

CB35

VERNON HOUSE, MARKET PLACE

ARCHAEOLOGICAL RPORT

CONTENTS

SITE HISTORY

LOCATION AND PROTOCOL

ANALYSIS OF RESULTS

Description of pit

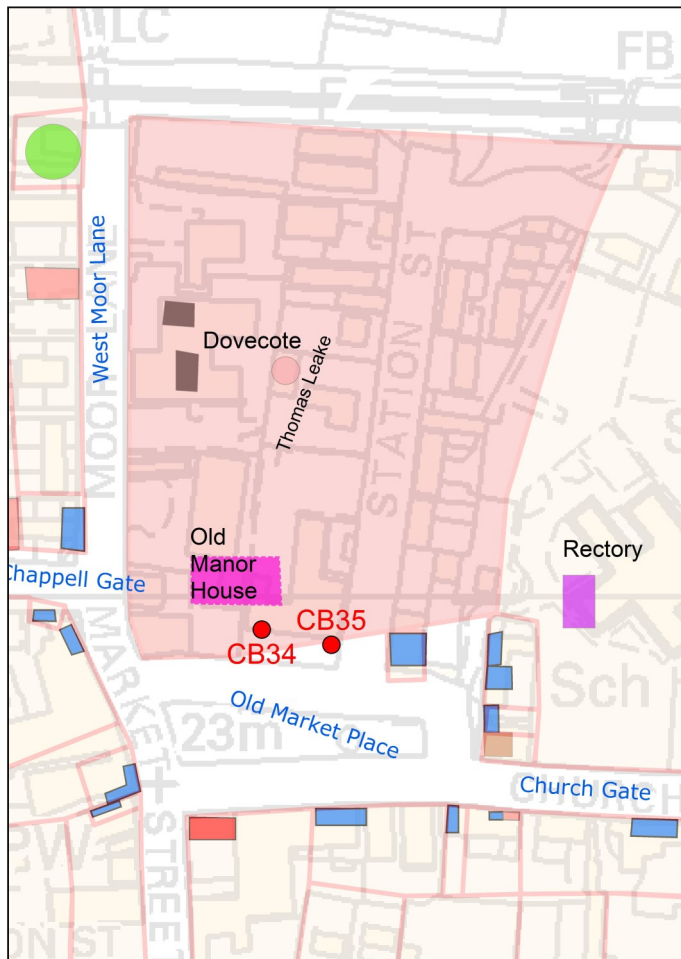
Finds

Interpretation

CB35
VERNON HOUSE, MARKET PLACE

SITE HISTORY

This pit, CB35, is on land that was in a single occupation from the 1500s until the mid-19th century. It is situated to the east of the site of the medieval manor house of the de Bingham family. It later became the homestead of various significant farmers. In the 1850s three plots were sold to three individuals who had large impressive houses erected on the plots – The Limes, Vernon House and Cromwell House in Station Street. During the late-20th century Bingham Rural District Council had its headquarters here. Pits 34 and 35 were in the gardens of the first two of these houses. One of the reasons for putting this pit where it is was to seek evidence for the 19th C shambles, thought to cross the land here.



Conjectural map for 1586. The Manor House is shown schematically. We now know that it extended well beyond the limits shown in this diagram to include the land area around CB34. CB35 is beyond the limits of the manor house.

Modern topography by permission of OS Licence No 0100031673

may have been related to Bryan. The parcel of land was classed as domain, or demesne, land and farmed directly on behalf of Thomas Leake, probably by his bailiff. There being no use for the Manor House it had clearly become derelict by the mid-1500s. The dovecote (only lords of the

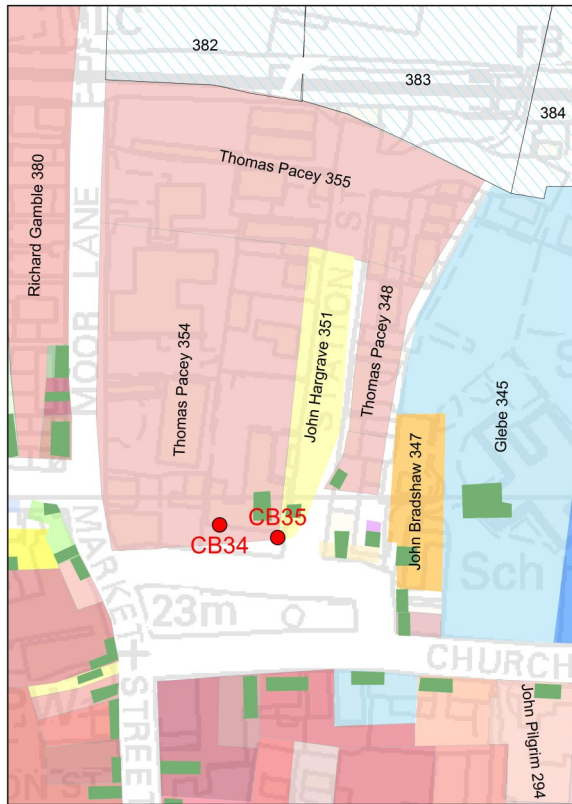
1586

Our conjectural map of Bingham is based on a text only estate survey which identified each plot and its tenant, its size, whether there was a building and its boundaries in terms of whom or what was adjacent. By and large the plots fitted the boundaries we could establish from a 1776 survey, so we are confident the plan of the town is reasonably accurate.

The whole area of land between what is now Moor Lane and Boot Alley (the road in front of the “new Manor House”) was a single parcel stretching from the Market Place to what is now the railway line. It was described as: “the site of the manor which is now in an exceedingly waste state and ruinous except for two barns and one dovecote”.

The old Manor House had probably been built in the second half of the 13th century by Sir Richard de Bingham who owned the estate that accounted for about 90% of Bingham. His widow, Lady Alice, and their son, Sir Thomas, were granted a charter in 1314 by King Edward II to hold a weekly market.

The Bingham estate passed by marriage to Bryan Stapleton, of Carlton in Yorkshire. Stapleton did not live in Bingham and leased the estate to Thomas Leake, also an absentee landlord, who employed William Stapleton as his bailiff. We think William



Map for 1776. Modern topography OS Licence No 0100031673

manor were allowed to keep doves) and the barn were still in use; the close was probably used for grazing. Stapleton sold the estate to Sir John Stanhope in 1590. His seat was at the nearby village of Shelford, so also would have had no use the manor house.

1776

The Stanhopes became Earls of Chesterfield and in 1776 a survey was made of all their estates in Nottinghamshire for the Earl's 21st birthday, his coming of age and inheritance. By now the four open fields of medieval times had been enclosed and the new fields allocated to various farmers. This parcel, now split into three, passed into the occupation of Thomas Pacey. He held 21 separate plots around the parish, totalling 208 acres.

Plot 348 was described as his garden, 354 as his house and homestead and 355 as his home close, probably for pasture. The house is shown coloured green on the map, but we think the surveyor placed it incorrectly and it should have been shown further west in the location of the current Beauvale House. Our professional house history appraisal identified Beauvale House as being of mid-18th century build.



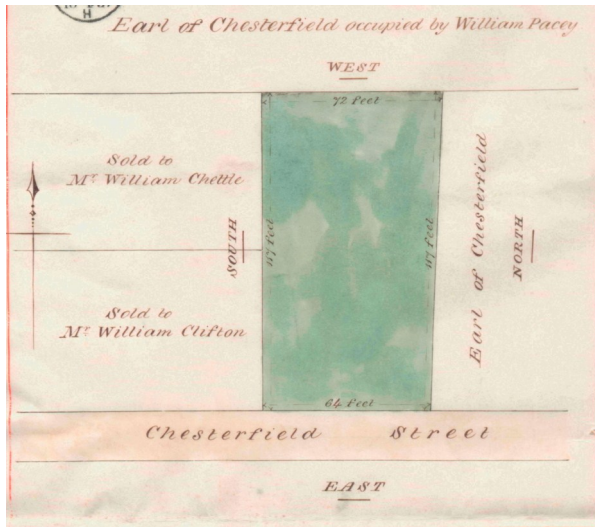
Map showing the two roads Chesterfield Street (A) and Boot Alley (B) superimposed on the Tithe map of 1841.

Plot 351 on the 1776 map, sandwiched between two of Pacey's holdings, exactly corresponds with the modern Station Street, which before 1857 was known as Chesterfield Street. It was John Hargrave's House and Garden. In 1841 it was occupied by John Harrison. There were access lanes on either side of plot 348, which presumably determined the eventual line of Chesterfield Street and what became Boot Alley, A and B respectively on map A. It is not known when Hargrave's house was demolished but it was almost certainly before the railway arrived in 1851.

1841

By 1841 two lines of market stalls or shops had developed along the southern boundary of the plot. Many of them were butchers' premises and the area was therefore known as "The Shambles". As we do not know when these were developed we have used their northern boundary to determine the boundaries we used for 1586 and 1776.

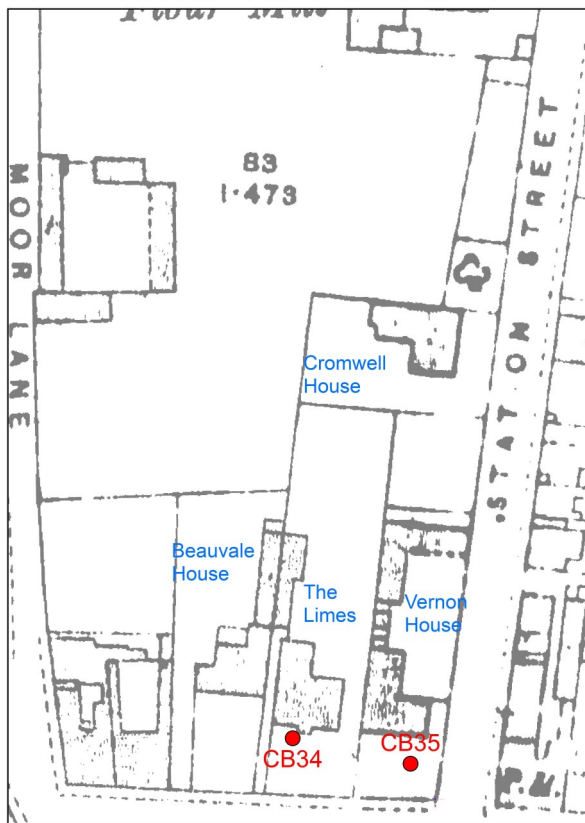
The house at plot 29 was occupied by John Harrison and lies outside our area of interest. Plot 34, part of the former 354, was occupied by William Pacey as a



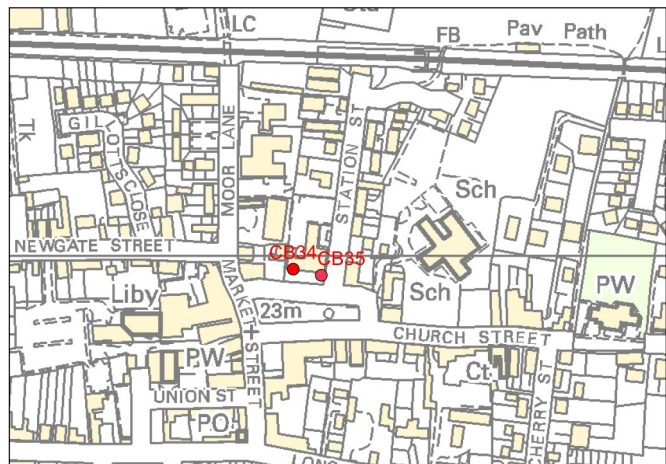
Plan A: North to the right. Dated 1857 this shows how the land was divided up and sold for development. The Limes was built on the piece sold to Mr Chettle. Vernon House was built on William Clifton's land. Chesterfield Street is now Station Street.

was given in the census as “potter”. Whether she was a retailer or maker is unknown. This was replaced in about 1851 by the present “chequer brick patterned” block including Picture Café.

The 1851 census has William Pacey as a farmer here with 220 acres, a shade more than in 1776, and employing four labourers. By 1861 his son, also William, had taken over the 200 ?? acres, employing 5 men and 3 boys. In 1857 three parcels of land were separated from plot 34 and sold. Plan A shows that what is now number 18 Market place was built By William Chettle, as “The Limes” and number 18a by William Clifton, as “Vernon House”. Clifton was a master builder and Chettle a seed cake merchant. The 1910 map shows outbuildings to Vernon House that are no longer present. Perhaps this was Clifton’s work yard. In 1871 Clifton was listed as a timber merchant.



O.S. map for 1910



Modern map based on O.S. maps showing the two houses, The Limes and Vernon House having been joined together. OS Licence No 0100031673

Neither family was in occupation after that and the census returns do not help identify their successors as the order of entries is not necessarily the sequence on the ground.

20th century

The 1910 map shows all three “new houses”. From 1893 until at least 1918 a Lace Manufacturer named

James Adcock lived at Vernon House. He was succeeded by 1922 by Mr William Topham, a private resident. The trades’ directory for 1893 lists Henry Owen Westwood, MD, at The Limes but subsequent editions had him in Church Street. From 1922 until 1942 George Brown JP lived there. The two houses later became the offices of Bingham Rural District Council until the formation of Rushcliffe Borough in 1974, since when they have been used as private offices.

CB35

VERNON HOUSE

LOCATION AND PROTOCOL

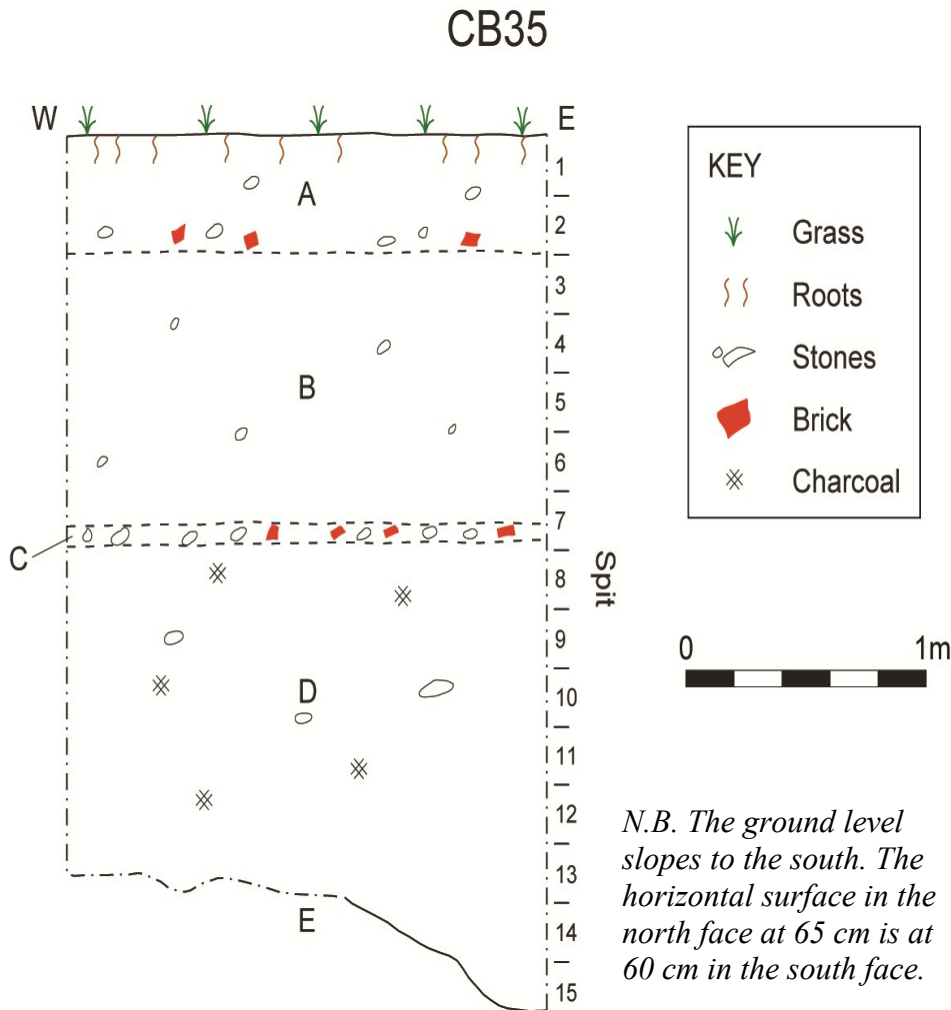
NGR	470504. 339984
Height OD	Not measured; close to CB01E: c25.426 m [error .062 m]
Dig dates	13 th – 17 th June 2014
Pit site	Front lawn of Vernon House, the eastern half of the building built by joining with The Limes. It was rented by SureStart during the time of the dig.
Pit protocol	1-metre test pit dug to 1.8 metres max. Sieving at 10 cm spit intervals. The ground surface slopes to the south. A horizontal was established at a layer of bricks at 65cm in the north face and 60 cm in the south face. Bedrock was encountered at 125 cm falling away to 184 cm bottom of the pit.

CB35 ANALYSIS OF RESULTS

Description of pit

The succession in the pit is fairly simple:

- Topsoil to 20 cm depth
- Made ground to 70 cm
- Subsoil to 125 to 150 cm depth
- Bedrock



- A Topsoil, dark brown fine sandy loam with 2% sandstone pebbles up to 1 cm.
- B Made ground, dark brown sandy loam, slightly lighter than A. Large roots, sparse pebbles.
- C Layer of brick pieces to 2 cm with 1-2 cm sandstone pebbles, lenses of light brown sand.
- D Medium brown sandy clay. 1% charcoal could be carbonised roots. Small skerry pebbles; sandstone pebbles/cobbles to 6 cm. Uniform with depth
- E Medium sandstone, tabular slabs 6-9 cm thick, tilted and slipped. Rotted sandstone between. Red-brown sandy clay with sandstone pebbles in the SW corner of pit. Dug to 180 cm along S face

The topsoil is dark brown fine, sandy loam with around 2% sandstone pebbles to 1 cm and small brick pieces. The brick is mostly found near the bottom of this unit.

Beneath the topsoil is more dark brown sandy loam, though it is somewhat lighter in colour than the topsoil, being less organic. There are large roots and sparse pebbles in it. At around 65 cm depth (north face) a layer of small brick pieces, about 5 cm thick, was encountered. There were sandy lenses at this level elsewhere in the pit. Both this and the context above it have been classed as made ground.

Beneath the layer of brick pieces is fairly uniform medium brown sandy clay with charcoal that could be carbonised roots, small skerry pebbles, medium-grained sandstone pebbles and cobbles to 6 cm. This is interpreted as the original subsoil.

The bedrock is medium-grained sandstone,

thought to be the Triassic Hollygate Sandstone. The upper surface slopes to the south. Slabs of sandstone 6 – 9 cm thick, have become dislocated and have slipped from their original setting.



CB35 at 20 cm showing the small stones and brick pieces at the bottom of the topsoil.



CB35 at 60 cm showing the top of the sandy clay subsoil context. The layer of bricks seen here in the north face is not everywhere in the pit.



CB35 NE corner, showing the layer of brick pieces at c 65cm depth marking the boundary between the topsoil and the subsoil.



CB35. Top of stone feature in NW corner is at 127cm.



CB35 looking N. Stone feature with base of pit exposed at 140cm



CB35 Stone feature fully exposed. At 160cm. Red-brown clay at the bottom on the south side.

Some of the sandstone beneath these slabs is rotted. The pit was dug to 184 cm along the south face. Here a red-brown sandy clay with sandstone pebbles in it was encountered in the south west corner. It is thought that this is a remnant layer of till.

Finds

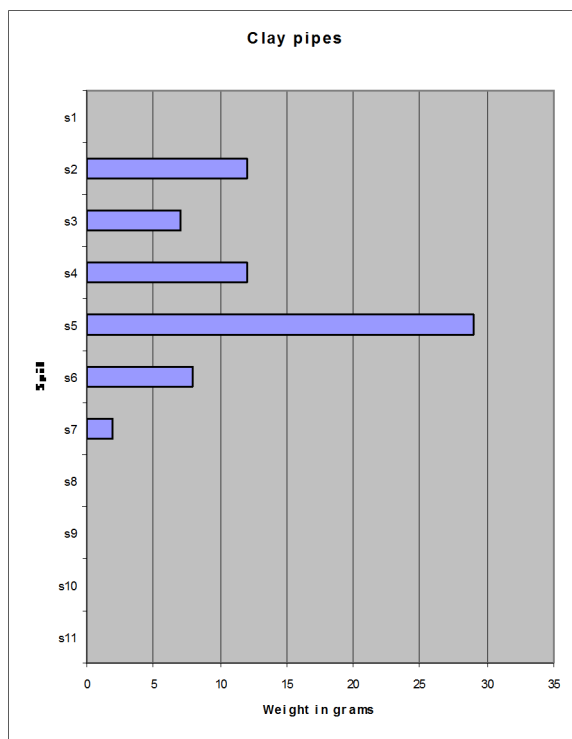
Building materials include brick, plaster, floor tile, black-glazed roof tile, slate and a limestone roof tile. Except for the 4 black glazed roof tiles, which were all in the made ground, all the building material was found mainly in topsoil and the made ground. However, some of the plaster was found at the top of the subsoil (70-80 cm depth) while there were isolated finds of plaster and brick as deep as spits 12 and 13. This was below the lowest pottery that was found and was accompanied only by bones.

The plaster is white and possibly derived from the adjacent old manor house. None of the brick fragments, which include a single piece of vitrified brick, could be measured. All were small. The limestone roof tile did not have a hole, but was recognised by the rock type. It was found in the topsoil. The most interesting finds were the black-glazed roof tiles. These have been seen in several parts of Bingham. Here they were all within the made ground. They were common on stately buildings in the Tudor period and later.

Coal was found down to 100 cm and with it a piece of clinker.

The metallic material, which included clinker, was found no deeper than 90 cm, which is just below the level of most medieval sherds.

One fragment of clear glass was found in the topsoil, but all the rest were in the made ground down to 60 cm. There was nothing below. Most of the fragments in the made ground are flat, clear or pale green window glass 1/16th and 3/32nd inch thick. Most have a strong patina from chemical reaction between the glass and the soil. There were fragments of an aqua flat-sided bottle and thick, heavy dark green nearly black wine bottles. These last could be anything from 17th to 19th C. The window glass probably falls into the same range, though most being clear would make it later rather than earlier.

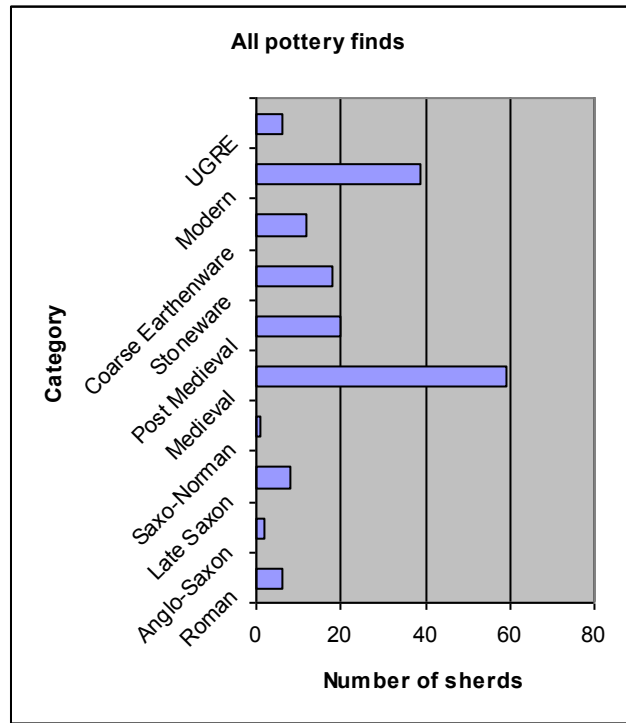
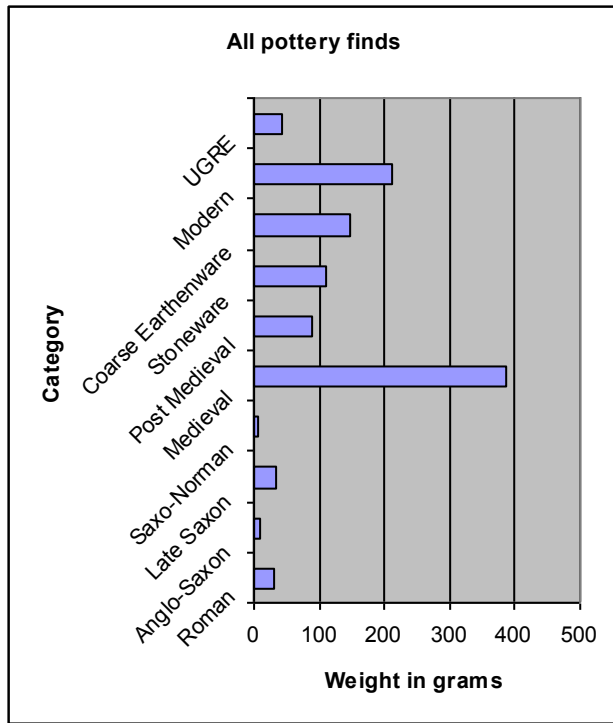


One piece of bone was decorated and had a metal stud in it. Its use could not be identified.

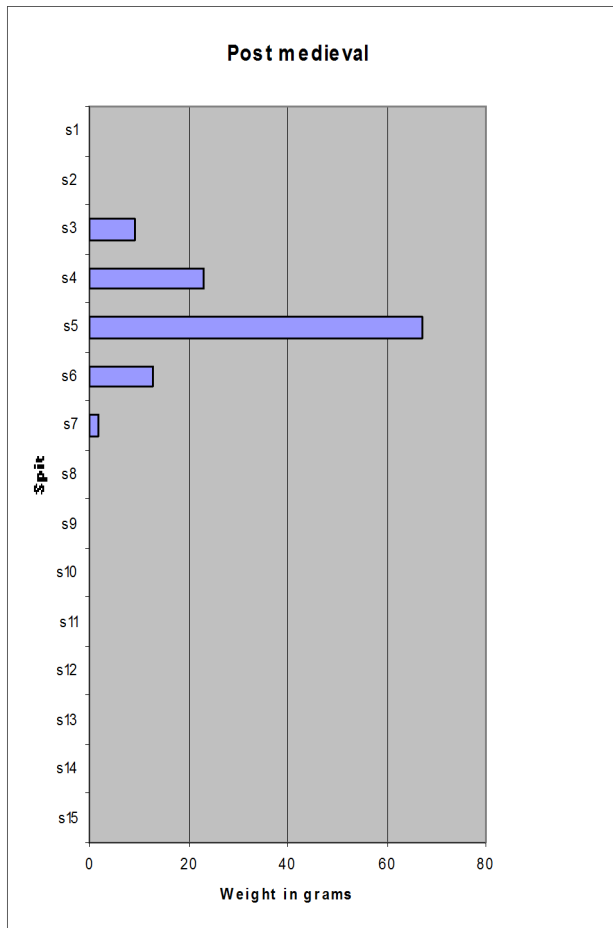
There were 34 clay pipe stems, of which only 5 were pre-1750. They were all found above 70cm in both the topsoil and the underlying made ground. The largest proportion was recovered from spit 5 (40-50 cm). There was no stratification; the early stems were from depths of 10 to 70 cm. i.e. they were in both the topsoil and the made ground. Three bowl fragments were late 18th or 19th century.

There is a good assemblage of finds from Roman to Modern in this pit. When plotted either by weight or number of sherds the abundances are the same. The most numerous are medieval. There is a fairly clear stratigraphical relationship between the finds. All the pottery was collected above 110 cm depth with a

barren zone down to the bottom at 184 cm.



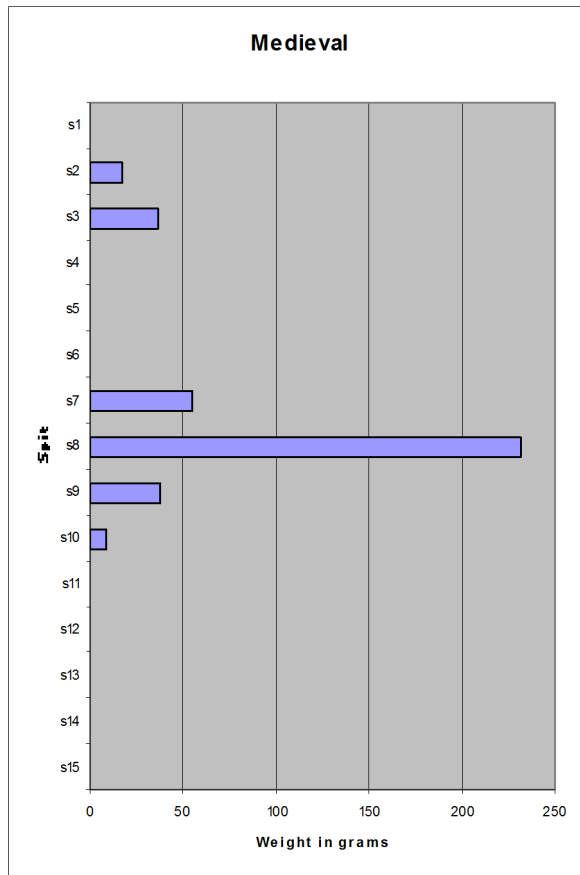
Except for some medieval sherds there is only modern material, including some stoneware, in the topsoil. Among the modern sherds are several Unglazed Red Earthenware, two of which are clearly modern plant pots. The glazed fabrics are limited in range and predominantly 19th to 20th C. The types represented include Cane-coloured, White Ware, Transfer printed wares, and possible Cream Ware. There was one sherd of Majolica Ware and a few that are likely to be 20th C decorative wares.



Several of the plain Cream Ware sherds were from the same soup plate. All the Transfer printed sherds were blue and white. Several patterns were represented and some are most likely to be early 19th C rather than later. None was found that was unequivocally Willow Pattern. Several sherds of a pale blue ceramic could not be firmly identified, but one piece of coarse ware in which the glaze was chipped around the edges strongly resemble a fabric type that was common in the Robert Miles big dig. This was identified as Cream-bodied pale grey earthenware and at Robert Miles there were several large sherds from a chamber pot. This fabric type was dated there to 1775-1825.

In the made ground below it is the Post-medieval, coarse earthenware and stoneware.

There was remarkably little coarse earthenware, only 15 sherds. None was very large and there were none of the typical rim or base sherds indicative of pancheons. All were fairly small and thick suggesting they were, in fact, pancheon sherds. Six were red-bodied, which is a predominantly 19th fabric type. However, there were 6



pink-bodied sherds and 2 brown-glazed slip-coated sherds. These differ mainly in the colour of the glaze and are likely to be similar in age. They are usually found in 18th to 19th C deposits. A single sherd of Light-bodied Coarse Earthenware was recovered. Little is known of the date range of this fabric type.

The Post-medieval pottery collection is dominated by Mottled Ware and Coarse Black Ware. Two types of Mottled Ware were found, one light brown variety with a light body and the other a very dark brown type with a red body. Mottled Ware was mostly made in the period 1675 to 1750 and was widely used for tankards in Bingham. The Coarse Black Ware, commonly used for chamber pots, was a typical utilitarian type and had few diagnostic characteristics. There was some variation among the sherds and their provenance is not certain. Among the other fabric types the oldest found was Cistercian Ware. This was a single, small sherd dated 1450-1550. A later type was Midland Yellow Ware, also a single sherd and dated 1575-1700. There was a single sherd of slipware. This was a pie-crust rim to a dish with a pale brown glaze.

There was no sign of ornament and it could have been any date from mid 17th C to the end of the 18th C. A single sherd of Black slipware is probably the same age. One Light-bodied Black Ware sherd could not be further identified, while there was an unknown type with a dark purple body and no glaze that has not been seen before.

All the Post-medieval finds were collected between 20 and 70 cm, largely in the made ground, with the majority between 40 and 50 cm depth.

The medieval finds are concentrated between 60 and 100 cm depth with a small number on the boundary between the made ground and the subsoil.

Except for a Roman sherd found between 50 and 60 cm, all the older material was below 70 cm and arranged in the following order:

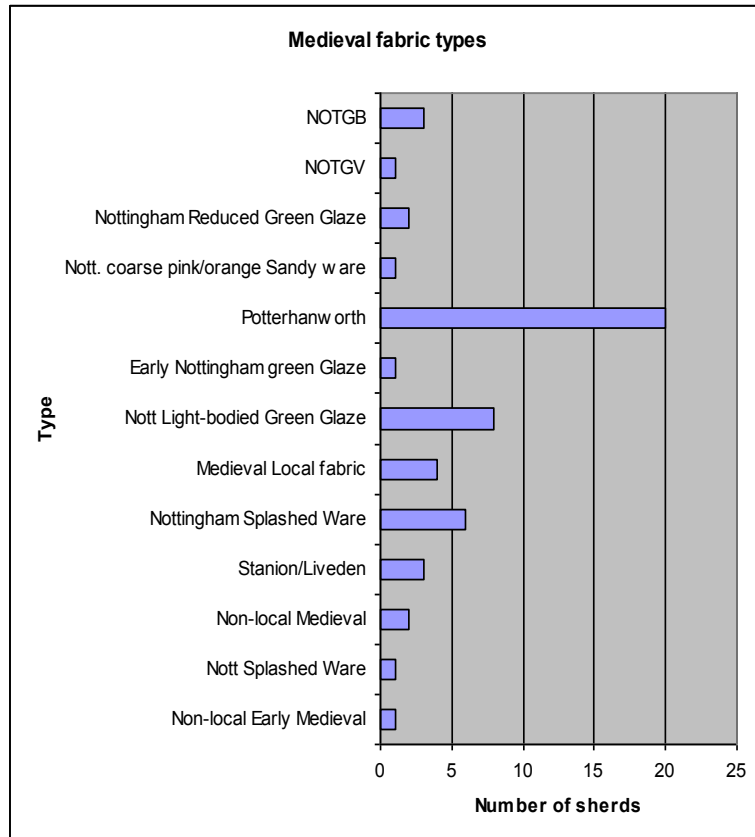
Saxo-Norman	spit 8
Late Saxon	spits 8 to 10
Anglo-Saxon (early/ middle)	spit 9
Roman	spit 10 and 11.

Medieval finds are more numerous than any other fabric type. While five of them are very long ranged all of them have start dates in the 12th or 13th C. Both the Nottingham Splashed Ware fabric types have very narrowly defined date ranges: 1150-1200 and 1170-1270. All the closely dated fabrics are pre-Black Death. The date ranges for the full set are:

Non-local Early Medieval	1150-1250
Nottingham Splashed Ware	1150-1200
Non-local Medieval fabric	1150-1300
Stanion/Liveden Ware	1150-1400

Nottingham Splashed Ware A	1170-1230
Nottingham Green Glazed Variant	1200-1400
Medieval Local Fabric	1200-1500
Nottingham Light-bodied Green Glaze	1220-1330
Early Nottingham Green Glaze	1220-1330
Potterhanworth	1250-1500
Nottingham Coarse orange/pink Sandy Ware	1250-1500
Nottingham Reduced Green glaze	1280-1350

The most numerous by a long way is the Potterhanworth fabric (20 sherds, many of which were



from the same vessel). This fabric type is unusual for Bingham in that it is not a locally made ware type, but comes from near Lincoln. Next in abundance is Nottingham Light-bodied Green Glaze (8). Nottingham Splashed Ware fabric A is next with 6 sherds. All the rest are less than four sherds. The Nottingham Reduced Green Glaze sherds are from the same vessel, as also are the Nottingham Splashed Ware fabric A sherds. The early Nottingham Splashed Ware has an uncommon sandy fabric, which dates it.

Most of the sherds could be attributed to jars or jugs with one from a bowl. An example of sooting was seen on one jar

A single fragment of a tile was found. This could not be dated.

A single Saxo-Norman sherd from a jar, classed as a non-local Saxo-Norman fabric was dated 850-1150.

There were nine Late Saxon finds among which there were six fabric types. Torksey Ware was the most common (3) with Lincoln Shelly Ware the next (2) Lincoln Sandy Ware (2). Other fabrics include Non-local Late Saxon Fabrics with both a shell and quartz temper and Lincoln Kiln-type Shelly Ware with a roller stamp pattern. All the forms that could be identified were jars. The date range falls within 850 to 1050, though a Late Saxon Lincoln Sandy Ware sherd could be dated a little more precisely to 870-1000.

There were two early/middle Anglo-Saxon sherds. Both were sandstone tempered, but in one the temper could be identified as from the Coal Measures. The date range for these is 450-750.

Among the six Roman sherds were Nene Valley Colour Coat (150-410), a piece of a Mancetter/Hartshill mortarium (2nd-mid 4th C), two fragments of Grey Ware jars which cannot be dated, a Cream Ware, which has a range mid 1st-2nd C. There was one sherd that was difficult to be certain about.

A single sherd of hand-made pottery recorded between 160 and 170 cm depth in the field was lost. It was thought to be anything from Iron Age to Anglo-Saxon

Interpretation

The topsoil, 20 cm thick, has a layer of small brick pieces and stones at the bottom, which suggests that this is a discreet deposit, not one that has continuity with the deposit below it. The content is typical of topsoil in Bingham with mostly modern sherds, but including some medieval and one of the 17th C clay pipe stems. Other material, such as glass, slate, plaster, coal and various metal objects are all to be expected. The likelihood is that the topsoil is a result of landscaping at the time that the two houses were merged to make one in the 1950s.

Beneath the topsoil is a layer called made ground. This also is a re-deposit. A layer of brick pieces at the bottom (65-70 cm) suggests that everything above it was deposited here after being moved from somewhere else. The likelihood is that this took place when the two houses were built, soon after 1857. This would mean that there should be few finds in the soil younger than mid 19th C. In fact, this layer has a very strong post-medieval signature. Nearly all the clay pipe stems were dated as post 1750, with a couple of older ones among them. Most of the Modern pottery had long date ranges, but the few that could be dated closely were made in the late 18th or early 19th C and it is possible that most of the Modern pottery is attributable to the first half of the 19th C. An interesting feature of this layer is that all the post-medieval pottery was found in it. This includes early varieties such as Cistercian Ware and Midland Yellow Ware. Also, all the black-glazed roof tiles were in it. Some medieval sherds were collected from the base of the layer. In general, there is nothing to suggest that this deposit predates the mid 19th C and the range of earlier material in it is consistent with the soil having been gathered from a mid 19th C landscape with a range of earlier pottery types on it. The small number of younger finds would have accumulated on the ground surface in the period 1850 to mid 20th C.

The part of the succession that is *in situ* is that below 70 cm and there is a reasonably good stratigraphy in it. There is nothing in it younger than medieval. The presence of medieval pottery in the made ground resting on this subsoil seems to indicate that prior to building in 1857 the ground was scraped clear of the topsoil with the younger pottery in it.

There is more medieval pottery by number or weight than any other fabric type recorded in the pit. 57% of it was found between 70 and 80 cm depth. Most of the pottery found below 80 cm is Nottingham Splashed Ware with a date range of 12th to mid 13th C. Above this the date ranges are mostly mid 13th C to end 14th C with a few ranging into the 15th C. This date range compares well with the dates of occupation of the old manor house and it is possible that this rich layer is over-spill from a domestic rubbish dump near the old manor house. There is an unusual presence in this collection of a relatively high proportion of pottery not made in Nottingham. Pottery from Potterhanworth, which is north of Lincoln, and Stanion/Lyveden, two villages in Northamptonshire, were present and there were other non-local fabric types, but which cannot be attributed to known kiln sites. The implication of this is that the owner of the manor house was not constrained by cost to buying pottery made only in Nottingham.

The presence of the Nottingham Splashed Ware and earlier fabric types indicates an earlier, pre-mid 13th C history to the site. A similar suite of finds was taken from CB34 and CB01 and CB01E. It seems to suggest that there may have been a habitation on or near this site from before the time of the Norman Conquest. Nine Late Saxon sherds may not seem to be many, but compared with most other test pits in Bingham this is a lot. Even having two Anglo-Saxon sherds is unusual. In nearby CB34, Early, Middle and Late Saxon finds were recorded, while in CB01 and CB01E there is nothing significant prior to the medieval period. This seems to suggest that when the old manor house was constructed there was already a long tradition of habitation in the area

around CB34 and CB35.

With only Roman pottery between 100 and 110 cm depth the ground was barren below this to the rock head at 183 cm. There was no change, however, in the medium. It remained medium brown sandy clay.

Rock head in the north and west of the pit was medium-grained sandstone interpreted as the Hollygate Sandstone, which is shown on the geological map as underlying nearly the whole of Bingham. It is interbedded with thin beds of grey-green sandy clay. This sandstone is rarely seen at outcrop, but has appeared at the bottom of several test pits. It is the same rock as that used to build the church tower, the oldest part of the church.

The appearance of the bedrock at first suggested a wall feature, but when an attempt was made to lift what was thought to be a slab on the top of the wall it was found to be connected to the underlying rock. The bedrock fell away to the south where a deposit of red-brown sandy clay with small sandstone pebbles in it was encountered. This is thought to be the Anglian Till. A ditch was cut into it and the single, now lost, sherd of handmade pottery was found in the ditch deposit.