accessible due to security fittings and the entrance on the right was very much overgrown and there was no door present, however it was possible to enter through the trees and bushes to gain internal access to 10c (the forge).

4.9.5 The architects proposed elevation indicates the building most likely had two doors and that on the right had an eight pane fanlight over (Figure 12b).

**Internal Descriptions:** (Figure 20)

10a was accessed from an external door on the eastern end of the north-east facing elevation (Plate 128). Although the door had been removed, it was stored inside and comprised a thick wooden door with an open upper section with vertical iron bars (Plate 129).

4.9.6 This room had been in use as another loose box, fitted out with the same internal fixtures as noted in those boxes recorded in Rothschild's Yard (Plate 129), comprising scored concrete floor, two corner troughs by Oates & sons of Halifax, wooden board and iron strapped walls, plaster ceiling (although no coving) and green splash-back tiles. The window on the south-western wall was slightly different, however, as it had a rectangular frame with flat top and a pivoted hinged opening.

4.9.7 This loose box had no internal connecting doors with the next box and the window next to the entrance door was a two-part fixed wooden framed opening with a pivoting two pane section above.

10b was also a loose box and the same internally as 10a with the same fixtures and fittings (Figure 20).

4.9.8 A section through this loose box is shown in the architects proposed drawings of 1908 (Figure 12b).
10c was accessed via a passage as noted on the north-west facing elevation which, since the loss of the door and roof, had become entirely overgrown. This passageway was once therefore covered and the floor covered with brick with an opening on the left, into 10d (the sand store) (Figures 20 and 12c).

4.9.9 This room was accessed via a black-painted plank and batten door with a fixed two pane skylight over (Plate 130). It had a brick floor and exposed, white painted brick walls. The room was dominated by the presence of a large brick built forge with arched back with an iron hood and although it had a makers plate at the front, it was unfortunately too rusted to be legible.

4.9.10 The left wall on entering was covered with rows of hooks (Plate 131), presumably for hanging horseshoes of various sizes and the remaining walls had hooks for hanging tools and implements. In the corner left of the forge was a wooden coal store or possible water container for plunging hot irons into.

4.9.11 This room would have been well lit as shown on the proposed drawings of 1908 (Figure 12a) with two fixed windows, each comprising 30 small glass panes with iron glazing bars (Plate 132). Beneath the windows was a small wooden work bench which may be a later fixture.

4.9.12 A large stone block was also noted within the room which may have been the base for an anvil.

10d was accessed via a securely-fixed door on the north-west facing elevation. Unfortunately access into this area/room was not possible at the time of the survey. The architects floor plan provided (Figure 20) indicates that there may be a trough or other fitting in the north-east corner.

4.9.13 The 1908 proposed architects plan has this room labeled as a “sand store” with a sliding opening into the access passage.

4.10 Building 11 : Cow Byre

4.10.1 This building was constructed from red brick laid in a Stretcher bond comprising a single storey with a grey slate covered roof with a wooden louvered ventilation structure on top (sometimes referred to as a beehive ventilator) (Plate 133). It is north-west to south-east orientated and is located within the eastern paddock (Figure 2). Architects proposed drawings for this building dated 1912 indicate that it was constructed during or around this date for Leopold De Rothschild as a “cow byre” (Figure 13).

External Descriptions:

4.10.2 The north-west facing elevation was the only accessible side of the building due to presence of substantial shrubs and small trees around the other three sides (Plate 133). This elevation comprises the main entrance into the building with two windows on either side.

4.10.3 There was a second entrance on the north-east facing elevation which was boarded up at the time of the survey.

Internal Descriptions: (Figure 20)
4.10.4 This building had two stalls separated by a wooden board partition and a feeding passage at one end which was accessed via a separate door on the north-east facing elevation allowing access to the feeding troughs. It was entered via a door on the south-west facing elevation and a small passageway provided access into each stall (Figure 20).

4.10.5 The walls were constructed from a ceramic brick and the floor was covered with an incised concrete (Plate 133). The north-east and south-west elevations both had a small three pane fixed window. Both stalls were identical with a large concrete feeding trough.

4.10.6 Since its original construction (Figure 13) this building has had a larger padded partition wall inserted to separate the two boxes and may have been used as an isolation block for sick horses. The original drawing indicates that the stalls were much smaller and that the passage from the main entrance was for the collection of dung.

4.11 Building 12: Late 20th century open-fronted store

4.11.1 This building was not considered as part of the “historic group” and therefore only a brief photographic record and note was made. Full access for internal inspection was not possible at the time of the survey.

4.11.2 It was located to the immediate north of the manure pit and to the north-east of the junction of Buildings 7 and 8 within the eastern paddock (Figure 2). Constructed from corrugated steel supported with iron posts and a raised concrete floor, this building was open fronted on the south-west side (Plate 135).

4.11.3 Cartographic sources indicate that this building was constructed after 1975.

4.12 Manure Pit

4.12.1 The manure pit was located to the immediate north-east of Building 11 within the eastern paddock (Figure 2). It was very overgrown at the time of the survey and only a short section of wall was visible (Plate 136).

4.12.2 The pit was round in plan (Figure 20), measuring approximately 11m in diameter and constructed from a single skin brick wall with grey coping stone capping.

4.12.3 The proposed drawings for the pit dated 1908 (Figure 12d) appear to show that the wall was almost continuous with a possible opening on the western side. It was planned to replace the pre-existing pit which was replaced by Building 10.
5 Phasing and Discussion

This section provides a discussion and suggested main phases of construction and alteration for the buildings surveyed. Figures 18, 20 and 21 provide suggested phase plans for all buildings.

1857-1860

5.1.1 The earliest phase of building on the site includes the construction of the Trainer's House built c.1857-60, on the site of former royal stables, and incorporating a section of a 17th century clunch and brick wall from a building depicted on the public health map of 1850. The Trainer's House was built for Baron Meyer de Rothschild after he had bought Palace House Mansion, opposite, most likely for his trainer James Godding who retired in the mid 1860s.

5.1.2 The Trainer's House comprised a hall and porch with a dining room and a single storey lean-to conservatory to the west and kitchen to the east on the ground floor; all connected via a corridor at the rear. There were two storage areas at basement level and bedrooms on the first floor accessed via a staircase in the entrance hall (Figure 18). Photographs from the late 19th century show that the house was covered in ivy and the windows had slatted shutters. There were railings around the front of the house and well kept flower beds. The house fronted into a well kept yard with with plants growing up the side of the walls and a dog kennel in the centre.

c.1860s

5.1.3 The Trainer's House was extended to the east, probably within 10 years of the construction of the original house, perhaps for the new trainer, John Heyhoe. The extension was slightly recessed from the main house and added service accommodation on the ground floor and bedrooms on the first floor. This extension may have incorporated an existing single storey building at the east end which was already in use as a boot room and WC (Figure 18).

1850s-1885

5.1.4 Cartographic evidence indicates that the remaining buildings around the King's Yard were constructed between 1850 and 1885.

5.1.5 In the north-east corner was a two storey building (Building 3) with six stalls on the ground floor and bedroom accommodation above, accessed via an external staircase.

5.1.6 The rest of the eastern range (Building 4) was a two storey range comprising loose boxes on the ground floor and storage and accommodation above which, like Building 3, was accessed via an external staircase. A saddle room was located at the northern end on the ground floor in which expensive/valuable items were kept in large cabinets.

5.1.7 The southern range and western side of the yard was flanked by an L-shaped range of more loose boxes (Buildings 5 and 6). They were constructed from clunch blocks which may have been re-used from the pre-existing 18th century buildings which were on the site previously.

1885-1896

5.1.8 Following the acquisition of land to the immediate north of the Trainer's House, the open-fronted stalls depicted on the 1885 Ordnance Survey Map (Figure 5) were demolished and a large two storey extension was added to the Trainer's House.
(Building 2). Openings were added into the existing clunch and brick spine wall from the 17th century providing access between the Trainer's House (Building 1) and the new rooms in the extension (Building 2). This extension dramatically increased the footprint of the house, adding a large dining room and billiard room on the ground floor and bedrooms on the first floor above the dining room. Further single storey rooms were for a pantry off the back of the kitchen and a WC off the billiard room, with a boys’ dining hall, saddle room, coat room and WCs to the east.

1896

5.1.9 Architects plans by A.S. Manning for the Trainer’s House show further plans to alter the interior were drawn up in 1896. This latest phase planned to construct a bedroom, bathroom and WC over the billiards room, and a new bathroom.

c.1903

5.1.10 In 1903 the Rothschild's extended the site by building a second yard (now known as Rothschild's Yard) to the east. Constructed on the site of the former Rope Walk, the addition of a second yard reflects the wealth and success of the family and the stables in the early 20th century.

5.1.11 Drawings by architect John Flatman show an L-shaped range of a single and a two storey building (eastern end of Building 7 and Building 8) with a manure pit behind. The first floor of the new stable block (Building 8) had a straw loft, a hay loft in the middle, a corn store to the south and a bedroom at the far southern end. On the ground floor all of the loose boxes were fitted out in the same way in both buildings with internal as well as external access. Each stall had tongue and groove strapping on the walls, scored concrete floors, ceramic troughs manufactured by Oates and Sons of Halifax, lath and plaster ceilings; and ventilation was provided via shafts in the ceiling and small windows.

5.1.12 Beyond the new yard to the east, a large area of previously undeveloped land as shown on the 1885 Ordnance Survey Map, (Figure 5) became a paddock for the stables and a new entrance from Vicarage Road provided access down a long driveway to the rear of Building 8 via a new set of secured gates.

5.1.13 Shortly after these plans were submitted, in April more plans were submitted for the north range of the stable block (Building 7) to be extended adding four more stable boxes and the central pediment. Alterations were also made to the the building in the north-east corner of the King’s Yard (Building 3), extending it to the north and converting the ground floor from stables to a lads' lavatory, day room, drying room and ‘mash place’, while the first floor had a bathroom and WC added with two large bedrooms.

5.1.14 Later in that year, more plans were submitted to construct a new saddle room on the south side of the new yard (Building 9). This had a saddle room in the centre, with a tackle cleaning place to the west and WCs to the east.

5.1.15 The loose boxes within the King’s Yard were also re-fitted during this time with the exact same fixtures and fittings as those in the new eastern yard. Windows were also added to the southern range (Building 5) and an extra stall added onto the northern end of the western range (Building 6).

1908

5.1.16 In 1908, architect John Flatman was employed again to design a small range to be built in the eastern paddock (Building 10) and a new circular manure pit.
5.1.17 The new range comprised two loose boxes, a forge and a sand store – this building was constructed in the location of a former manure pit. The new manure pit was a round brick-built structure.

1912

5.1.18 The next phase of construction on the site was the addition of the cow byre (Building 12) next to the manure pit designed by A.S.Manning, also located within the eastern paddock. Comprising two stalls, separated by a wooden railing with a feeding passage at one end which allowed the stable hand to fill the feeding troughs and a dunging passage at the other end for clearing up afterwards.

1919

5.1.19 The conservatory on the western end of the Trainer's House was removed in 1919 and the end of the building was in-filled on the ground and first floor. Windows were inserted on the first floor, fronting onto Palace Street.

Post-1926

5.1.20 A new porch was added onto the King's Yard frontage of the Trainer's House at some point after 1926. An effort was made to ensure the use of the same building materials to fit in with the existing phases of the house. This created another entrance into the house from the yard, this one providing access into the service/kitchen end.

5.1.21 There is evidence that the use of horses was declining after the 1920s and being replaced with the automobile. Within a small stable yard to the immediate south of the King's Yard on Palace Street, a plan in the Bury St Edmunds Records Office shows alterations of a stable to convert it into a garage (not illustrated).

Post 1939

5.1.22 The Rothschild's only used Palace House until about 1939 (Purcell, Miller, Tritton 2011) however the stables appear to have remained in use after this date, although there was little evidence noted during the survey of changes to the fabric of any of the buildings after this time.

5.1.23 The house and stables passed between several owners between the mid 20th century until the mid 1990s when the house was restored and used as the Tourist Information Centre. The last recorded trainer according to census data, was Bruce Hobbs in 1965. The stables were vacated in 1985 with the house and these have been vacant ever since.

5.1.24 A fire resulted in the loss of most of the internal decorative features in the Trainer's House. After the fire the council fitted a temporary roof and rainwater hoods to make the building water tight. This was later subject to dry rot and the stable roofs were replaced in 1995-96, with the Trainer's House roof replaced in 2003 (Purcell, Miller, Tritton 2011).
6 CONCLUSIONS

6.1.1 The building recording survey has revealed the survival of a mid 19th to early 20th century stable complex for the breeding and keeping of racehorses. Complete with a number of surviving fixtures and fittings, the horseboxes in particular are thought to be a rare surviving example of the early 20th century. In addition to the stabling of the horses, the site also includes buildings relating to those who lived and worked on the site including the trainer and stable lads and the surviving internal features as well as documentary evidence gives an insight into their working and living conditions. Areas of surviving wall papers and plasterwork noted in the Trainer’s House in particular represent changing domestic fashions etc and may be worthy of further study and identification. This building has always been and should continue to be, a building of local interest which has played an important role in Newmarket’s horse racing heritage.

6.1.2 The survey of the Palace Hose stables has successfully achieved the initial objectives. A permanent record of the structures in their present state has been created and an understanding of the historical development of the site has been also achieved. The survey will preserve by record the character, state, preservation and architectural and historic significance of the site. Although no significant new interpretations or understandings of the site have been revealed, this report brings together a full and comprehensive visual internal and external description of the whole site and in conjunction with previous and yet-to-come archaeological investigations will provide a full and thorough record of the site for future generations.
<table>
<thead>
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www.charlescollinge hinges.com
APPENDIX A. LISTED BUILDING DESCRIPTIONS

Description: Palace House Stables and Trainer's House Including Fountain, Lamp Standard and Former Dung Pits

Location: Palace Street, Newmarket, Suffolk CB8 8JX

Locality: Newmarket

Local Authority: Forest Heath District Council

County: Suffolk

Country: England

Postcode: CB8 8JX

Racehorse training stables and trainer's house. The western yard of stables built circa 1857-60, on the site of former royal stables, and incorporating some C17 walling from these buildings, for Baron Meyer de Rothschild after he had bought Palace House Mansion, (q.v.), opposite. Stables and trainer's house altered and extended with a second eastern stable yard and ancillary stable ranges further east 1896 by W C & A S Manning for Leopold de Rothschild and his trainer, Alfred Hayhoe. The trainer's house and part of stables badly damaged following a fire in 1989 and re-roofed 2003.

The trainer's house and east stable range facing onto the western stable yard of gault brick with dressings of gault brick painted red, and of red brick in later alterations and additions; gabled slate roofs to house, hipped slate roofs to stable ranges. Outer walls of the south and west stable ranges of flint with gault brick dressings and walls facing onto the stable yard of dressed clunch with dressings of gault brick painted red and of red brick in later alterations; hipped plain tile roofs. Stable ranges facing onto the eastern stable yard of red brick with terra cotta dressings; half-hipped and cross-gabled slate roofs.

Plan: two, almost square, adjoining stable yards. The entrance gateway from the street on the west side of the western yard. On the north side of the western yard the trainer's house and with recessed wing to right for service and staff accommodation. The house originally a single range enlarged in 1903 by the addition of a taller, parallel range at rear and an extension at west end replacing a conservatory. Facing into the western yard on the west side range of loose boxes, on the south side a similar but narrower range of loose boxes, and on the east side a range of loose boxes with wider block of tack and feed rooms at the north end, passageway to eastern yard at south end, and loft above. The eastern yard on the east side has a range of loose boxes with loft above, and on the north side a range of loose boxes. In the centre of the yard a fountain with circular basin and central feature. To east of the east yard two small, detached, ancillary stable ranges and a large circular dung pit.

Exterior of Trainer's House: two storeys and cellar; the front originally symmetrical in three bays, and extended to left in 1903. On the ground floor a central entrance porch with Tuscan columns and entablature, to each side of porch a tripartite window with plain sashes, and on the first floor three plain sashes. At west end facing onto street the
blank, gabled wall of earlier range to right and later range adjoining to left are both framed by red brick strip pilasters. INTERIOR OF HOUSE: now awaiting complete reconstruction. The lower part of the spine wall up to c1m. above the level of the first floor is of coursed clunch and appears to be the north wall of the C17 royal stable block. Clunch rubble in the upper part of this wall and elsewhere may have been re-used from the same source. A short length of red brick ground floor walling extending northwards from the spine wall is also of C17. The central entrance hall retains evidence of staircase with curtail step and stick balusters. Remains of other decorative features, mostly of 1903.

Exterior of Stables in Western Yard: On the west and south sides single storey ranges of loose boxes; in the west range facing onto the yard a stable door with overlight to each box, and in the south range a similar stable door with overlight and with a sash with glazing bars [2x2 panes] to left to each box, all in openings with brick quoining to jambs and segmental arched heads. The outer wall of the range facing the street of knapped flint with eight similar horizontal sliding sashes with glazing bars, [4x2 panes], one to each box at high level, all in openings with brick quoining to jambs. The stable range on the east side of two storeys; in the lower storey stable doors to loose boxes, and on the upper floor a feed loft; on the west front a flight of stone steps to loft doorway approached by a stairway built of re-used, moulded stones, probably salvaged from a window or door openings from a demolished part of the royal palace. To left an inserted carriageway to eastern yard.

Interior of Stables in Western Yard: all loose boxes refitted in 1903 and lined with hoop iron strapping on high, vertical board dado with white glazed tiles above. In the inner corners of each box a quadrant patent ceramic manger each with green glazed tile splash panels above, and patent tile floors.

Dung Pit: in centre of yard a former dung pit converted to flower bed.

Exterior of Stables in Eastern Yard: on the east side a two-storey range of loose boxes with loft above has symmetrical front with a central cross gable facing the yard; the wide verge to the gable has plain barge boards braced by a collar supporting a moulded king post with drop; on the ground floor a stable door to each loose box and to right a carriage way with segmental arched head; on the loft storey to either side of gable half-hipped dormers. On the north side of the yard, and abutting the north end of the east range, a single storey range of loose boxes, the symmetrical front with a central cross gable facing the yard; the wide verge to the cross-gable has timber details similar to the cross-gable on the east range; on the cross-gable a terra cotta plaque inscribed 1903; on the ridge of the roof behind the cross-gable an open sided cupola, with corner timber posts and lintels supporting an ogee profile lead roof crowned by a metal wind vane, contains the outlet for the ventilation shafts from the two central loose boxes; to each loose box in both ranges a stable door with overlight. The south side of the yard is enclosed by a brick wall.

Fountain: in the centre of the east stable yard the circular fountain with basin wall of brick capped by terra cotta blocks; in the centre of the basin a square pedestal with moulded top supporting an obelisk with a recessed panel on each side and crowned by
an urn; on each face of the moulded top of the pedestal a spout in the form of a dolphin.

Lamp Standard: in the east stable yard an ornate cast iron lamp standard.

Interior of Stables in Eastern Yard: the loose boxes in both ranges linked by doors in the cross partitions, otherwise the details and fittings similar to the loose boxes in the western yard. In the loft storey in the east range an open timber roof; the metal ventilation shafts rising from openings now closed in the ceilings of each loose box to louvered vents on the roof ridge are cased in timber. Similar timber cased ventilation shafts in the roof space of the north range.

Detached Stables Ranges and Dung Pit to East: Immediately east of the eastern court 2 small detached stable ranges and a circular brick-walled dung pit. HISTORY: Baron Meyer de Rothschild bought the former royal palace and stables in 1857. After rebuilding the stables the Baron installed Joseph Hayhoe as his racehorse trainer in 1860. He was succeeded as trainer by his son Alfred Hayhoe. Many famous racehorses were trained at the stables for members of the Rothschild family. REFERENCES: Colvin, HM ed, History of the King's Works, Vol.V, 214, and Vol.VI, 315. Hare, JP, History of Newmarket and Annals of the Turf, II. Longrigg, R, History of Newmarket and Horse Racing. Chapman, Plan of Town of Newmarket, 1787.
House; originally wing of Royal Palace. Circa 1669, altered in 1705 and remodelled in circa early to mid C19 and/or 1857. Red brick, with tuck pointing to original parts; recently cement rendered. Slate hipped roof with deep bracketed eaves. Brick axial stacks.

Plan: Approximately square double depth plan; the surviving south east wing, of Charles II's Palace, altered in 1705, reduced in circa 1815 and remodelled as private house and raised in early to mid C19 or possibly 1857.

Exterior: 3-storeys, first floor a piano nobile. Symmetrical 3-bay south east front. Large 12-pane sashes, those on ground floor circa early C18 sashes with thick ovolo moulded glazing bars. Stone flight of steps with marble cross to central first floor; doorway with rusticated architrave, rectangular overlight and panelled door; similarly rusticated doorway below steps. Band at first floor level. Left hand (SW) elevation 2:3 windows, left hand advanced and with 2-storey canted bay; large central ariel on brackets and moulded soffit with thin pilasters between large 12-pane sashes and carved apron panels and frieze (possibly reused carvings) and with iron cresting above.

Interior: The 1705 staircase has been moved but retains carved bracket tread ends. There are some late C17 bolection moulded and fielded 2-panel doors, other C18 and C19 joinery including C19 panelling, apparently in C18 style. Plastered groin vaulted cellar.

Historical Note: James I's hunting seat was at Newmarket and later a Royal Palace was built by Charles I, but destroyed during the Commonwealth. In 1661 Charles II bought Earl of Thomond's house and enlarged it as a Royal Palace. The remains of this Palace comprise the two lower storeys of Palace Mansion. The Crown disposed of the Royal Palace in 1815 and in 1857 Baron Meyer Rothschild bought it. Palace House became the seat of the English branch of the Rothschild family and Edward VII reputedly often visited. Sources: H. Colvin, Biographical Dictionary of British Architects; History of the King's Works V pp 214 – 217.

NEWMARKET PALACE STREET

TL 6463 (including EXNING)

7/145 Palace Mansion and entrance steps II I House. Early C19, with major alterations c,1900, possible C18 core. 3 storeys and attics. Irregular plan. Red brick with reddening and thin white pointing; limestone band at 1st floor and rendered band at 2nd floor. Hipped slated roofs with modil lion eaves and chimneys of red brick. Sash windows
with flat arches of gauged red brick, some with splayed reveals, and small-pane sashes. A large late C19 flat-roofed, 2-storey bay; Corinthian pilasters between triple small-pane sash-windows; enriched entablature. Pair of 2-anelled entrance doors at 1st floor with large square fanlight; stucco rusticated quoins. A flight of limestone steps leading from the pavement to the entrance, with rendered red brick solid balustrading; at the foot a pair of rendered square piers with marble urns. The house was the headquarters of King Edward VII during his visits to the Newmarket races; and is reputed to stand on the site of King Charles I's palace.

Listing NGR: TL6443663360
APPENDIX B. OASIS REPORT FORM

Project Details
All fields are required unless they are not applicable.

OASIS Number: oxfordar3-160335
Project Name: Palace House Stables, Newmarket, Suffolk: Historic Building Survey
Project Dates (fieldwork): Start 18-09-2013, Finish 01-10-2013
Previous Work (by OA East): No, Future Work: Yes

Project Reference Codes
Site Code: NKT 056
HER No.: NKT 056
Planning App. No.: F2010/0779/LBC&F2012/0256
Related HER/OASIS No.: NKT 032, Suffolkc1-74543

Type of Project/Techniques Used
Prompt: Planning condition

Please select all techniques used: Building Survey
- [x] Annotated Sketch
- [ ] Photogrammetric Survey
- [ ] Dendrochronological Survey
- [x] Photographic Survey
- [ ] Laser Scanning
- [ ] Rectified Photography
- [x] Measured Survey
- [x] Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods
List feature types using the NMR Monument Type Thesaurus and significant finds using the MDA Object type Thesaurus together with their respective periods. If no features/finds were found, please state “none”.

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National Grid Reference: TL 644 633
Project Originators

Organisation: OA EAST
Project Brief Originator: Suffolk CC Archaeology Service
Project Design Originator: Taleyna Fletcher
Project Manager: Taleyna Fletcher/Aileen Connor
Supervisor: Taleyna Fletcher

Project Archives

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Digital Media

- Database
- GIS
- Geophysics
- Images
- Illustrations
- Moving Image
- Spreadsheets
- Survey
- Text
- Virtual Reality

Paper Media

- Aerial Photos
- Context Sheet
- Correspondence
- Diary
- Drawing
- Manuscript
- Map
- Matrices
- Microfilm
- Misc.
- Research/Notes
- Photos
- Plans
- Report
- Sections
- Survey

Notes: none
Figure 1: Site location
Figure 2: Plan of buildings surveyed. Scale 1:500
Figure 3: Extract from Chapman's Map of Newmarket, 1787 (BRO ref. 435), showing location of current Palace House Stables (red)
Figure 4: Extract from Public Health Map, 1850, showing location of Palace House Stables (red)
Figure 5: Extract from First Edition Ordnance Survey Map, 1885 (25" to 1 mile)
Figure 7a: Photograph of The King's Yard, 1895 (from Purcell, Miller, Tritton)

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b) Palace Street-facing elevation (Building 1, Trainer's House)

c) Ground floor plan (Building 1, Trainer's House)
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Figure 16b: Rothschild's Yard, 1939 (from Purcell, Miller, Tritton)
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Figure 18: Floor plans of Trainers House (based on data supplied by client) showing suggested phasing and location of plates.
Figure 19: External elevations of Buildings 3 and 4 (based on data supplied by client)
Figure 20: Ground floor plans of Buildings 3-11 (based on data supplied by client) showing suggested phasing and location of plates.
Figure 21: First floor plans of Buildings 3, 4 and 8 (based on data supplied by client) showing suggested phasing and location of plates.
Figure 22: External elevations Buildings 5, 6, 8 and 9 (based on data supplied by client)
Figure 23: External elevations of Buildings 7 and 8, Rothschild’s Yard (based on data supplied by client)
Figure 24: External elevations Buildings 7 and 8 (based on data supplied by client)
Figure 25: External elevations Buildings 10 and 11 (based on data supplied by client)
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Plate 6: Detail of downpipe on Trainer's House

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Plate 11: North-east facing elevation of Trainer's House

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Plate 18: G1 (western end), Trainer's House

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Plate 34: Opening within ‘spine wall’, G9, Trainer’s House

Plate 35: Angled “cut” though the spine wall, G10, Trainer’s House

Plate 36: Entrance porch, G12, Trainer’s House
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Plate 38: Detail of wallpaper, G12, Trainer’s House

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Plate 43: Remnant of egg and dart design chair rail and small cast iron fireplace, F1, Trainer's House

Plate 44: Detail of cast iron fireplace with decorative patterns of scored lines, geometric patterns, flowers and insects, F1, Trainer's House
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Plate 52: Remnants of wood panelling on wall, F4, Trainer's House
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Plate 129: General view, 10a, Building 10

Plate 130: Blacksmiths forge, 10c, Building 10

Plate 131: Wall hooks for horseshoes, 10c, Building 10
Plate 136: Section of wall from manure pit
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