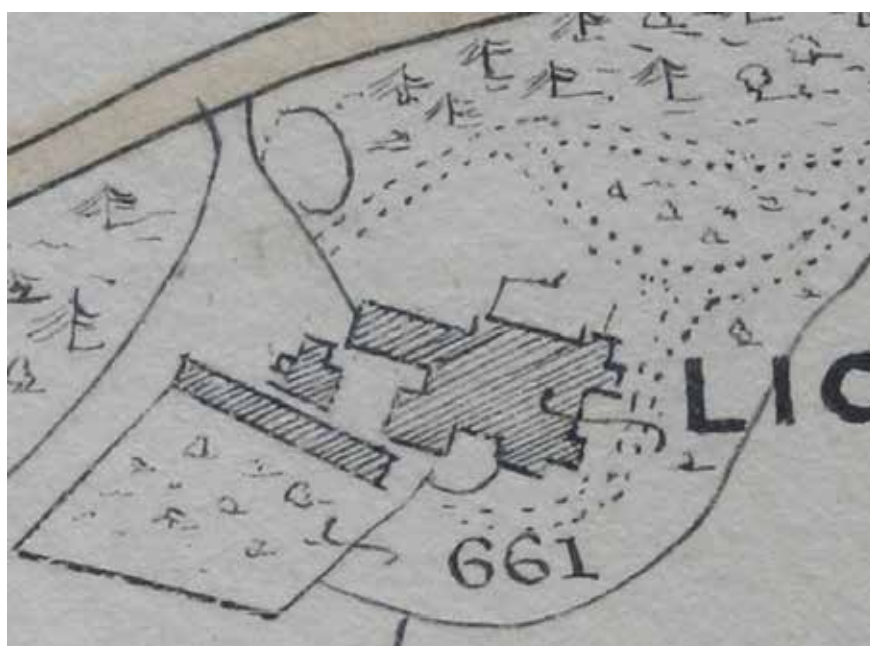


## MAP REGRESSION



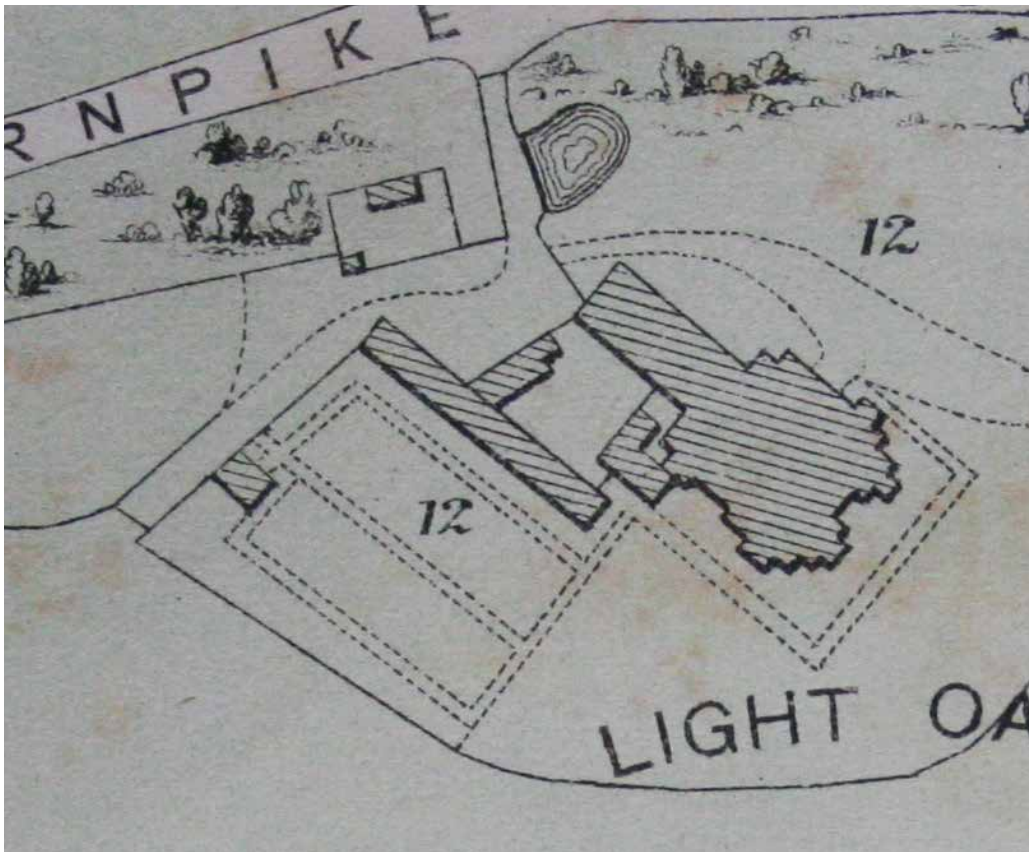
### 1775 Yates' Survey of Staffordshire

From the map evidence there are no signs of any buildings or a farm complex at Lightoaks, although there must have been at least one building on the site given the surviving masonry evidence. The building would have been located on the map roughly where the "&" is positioned on the description "Tin Works & Rolling Mill".



### 1844 Tithe map (detail - left)

The stable range is one continuous, linear block, with the building to the north being detached. This is supported by the surviving physical evidence.



#### 1874 Estate Plan (Lightoaks Deeds) - detail above

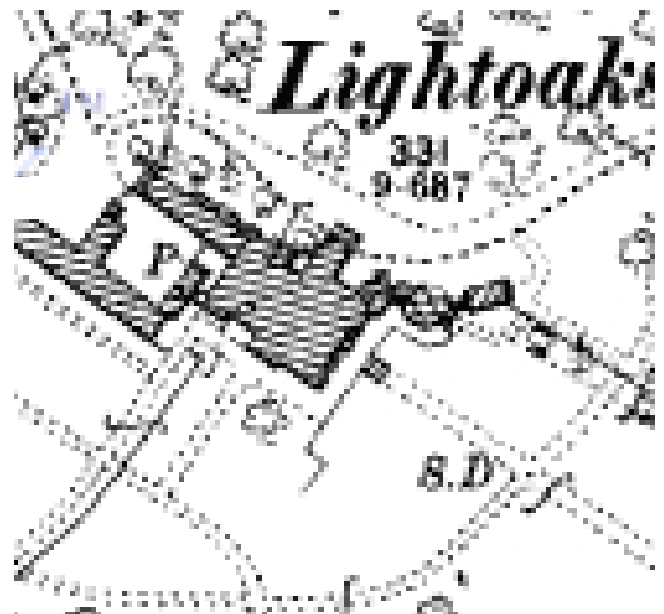
By this date the detached enclosed compound with dog kennels had been constructed to the north of the stable block and the stables had been attached to the barn.

#### 1881 First edition Ordnance Survey map (scale 1:2500) of 1881 - below left

Although the 1881 map shows the buildings as perpendicular to each other, the physical evidence suggests that the foot of the "T" was built on a very slight angle, which is exaggerated in the 1874 estate plan.

#### Ordnance Survey map (scale 1:2500) of 1900 OS - below right

The harness room had been built during the re-ordering of the main service areas of the house





## PHOTOGRAPHS



### Stableblocks

The block to the west (above) was originally built as a sister stables to the block to the east. The late Georgian symmetry of the design is clear from this elevation of the eastern block but has been spoilt by the inserted window at first floor level, C20 (of no interest). Cast iron windows were inserted at first floor level to replace the original horizontal sliding timber shutters when the building was adapted as a laundry and ancillary storage.

The block to the east (below) was designed with an integral staircase to the attic floor, in-situ. The symmetry of the original design has been severely damaged by a twentieth century garage. Some time before this was inserted, the stable door to the left was blocked up. Limewashed at one time, this has slowly eroded.







### **The "Bothy" or Groom's Cottage**

The brickwork in the gable end of this building and a short section of the return brickwork reveals an 18th century sized brick, with narrow 2" x 9" bricks. The narrow gauge brickwork finishes at eaves level, perhaps indicating an original hipped roof. The building also contains a cross wall in stone, with carefully and precisely tooled stone masonry, which appears to be a former outer wall. Later modifications to this building include the reconstruction of the first floor, which incorporates keyed brickwork, hence the staggered straight joints, the infilling of the gap between this and the Stableblock, and the adaptation of part of the ground floor cart / gig bay into a dwelling. The building has had at least 4 phases of significant changes. Below - rear elevation with large area of 18th century brickwork, rebuilt using original 2" bricks.







### **Courtyard**

The small lean-to harness and tack room was added between 1881 and 1900, as map regression clearly reveals, there being nothing attached to the stables on the 1874 estate map or 1881 OS map. This looks much older, as the window incorporates an earlier timber window with Gothick tracery, which could be the one seen in the earlier photograph (pre 1881) of the back elevation. It certainly appears that the Gothick windows were recycled in ancillary buildings.

### **Rear (south) elevation of Stableblocks**

The Gothick arched window is a later adaptation, re-using a window from another part of the complex during adaptation to provide staff accommodation. The straight joints reveal that the Stableblocks were probably built onto an earlier building. Casement windows at ground floor are both 20th century.







### **South elevation**

Western bay with plain ground floor, later pierced ventilator to stables and inserted first floor window, added when the building was converted to accommodate a laundry.

### **South elevation**

Inserted 20th century window to first floor, in poor condition, late 19th century ventilator (altered)



### **South elevation**

The rear elevation of the eastern stableblock, with relocated cast-iron window and late 19th century pierced metal ventilators





### **South elevation - eastern bay**

The plain elevation reflects the original appearance of the stableblock on this elevation, which did not need rear access onto the garden. The doorway in the central bay and end wall may have been used to provide access for barrowing manure out into the garden. The pierced metal ventilators are later 19th century additions.

Cast-iron window relocated into south elevation. This window is the original window from the north, courtyard elevation and was moved here after building was adapted as a garage / workshop. The timber panelling was carefully cut to accommodate the repositioned window. It would not have been used when the building was in use as a stables in the late 19th century.







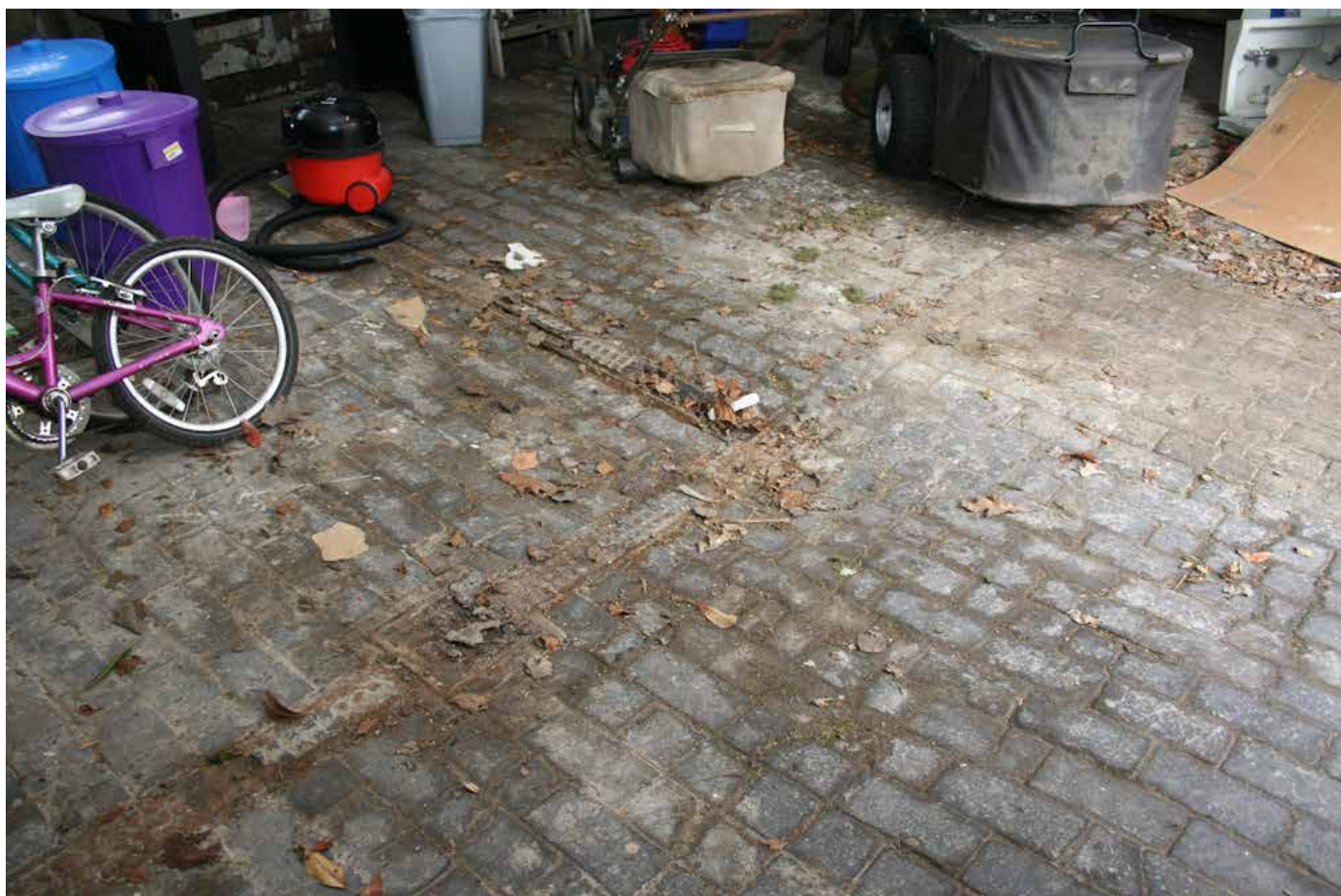
### **South elevation - central bay**

Former doorway to south elevation with modern EJMA joinery and late 19th / early 20th century casement window to the left.

Below - gable end of western stable block with external staircase access to hayloft and outline of former, added flue in darker bricks







### **Blue brick floor to Eastern Stableblock**

The blue brick floor laid in brick bond is contemporary with the iron gratings, drainage channels, Stench Trap and the boarded fittings by Musgraves.



### **Blue brick floor to Eastern Stableblock**

Left - the earlier blue bricks were repaired and replaced in part with small blue clay tiles, with squared pattern, as seen left. Two phases of brick tiles are still evident.

### **Pierced ventilator - above**

The pierced, non-ferrous, quatrefoil pattern ventilators were inserted during the Musgrave's refurbishment of ca. 1890 and are one of their standard design details for stables.



**Right - "Musgrave's Patent London & Belfast"**

detail of casting on the intermediate post to one of the stalls

**Right below - Musgrave's Patent**

cast-iron water bowl or mash feeding trough

Musgrave's provided all of the fittings in the refurbished stables, circa 1890, including the pierced ventilators and stench traps, gratings and gulleys.

Below - Musgrave's advertisements and details

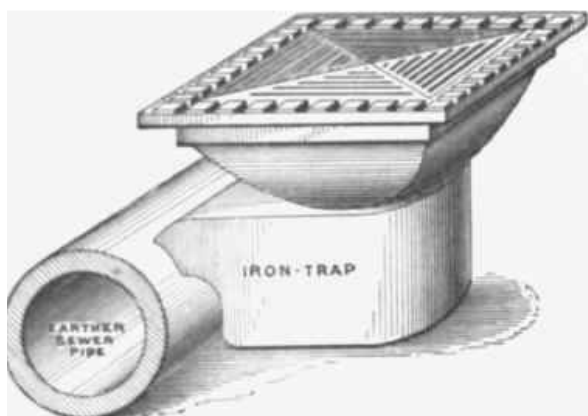


Fig. 732. - Musgrave's Patent Stench-trap.



For Churches, Schools, Greenhouses, Warehouses, and all kinds of public and private buildings.  
Economy, Efficiency and Durability guaranteed.

**MUSGRAVE'S**  
PATENT  
**STABLE FITTINGS.**  
These Fittings are original in design, and are superior both in strength and finish to those of any other maker.

**MUSGRAVE & CO. (Limited), manufacture GATES, RAILINGS & FENCING, IRON HOUSES, ROOFS, & CONSERVATORIES.**  
Illustrated and Priced Catalogues Post Free, and further particulars on application to

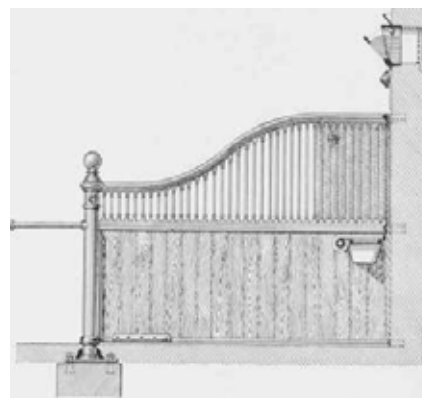
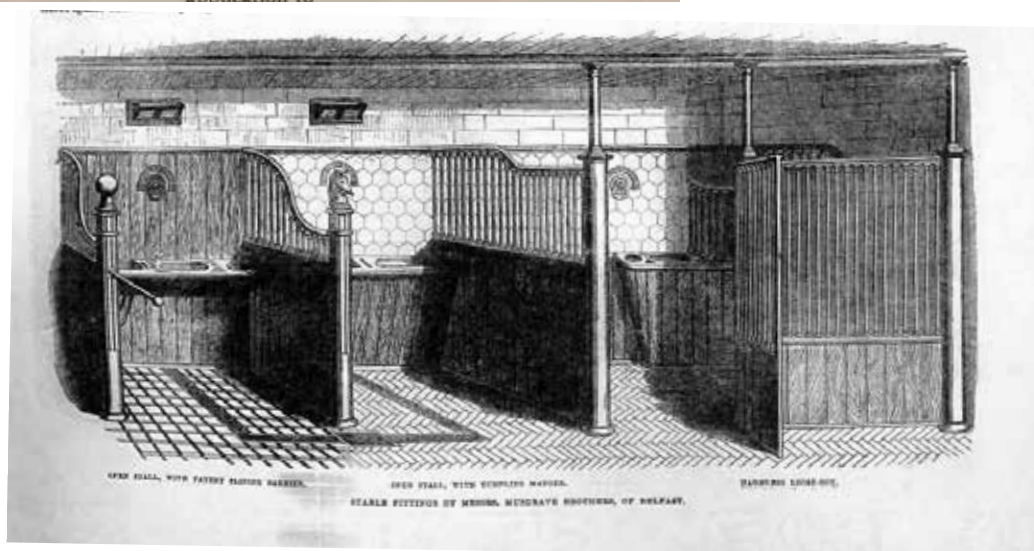


Fig. 573. - Stall-division with Shifting-piece in Sill for taking out and replacing Woodwork.







### **Impression - left**

Ghosted impression of both former iron mangers and timber boarded baffles from the c1890 refurbishment within the timber boarded lining to the pair of central stalls - now within the garage

### **Boarded baffle - right**

One of two boarded curved baffles surviving from the c1890 refurbishment and now contained within the garage. This is located below the chute / hatch in the hayloft floor and prevented hay from dropping onto the stable floor



### **Eastern Stableblock - below**

Brick party wall between the two stables. The brickwork may have been plastered originally, and later battened to take the boarded lining of c1890, which has been removed from this wall



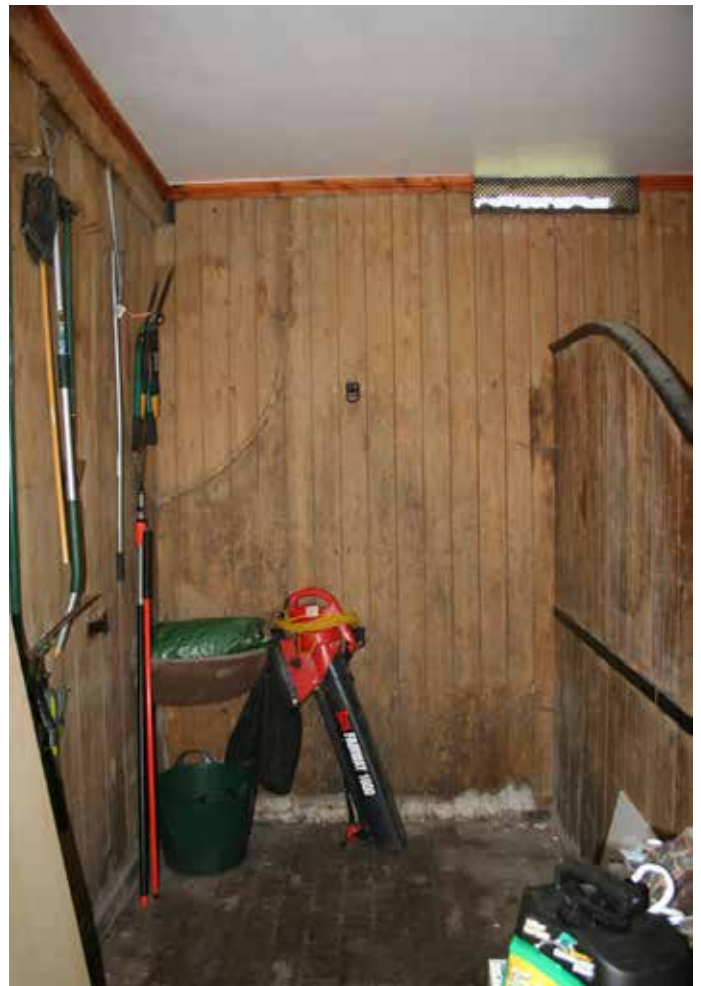
### **Right -**

iron bracket for a saddle or harness, one of many Musgrave's fittings of c.1890.

**Below** - harness bracket and tether ring







### **Stable fittings and stalls of c1890 by Musgrave's of Belfast**

Musgrave's Patent horse stall fittings with iron 'ramp', iron 'barrier sheath' and cast-iron post with integral tether rings.

Musgrave's cast-iron posts in-situ, of c.1890, cast-iron water bowl. The original mangers, probably also by Musgrave's, have all been removed.

Timber-boarded linings were probably made locally by a joiner and are very simple, compared with many of Musgrave's bespoke stable fittings, which incorporate ornate metal stalls.







**Far Left** - garage replaced four stalls but linings and blue-brick paving was retained



**Left** - boarded door to the stable on strap hinges with sliding hatch for ventilation (possibly a late C19 replacement of the original 1820s door)

### **Hayloft - right**

The two bays over the garage were adapted, the original brick dividing wall removed and replaced with a pair of struts, collar and tie-rod to support the purlins in the 1890s.



### **Below - left**

horizontal sliding shutter to hayloft over garage (late C19) in original opening

**Below right** - original brick dividing wall over the stalls to the eastern bay







### Above - Harness Room

The Harness Room dates from c1890 and contains a fireplace to provide heating for the groom and stable hands whilst they worked on maintaining the harnesses. The original stove has been replaced.

**Right** - red and blue tiled floor of the Harness Room, c.1890



### Harness Room - courtyard wall

The Harness or Tack Room was also lined in boarding, with scratch mouldings. The detail of this and the Gothick arched window suggest an early 19th century detail, but the map regression proves otherwise. The earlier window was re-used in this location. Fittings for the harness room were designed to create a dry environment for the tack: harnesses, saddles and bridles, although the fittings have been removed.





### **First Floor Accommodation**

The plasterwork and fittings appear to date from the late 19th century adaptation of the building.

Right - fireplace hearth has been removed. This was a later addition when this part of the building was made into habitable accommodation



**Left** - Gothic tracery window, dating from circa 1823-27 relocated into the first floor accommodation. The original window incorporates round saddle bars, but has lost its original leaded-lights.





### **Bothy Interior**

Above left - stone masonry wall, at low level to the internal cross wall, with six courses and large blocks of regular tooled pink ashlar, probably the remnants of an earlier building, with later blue brick floor.

Above right - the only original iron manger left within the complex is contained within the stable to the Bothy and a cast-iron water bowl or mash bowl, both by Musgrave's, ca. 1890

Left - junction of The Bothy and the Stables - the gap was infilled by 1874 and had a ground level doorway (later infilled), which would have provided a through-route to the outer stable yard and a first floor hay loft or window.







### **Western Stableblock (First Floor)**

Above left - first floor - the eastern bay was retained complete at this level with the same arrangement of shuttered openings to wall.

Above right, below and right- original feed hatches and plastered ceilings for the stables were retained in-situ in each corner of this block

Below right - cast-iron fixed lights were installed to replace the original sliding shutters. The rebated brickwork for the shutters remains in-situ



### **First floor - below left and right**

The central two bays to the first floor of the 'laundry wing' were opened up, with the removal of a large section of central brick wall and additional windows were inserted to create a usable room, whilst lime-ash floors were retained in-situ. The purpose of the rooms is unknown at this late 19th century date.







### **Western Stableblock (Ground Floor)**

Late 19th century Laundry Room, converted from a pair of stables (four stalls). The internal dividing brick wall was removed at ground floor level and replaced with an oak beam and cast-iron post, supporting the loadbearing brick wall above and the joists.

The chimney breast and hearth was inserted, not keyed into the masonry, and has largely collapsed (bottom left), leaving just the flue with the 'copper' (bottom right) and small heated chamber below.





### **Western Stableblock (Ground Floor)**

Right - stone sink from the late 19th century laundry.



### **Western Stableblock (Ground Floor)**

The western bays of the stables were also adapted into ancillary domestic uses and a second flue and hearth was added to the end wall (the flue has since collapsed). The fireplace was made up of bricks, with a cement-rendered finish, of very low interest. This area may have had a function such as a dairy, which may be the reason for the change in floor level, but the use is unclear.