

HISTORICAL ARCHITECTURAL SURVEY, 19 MARKET PLACE

1. BUILDING DESCRIPTION - EXTERIOR

Number 19 Market Place is positioned on the north side of the market place at the centre of Bingham, east of where Station Road starts. The building is three storeys high with an attic and end stacks, and is fully brick-built with little indication of any stone dressings being present. On the south side the roof is covered by tiles, whilst the north side has slates. Front and back have been painted white, whilst the exposed east side remains clear. The east side reveals a catslide roof that is at a slightly less acute angle to the main roof above it. The side view also shows raised brickwork and kneelers on the street frontage and exposed timber leveling plates where the gable starts.



The street frontage is composed of 2¼ inch (57mm) thick and 9-9¼ ins (229- 235mm) long bricks set well in Flemish bond coursing (see left). The exposed side elevation is largely composed of stretchers, with headers only appearing at the corners and where the internal stack joins the wall. The street frontage has partial symmetry, with windows set at equal distances from a slightly off-centre doorway, and located in the same positions on all three floor levels. The ground floor right side window has been enlarged. The other windows are tripartite with a central casement and have frames that are set flush to the outer wall. The ground and first floor windows have arches over them.

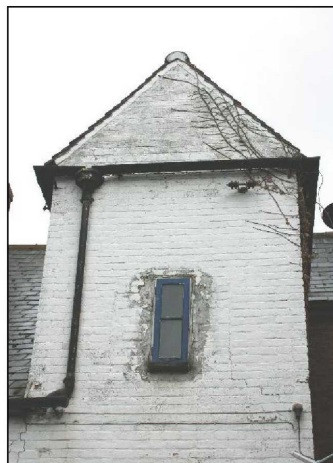


The front door (left) has fielded panels (a raised or recessed panel) with a wide flat surface surrounded by moldings with a shallow one to base, suggesting that the door may have been turned through 180 degrees and the lower panel removed to take a window.

The building is 8.2m (271/2ft) long and 4.6m (151/2ft) deep, with an off-centre projecting stair-turret at the back, 3.2m (101/2ft) deep and 2.35m (8ft) wide.

The rear elevation (below) shows this turret with a gabled top and central windows, the top one of which has been narrowed. The base of the turret has been rendered over and this has covered a third window lighting the stairway into the cellar. There is an

added cell with the catslide roof to its left of the turret and a lower addition, set-back to its right. Whilst the street walling is one brick thick, the side and back walling is thinner and floor joists can be seen exposed at the back.

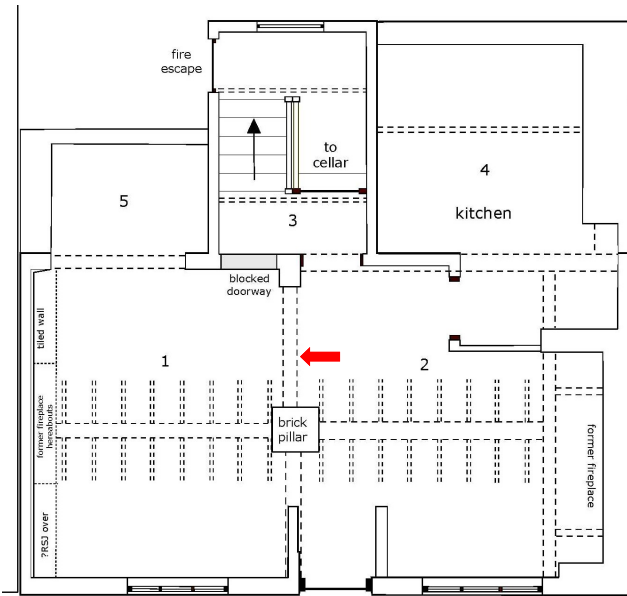


3. BUILDING DESCRIPTION - INTERIOR

Ground floor

The original building had two rooms at each of three levels, with an off-

centre dividing wall. At ground level this wall was positioned to allow for the rooms on either side to be of



equal length (Rooms 1 and 2 , left), whilst allowing for a deep former kitchen fireplace at the east end fronted by (a second cross-beam (right, red arrow). This east end part-bay is replicated at first floor level with a deep fireplace and cupboards to either side.

The off-centre cross-wall (arrowed, left) was aligned to the centre of the stair-turret where paired doorways gave independent access to either room. The west entry at ground and first floor levels have been infilled). Only that at second floor level remains in use.



The central wall has been largely removed at ground and first floor level, being replaced by a central (red painted) brick pier and boxed-in timber or metal beams above where the wall had been (below, right, red arrow)).

At the west end of Room 1 a shallower fireplace stack has been removed, as indicated by the position of chamfer stops on a longitudinal cross-beam (left, red arrow).



Two other rooms (4 and 5) were added alongside the rear stair-turret. These are currently used as kitchens and are heavily tiled so that little original structural evidence shows. The original entries into these parts have also been widened.

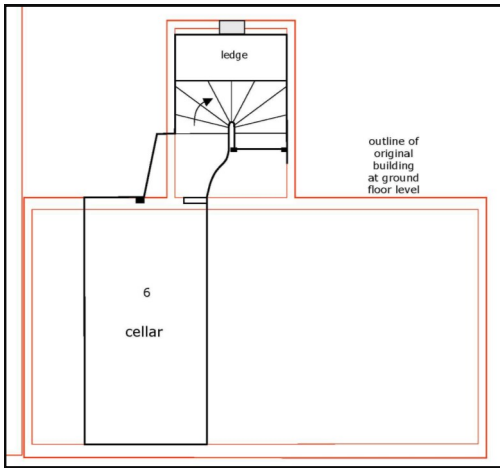


Stair turret and cellar



The rear stair-turret contains a dog-leg staircase with a lit rear landing between each floor. Each rise has 5 steps. The staircase (left) itself is of simple design and almost certainly not original. Many of the balusters are now missing. At the base of the staircase a door leads to a continuation down winding steps (see plan, below left) to an entry into a single barrel-vaulted cellar (right), whose position matches the window openings (see plan below right) on the floors immediately above. Although the sides of the cellar are now obscured by boards, there is no reason to anticipate any other cellarage under the building.

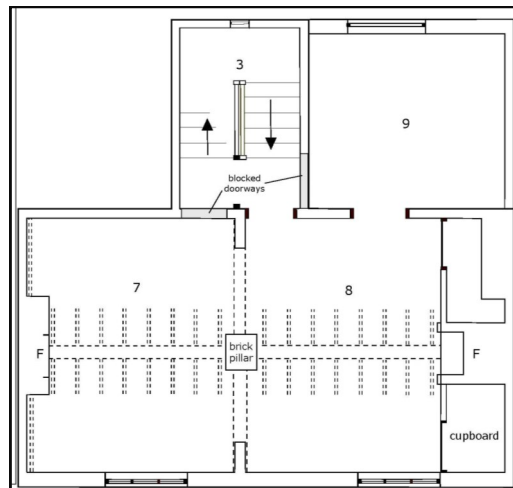
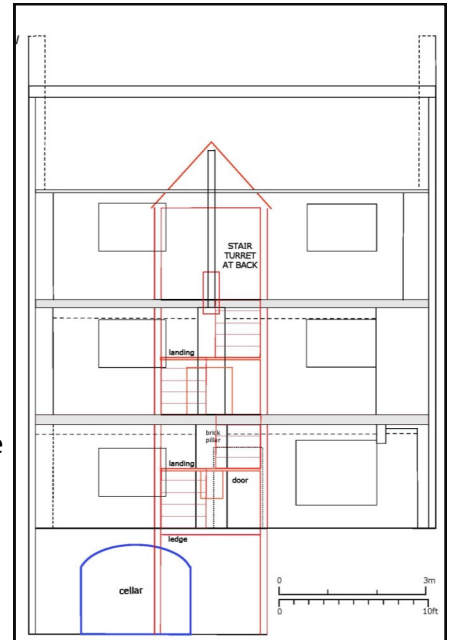




Similar barrel vaulted cellars are found in other houses in Bingham - The Manor House, 4 Long Acre, Norton Cottage are examples.

First floor

The first floor, (see plan, below, left) largely mirrors the lower floor with a modern central pier, a reduced dividing wall, longitudinal timber beams and exposed floor joists. The stack remains intact at the west end and now has a Coalbrookdale-style Victorian cast iron fireplace. A simple modern fireplace is set in the deep central stack at the east end, to either side of which there are plain 3-plank doors giving entry into cupboards.



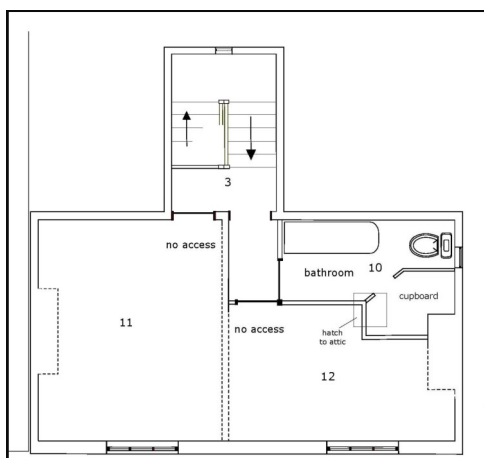
That on the right side was inaccessible but the left one contains a flue from a former fireplace below, situated either in the north-east corner of Room 2 or within the east wall of Room 4 (where the wall remains thick). This cupboard also has traces of possible original blue paint on its plasterwork.



The doors have a variety of differing hinges which are probably of 17th or 18th century date (photos below).



Second floor

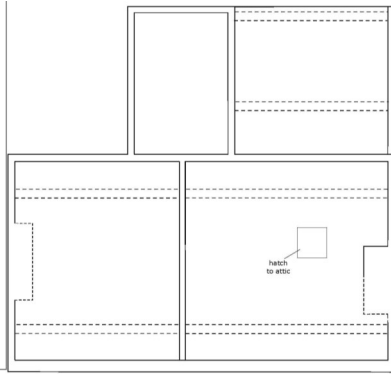


This area (left) was largely inaccessible at the time of the survey. It appears to retain its dividing wall as there are two separate flats (each with a 3-plank door entry) off the landing and a modern partitioned-off bathroom

This is lit by probably the only window set into the side elevations of the building.



Attics



In the bathroom cupboard there is a hatch providing entry into the attic above the main part of the building. The roof (right) is composed solely of rafters and a single line of purlins (see plan, left) and has been rebuilt in relatively modern times. Although the roof over the stair-turret was inaccessible, it was possible to enter the roof above Room 9, which contains rafters supported by two purlins. That this part has been added to the original structure was evident from the brickwork. Although the bricks were coursed in at the join between the north wall of Room 8 and the east wall of Room 9, the former had the appearance of having been an outside wall face (arrowed left), whilst the looser mortar in the latter showed that this had been internal. Brickwork near the north-west corner of the stair-turret had cracked and been partly repaired (above, right). This might explain the evident rebuilding of the gable top of the stair-turret.

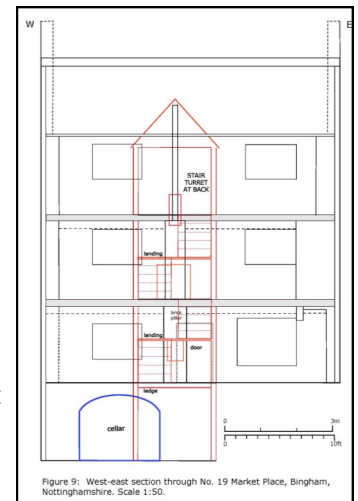


Sectional drawing

The sectional drawing (right) brings together all the aspects discussed above.

4. INTERPRETATION

No. 19 Market Place now appears as a fairly plain and undistinguished building. It has been altered internally with the removal of a central wall and the insertion of a central pier and new floor supports, most likely carried out in or after the 1970s. It has been re-roofed and the top of the gable to the stair turret has thicker brickwork to the rest of the building, indicating a likely rebuild here.



It is likely that the premises were used for Thomas Wood and his successors' gravestone carving business. Although his workshop may have been here, there is no direct evidence. Physical evidence suggests the building was clearly used as a home with lodgings (for apprentices usually) throughout most of the 19th century, only latterly becoming used as retail business premises, when the shop was probably added to its east side. It seems to have been a base for painters and decorators for nearly a century. It may have started out as a family home as there is only a front door, no evidence for a passage or for an original entry from outside to the stair-turret with its access to the upper floors. The current fire-door which is used by present-day lodgers has been added at a raised height from ground level. There was a single kitchen area before the room was added in the north-east corner.

The building is of interest, not least because of its central position, its plan and the possibility that it may be one of the earliest buildings still standing in Bingham. However, dating this building is not straightforward as the evidence is far from conclusive. Although the building retains many plank doors, there are very few dateable fittings and no original fireplaces showing in the building.

It could be seen as having been a cross-passage small house, with the possibility that it had originally featured a partitioned-off passage between the front door and the stair-turret, although no evidence for this remains and

it would have reduced the size of the kitchen (Room 2). It is more likely to have been a simple two-unit house without a passage but with end stacks, a plan type that existed from c.1620 up to 1800 (Brunskill 1997, 76-77). Many of these were built with outshots (featuring the catslide roof), but in this instance the building had a stair-turret from the outset and the outshot was added later. The brickwork is very similar and suggests that this was not that long after the initial build. At the two points of contact the existing brickwork was altered to allow the coursing to continue through. Brunskill identified the same two-unit plan in an urban context with a projecting stair-turret at the back forming a T-shape; this might also have had a corner cell next to the turret. This type he dated from c.1700-1800 (ibid. 130-131), although the projecting stair-turret, sometimes opposite a projecting entrance porch, is known on other buildings dating from between 1600-1750 (ibid. 56). In this instance, the Bingham house cannot be considered to fall within the 'urban' classification.

Although Bingham is now referred to as a small town it was a large village with a largely rural economy before the arrival of the railways in the mid-19th century.

Not including the stair-turret, the original building is 8.2m (271/2ft) long and 4.6m (151/2ft) deep. Internally there are two near-square rooms, the west one 12ft (3.6m) long and 14ft (4.25m) across, and the east one 14ft (4.25m) square (when including the east end part-bay; 12ft if not). The 14ft (4.25m) width (combined with longitudinal cross-beams) is common to a number of other buildings in Bingham, such as No. 61-63 Long Acre (a 3-cell building dated to 1617), No. 3 Newgate Street (a 3-cell building dated to 1647-72), 16 Church Street (undated by dendrochronology) and Beauvale House (a 2-cell house with central staircase, probably dating from 1719). No. 19 Market Place is a shorter building than these but with three floors it had comparable overall internal space, and more so when an extra room was added at its north-east corner. The shortness of the building reflects its central position where competition for street frontage may have been an issue.

The brickwork evident in much of the building is of a thickness and length that conforms to the *Statute Brick* sizes of the late Tudor and Jacobean periods, and to usually indicate a 17th century date. The lack of strict symmetry on the building's front and back also points to it not being of Georgian date. The brickwork on the street frontage is set in Flemish bond and although the claim that this first appeared in England in 1631 is now disputed, it would normally not be expected to appear in Bingham until well after the Restoration. However, Flemish bond is also found on No. 8 Newgate where two timbers have been dated to 1650, so it may have a relatively early use in Bingham; this possibility is worthy of further consideration. The windows being flush to the outer brickwork also suggests a date prior to the Great Fire of London (1666), or not long afterwards, and the regulation afterwards for windows to be set back. There is therefore some justified reason to suspect a mid-late 17th century date for the building. The confidence to build a relatively tall house with thin walls and to front it with Flemish bond coursing, a pattern needing care to get right, would suggest a later date within the suggested timescale.

Only four timbers provided date from the dendrochronological survey. These included a date of between 1603-28 for a purlin in the main roof and a date of 1635-40 for a purlin in the roof over Room 9. These are surprisingly early dates. However, another main roof purlin and, more significantly, a ceiling beam have produced much later dates of 1757-82. These dates add some confusion to the overall picture and whilst reuse of older timbers for purlins may be suspected, the ceiling beam date is problematic. Whilst brickwork evidence in itself can be unreliable for dating a building, other factors present at No. 19 Market Place tend to support a later 17th century date for the building, with little reason to extend its origin through to the second half of the 18th century. However, this late date may yet prove to be correct; further tree-ring sampling might be considered to help resolve the issue.