

HISTORICAL ARCHITECTURAL SURVEY, 16 MARKET PLACE

Beauvale House

HISTORICAL BACKGROUND

A survey of Bingham was carried out in 1586 for Sir Brian Stapleton, the then Lord of the Manor. After this ownership passed to the Stanhope family (Earls of Chesterfield) who owned Bingham until 1871. It then passed to the Earl of Caernarvon and eventually the Crown in 1925.

A survey of the Chesterfield estate in Bingham made in 1776 shows the area north-west of the market place with holding number 354. Although no buildings are shown, the survey lists a homestead and garden there, occupied by farmer Thomas Pacey. It is unclear why there is no graphical representation of the building, although one is shown on the eastern side of the plot. However, the shape of the present building is certainly evident on the later Bingham tithe map of 1840, the earliest known detailed map of the town. The building was then a farmhouse occupied by farmer William Pacey. He had use of holdings 34-37 and other lands further from the centre of the village. Number 34 is listed as a house and garden, 35 was a garden, 36 was a stack yard, fold yard and (agricultural) buildings and 37 was pastureland called Home Close. The house shows as a roughly L-shaped detached building, well set back from the street frontage with gardens on three sides and with open access on its north side to the pastureland, yards and farm buildings beyond.

In the 1841 census William Pacey is listed as aged about 55 and with a daughter Sarah aged about 15 and with three staff. At the next census of 1851 he was listed as 69 years of age and farming 221 acres. His son William was then 25 and there was a housekeeper, a house servant and three labourers resident at the property. At the 1861 census William Pacey, 34, was running a farm of 200 acres and was employing 5 labourers and 3 boys. He lived with his wife Hannah and the house contained a house servant, a dairymaid, 2 carters and someone listed as a carter farm servant.

By this time part of the north side of the Market Place had probably been rebuilt around where the new Station Road (then called Chesterfield Street) ran north towards the railway station. The garden area east of Beauvale House was sold off as two plots and two sizeable buildings were built in the 1850s (later known as Vernon House and The Limes, respectively). One was used as a private school which in 1861 was run by one Emily Smith. Two rows of small shops and cottages immediately to the south were demolished at about this time. The new houses are shown as L-shaped structures on the 1883 Ordnance Survey map. Vernon House was later the home of a lace agent and The Limes became a boarding house.

William Pacey was still at Beauvale House in 1871 but had gone by 1881. It is unclear who was at the house in that year but it may have been farmer John Dykes Strong, 31. He is listed before The Crown public house but his farm holding is given as only 124 acres in size. This is of similar size to another farm that was listed at Market Place between 1841-61 under the name William Strong. This was probably situated off the west side of Market Place. However, John Dykes was not the son of this William, but of another William Strong who was farming at Tollerton in 1871 and at Shelford in 1881. In 1891 it appears that this William, then a retired farmer of 69 years of age, was resident at Beauvale House, along with another son named William who was farming 200 acres from it. John Dykes was then running a business hiring out a threshing machine from another address. William was still there in 1901, living with a housekeeper and a domestic servant, but without family. In 1911 no farmers are listed at Market Place or on Moor Lane. When listed in 1986 the building was being used as a dentistry.

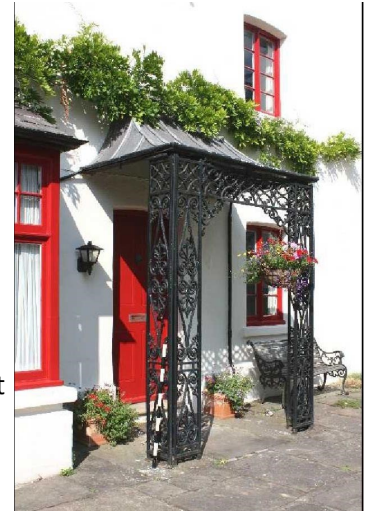
Recent maps show Beauvale House situated between Nos. 16 and 18 Market Place. The house is not shown numbered and may never have been. Number 18 is an amalgamation of the two earlier named buildings mentioned above, which when free-standing may have been numbered 17 and 18 respectively. For this reason the BHTA website numbers Beauvale House as 16. The Picture café, next door westwards is number 15.

BUILDING DESCRIPTION - EXTERIOR

Number 16 Market Place is positioned near the north-west corner of Market Place, set back from the street frontage by a front garden, with a driveway on its left side. It currently faces south with an off-centre entrance

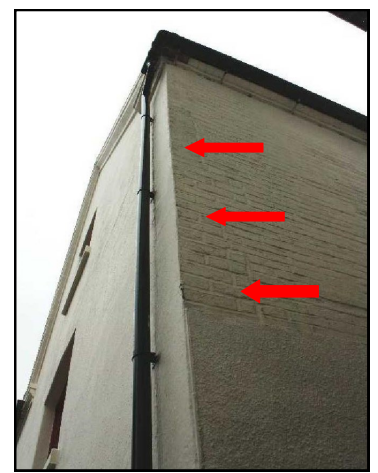


doorway and added bay windows (left and right). The building is two storeys high with garrets making full use of its lower roofspace. It is roughly of L-shape plan and is principally brick-built with no obvious stone dressings, although some stonework does show in the east wall of the cellar. The roof is covered with slates and there are four gable ends decorated by moulded cornices forming broken



pediments (left). The north-east part is a relatively recent single-storey addition (Room 7), now used as the kitchen.

The south-facing elevation is now rendered over, whilst both west and east sides are painted white and the rear elevations are of plain brickwork. The rear elevations have a variety of window openings (below, left and centre), and whilst the south side has some semblance of symmetry, this side has evidently been refaced (groups of straight joints arrowed, below right). The lower part of the main east wall is unusually thick and may retain



stonework from an earlier building. (the original de Bingham manor house; see introduction) This wall is heavily rendered on the outside (left) and is part plastered over and part boarded on the interior. The wall's interior alignment is irregular, this being but one of several irregularities showing in the building's general plan, such as the angle of the west end.



The 1840 and 1883 maps show the driveway as an access lane to the farmstead north of the house. The building is shown in its present-day L-shape plan, with an earlier extension at the north-east corner, since replaced. The earlier map suggests that the main frontage might then have faced eastwards, with a doorway indicated and an open approach from the Market Place on the east side of the building. Now approached from the south, the present frontage



of the building appears somewhat odd, with the west wing's east-wing roofline meeting the gable end of the east wing (circled, right). However, the present east side is heavily rendered at ground level, covering any traces of the opening or any adjacent windows, and with signs of only one former centrally-placed window at first floor level (now infilled). This side now faces a narrow alleyway (above, left).

INTERIOR

In plan, the east part is aligned north-south and is approximately 8.5m long and 6m deep, containing two rooms of differing length on three levels. The west wing is aligned east-west and is 8m long and 5m across. This contains a single room and a spacious stairway-hall on three levels. The two sections have an internal breadth of 16 feet (4.85m) and 14 feet (4.3m) respectively. The west wing also has slightly lower floor levels and a lower roofline. The north-west angle between the two ranges has a cell approximately 3m wide and 3.5m deep that

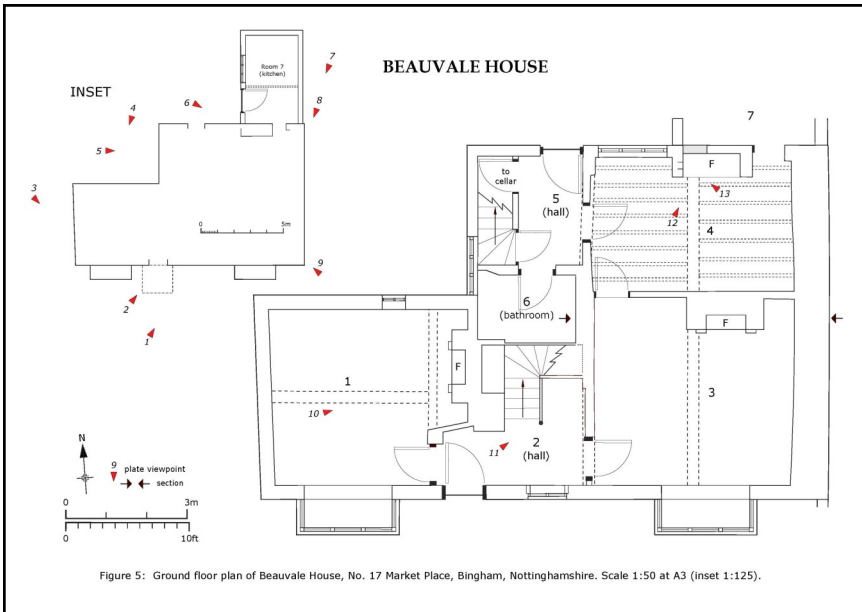


Figure 5: Ground floor plan of Beauvale House, No. 17 Market Place, Bingham, Nottinghamshire. Scale 1:50 at A3 (inset 1:125).

houses a back stairs, narrow hall and access to a centrally-placed cellar. This has an internal breath of 8½ feet (2.5m) and length of 11 feet (3.25m).

At first sight, the building’s internal plan does not fit readily into the general patterns of functional plans. The L-shape plan was relatively common between the 16th-18th centuries and generally consisted of a principal main range with 2-3 rooms / cells for domestic use, with the rear wing of 1-2 cells used for services.

Here, the greater depth and height of

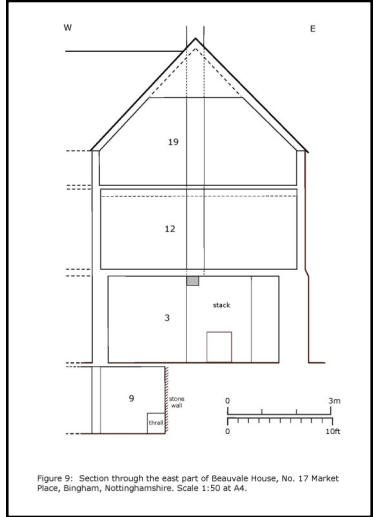


Figure 9: Section through the east part of Beauvale House, No. 17 Market Place, Bingham, Nottinghamshire. Scale 1:50 at A4.

the east part might support its dominant status (along with the suggestion of having been the main east-facing frontage), but it has two rooms of unequal length, the shorter one of which (Room 4) has been used as a kitchen, a service room usually found in a rear wing. The west ‘service’ part now houses a lounge and the principal staircase, which leads off a wide entrance hallway. The three principal rooms have fireplaces, two being internal; the upper floors are now devoid of fireplaces. The stack from the fireplace in Room 3 rises as a narrow square-section flue through the two rooms above (see section, right and image, left).



Although the house has been refurbished and modernised it also has unlevel floors in several rooms and it retains a lot of exposed timberwork, especially at first floor level. These include chamfered principal beams that run the centre length of the rooms at ground level and then cross the rooms at first floor level. Some of these beams have been boxed-in. No roof timbers were accessible, although the evidence suggests the building has been fully re-roofed. Ten samples from exposed timbers were taken for tree-ring dating. Whilst the timberwork gives the impression that the building is of some age, the house retains few if any fittings that can be positively identified as original to the build. There are two intact fireplaces, a stylish main staircase (left) and 2, 4 and 6 panel and plank-built doors. Apart from a single gothic window all the others appear to have been replaced.

The building has a small 2-cell cellar (Rooms 8, 9) with an arched roof and thralls (right). It has a central position and is reached down a flight of steps immediately under the back stairs that rises to the attic level. There is a suggestion of a former window at the base of the stairs (black arrow, left) but this is oddly positioned at a corner of the building above and would have provided angled lighting. Exposed stonework at the east end (blue arrow, left) might possibly be part of the base of a former stack to Room 3 above, since moved further to the east, or part of an earlier basement / cellar before the present

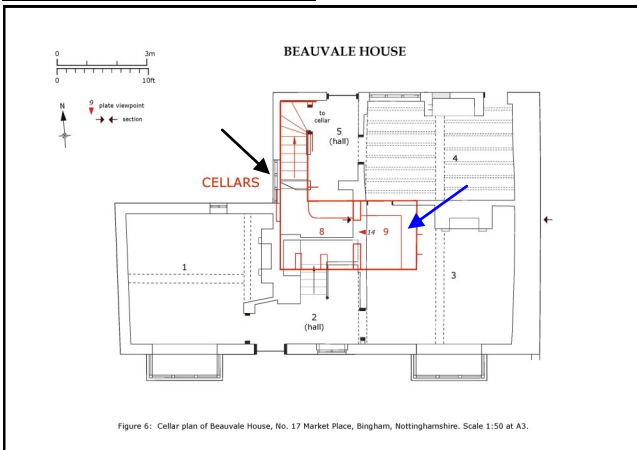
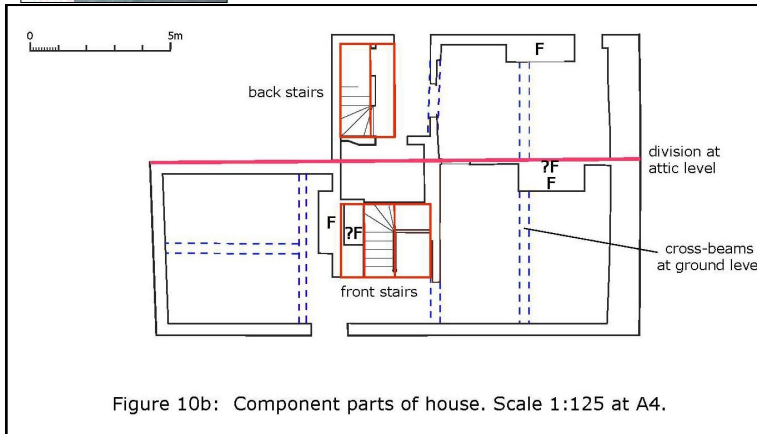


Figure 6: Cellar plan of Beauvale House, No. 17 Market Place, Bingham, Nottinghamshire. Scale 1:50 at A3.



brick-built one.

The building has both a formal wide winder staircase that rises to the first floor (left), with a more vernacular rise from here to the attic level, and a similar 2-rise back-stairs (right). Both are dog-leg stairs with winders. The backstairs covers two-thirds of the width of the corner cell, whilst the main stair covers the full width - see Figure 10b, below. The space between the two staircases is occupied at ground level by a toilet /utility room and at first floor level by a bathroom.



At first floor level two of the three bedrooms have added *ensuite* or cupboard additions. As at ground level all rooms are accessible from the two staircases. The uppermost level reflects the lower plan but with rooms on the south side divided off by walling from those on the shorter north side.

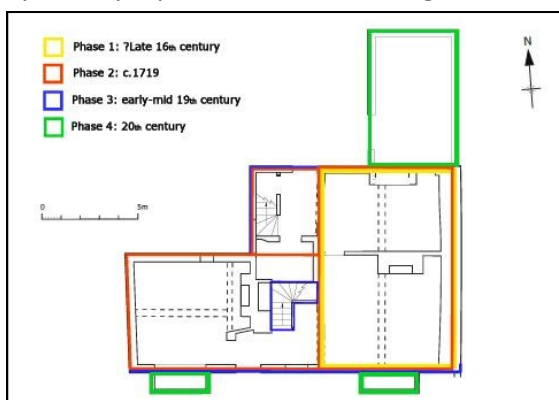
INTERPRETATION



In the absence of dateable original fittings, dating the building largely comes down to its brickwork and to tree-ring dating. Whilst the latter has been hampered by an unusually high failure rate of 70%, a positive date of 1719 has come from the cross-beam in Room 11 (left), with the possibility that the north-south beam in the room below (Room 1) might be of comparable date. In Room 4 a common joist provided a date in the region of 1574-99.

Brickwork exposed at the back of Room 1 and within the cellar is $2\frac{1}{4}$ - $2\frac{3}{8}$ inches (57- 60mm) thick and $9\frac{1}{4}$ - $9\frac{1}{2}$ inches (235- 241mm) long. The rear and side elevation brickwork is laid in an erratic Flemish bond. These two factors would readily match a date in the early 18th century. The cell housing the back-stairs (Rooms 5, 13, 18) is built of thicker $2\frac{5}{8}$ - $2\frac{3}{4}$ ins (67-70mm) and $9-9\frac{3}{8}$ ins (231-238mm) long bricks and most likely dates to the first half of the 19th century. However, as this contains the entry to the cellar it most likely represents a rebuild of an earlier structure. The similarity of this part's west-facing gable end (Plate 5) to the other three might suggest a general re-roofing having taken place at the same occasion.

The building has few if any dateable features that can be said to be original and not later embellishments. The main staircase is of a type with a sinuous mahogany handrail, square section balusters and turned newel-post originating in the Regency-early 19th century period (Galloway 2000, 193). The two marble fireplaces are also most likely 19th century in date at the earliest. The doors are an assortment of differing designs and most are probably replacements. This dating evidence is thus limited.



Whilst the internal layout is somewhat at odds with the external plan, a possible phasing of the building's development can be attempted (see Figure left). The site is a prime position at the centre of Bingham and is likely to have been in use for one or more structures for several centuries; the absence of a building plan in the 1776 survey is not readily explained. The apparently thick east wall of the building strongly suggests the reuse of an earlier foundation, but this would warrant further investigation to be sure. Wooden boarding evident on the east side of Room 4 suggests a form of reinforcement or padding of an

irregular inner face, so any earlier wall-face may be well set-back from the present line. This may allow enough space for a former entrance doorway into a lobby entrance and through the wall east of the fireplace heating Room 2. The stack of this fireplace appears thick enough to have heated Room 4 too, and if so, the fireplace in the north wall of the latter is probably a later addition.

Phase 1: The opposing west side is more variable in thickness but the central section is 0.4m thick on the east side of Room 6. It is here suggested that the east wing of the building preserves a Phase 1 structure of two rooms heated by a central stack and entered from a door in the east (or west side) side. Set well back from the street frontage, the structure was orientated north-south and was perhaps reached along a former side yard running off the market area. The late 16th century timber joist may have been reused from this building. There may have been an outhouse extension on the west side.

Phase 2: In c.1719 the building was largely rebuilt in brick and with the addition of a west wing, a cellar and a stair-turret in the angle between the two. Room 1 may have been a new kitchen and Room 2 behind it used as other service space. The building was a working estate farmhouse and lacked embellishments. Most window openings appear to have been set in the gable ends as opposed to the side walls.

Phase 3: The building was extensively remodeled in the early-mid 19th century, perhaps in response to the loss of the open space to the east when plots here were made available to builders. Whilst the early 18th century plan and rooflines were retained, the building was partly rebuilt and reorganised internally as it was reorientated to face south. The south wall was rebuilt to accommodate a new entrance (fronted by a pagoda-style cast-iron porch) and leading into a hall with a new staircase. The rear corner unit (a possible an earlier stair-turret) and the full roofing were rebuilt and the attic accommodation for staff improved. Having previously lacked expensive fittings, some were now added to improve the status of the building, in line with a general upgrading of the north side of the Market Place.

The building has been used as a farmhouse for most of its history. It was probably the homestead mentioned in 1776 and the records show that it passed down through many generations of the Pacey family, before being taken up by another long established Bingham farming family, the Strongs. The farmstead to the north was still in use into the 1950s and further enquiry should establish when the building finally ceased to be a farmhouse and became a private residence.

