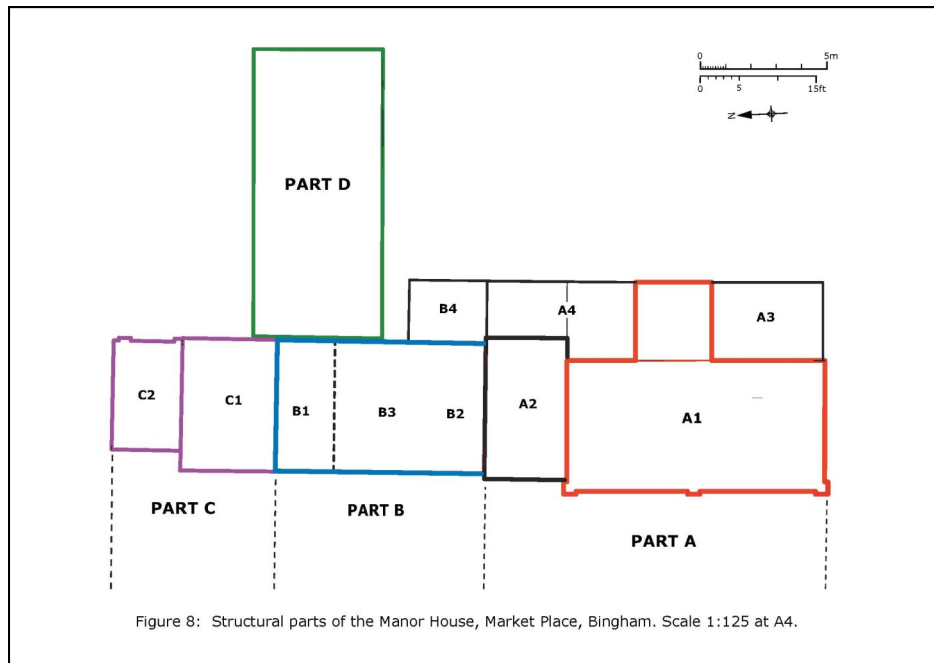


HISTORICAL ARCHITECTURAL SURVEY, 21/22 MARKET PLACE

“Bingham Manor House”

BUILDING DESCRIPTION

Structural parts of the Manor House described section by section below.



PART A1: Exterior

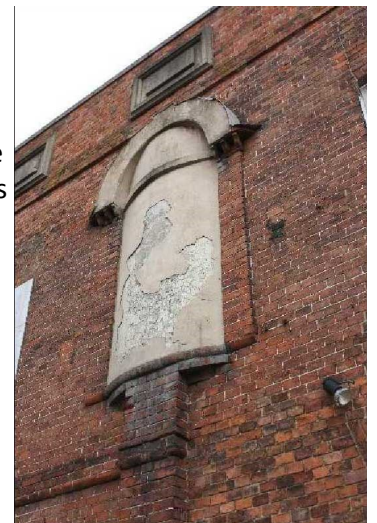


The most distinctive part of the Manor House complex is No. 22 Market Place (left), a Georgian-style building that faces west and stands prominent near the north-east corner of the Market Place. It is brick-built with stone and concrete dressings and has a gable-ended roof with plain tiles at the front and pantiles to the rear. It is of a 3-cell plan, comprising two rooms running north-south sharing an off-centre stack and, to the rear, a protruding stair-turret; later rooms were added to either side of this. The original plan is thus T-shaped, although rear turret part was not centrally positioned to the rear wall. In overall plan the building is (including pilasters) 10.5m (34ft) long and 8.4m (27½ft) deep. The turret itself is 3.1m (10ft) square.

The west street frontage has two corner pilasters and a shorter one beneath a central panel, two string courses and a parapet featuring three panels. There are four windows with gauged brick flat arches and projecting keystones; the bottom right window is an enlarged replacement

of the original one.

The central panel curves outwards and is defined by projecting brickwork to either side, a projecting round arch that is supported at the base by three small thin terracotta moulded brackets and, below these, a curving moulded platband (right). The upper panels feature projecting stone or concrete blocks with rectangular decoration.



The west façade brickwork is predominantly of orange-red bricks averaging thickness of 2¾ inches (60mm) laid in header bond. The mortar is a strongly contrasting white. An extent of the original brickwork has been replaced around the bottom right window and this has included the removal of the original string course above the window. The middle pilaster and the panel above it are not truly central as the walling to the right is slightly longer than that to the left. The building lacks the usual street entrance. To the right of the panel there are stains on the brickwork, the upper one forming part of a circle. At the time the house was listed in 1965 two insurance plaques were still *in situ* in these positions. The upper mark may match part of the outline of a fire mark issued by companies such as the Sun Fire Office or possibly even the Nottinghamshire and Derbyshire Fire & Life Assurance Company.



The brickwork on the side and rear elevations is different with headers and stretchers laid in irregular coursing, the bricks being about 2¼ inches (57mm) thick and 9¼ ins (235mm) in length. The east side, the stair turret and the central stack feature a dentilation course. The gable ends of the main range and the turret are raised and topped with modern blue and red brick courses (left). The north side of



the main range only shows above an adjoining lower structure and here it includes a garret window. Brickwork around this suggests that the present window with its segmental arch has replaced a slightly wider one with a higher arch with flared ends (arrowed, right). The full extent of the south side is now exposed and here much of the brickwork has been replaced at ground level when a window, similar to that at the front, was inserted to provide additional lighting to the south room (arrowed, left). The garret at this end was also lit by an off-centre tall window, whose original arch with flared ends still shows.



PARTS A2-A4 Exterior



Part A2: Adjoining the north side of A1 there is a two-storey tall building, one room/cell wide which, whilst set back from the west face of A1, nevertheless projects forward from the building extending from its north side (outlined in yellow, left). Whilst its appearance and brickwork are similar to the latter, it is internally connected to A1 and not the building on its north side (Part B); it is here designated part A2. On its west side it features a large window with a segmental arch and two smaller windows above it that light a bathroom and a WC. The ground level brickwork is 2¼ inches (57mm) thick and 9-9¼ ins (229-235mm) long, whilst the upper

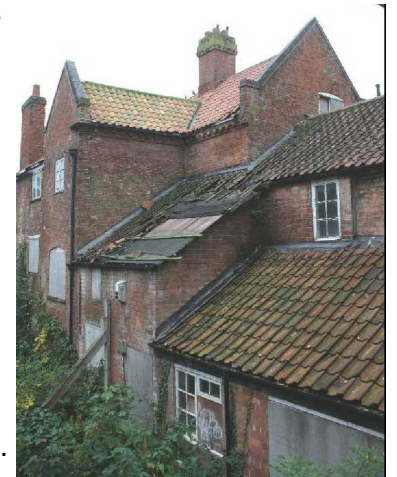
brickwork is thicker; this discrepancy is discussed further below. The east side of this addition has its upper brickwork (containing a window) exposed; this was rebuilt when parts A4/B4 were added (see below).



Part A3: A single-cell was added at the south-east corner of the main structure (right). This is slightly set back on the south side and it appears to abut the original build with only a few bricks acting as ties. The addition is three storeys high with its upper floor levels lower than those of the adjoining structure. At ground level there is a south-facing entrance with a classical pediment (left). The bricks at lower level on the south side are 2¼ inches (57mm) thick and 8⁷/₈-9¼ ins (226-235mm) long on average, but the brickwork above the doorway is of finer quality and thicker at 2¾ ins (70mm). On the east facing side the thinner, poorer quality bricks extend to a greater height. Whilst the south wall is one brick thick the east wall is only half-brick thick and it may have proved safer to rebuild much of the former rather than the latter.



Part A4/B4: A part single-storey, part two-storey lean-to addition was made at the rear of Parts A and B at some point in the mid-20th century. The two-storey section incorporated a corridor and a small room on each floor, whilst the single-storey section, with its thicker walling, contained a new kitchen.



PART A1: Interior

The Georgian building has at ground, first floor and second floor / garret level two rooms of unequal length that are separated by an off-centre space containing a stack, cupboards and recesses and, on the east side, an entry space leading off from the stair turret (Area 3). The main rooms are both 4.6m (15ft) deep and are, respectively, 4.8m (16ft) and 3.55m (11½ft) in length. The ground floor rooms are 2.85m (8 feet 4 inches) tall and the first floor rooms 2.76m (9ft) tall. The garret level to ceiling was 2.15m (7ft) tall. The turret is 2.8m (9ft) deep and 2.5m (8ft) in width. All six rooms were heated by back-to-back fireplaces set in a central stack 1.3m (4ft) thick. The principal rooms were lit by single sash windows in the west wall, whilst the uppermost rooms were lit by single windows in the end walls.



Rooms 1 and 2 at ground floor level were originally accessed through a near-central lobby next to the stack which one entered through a doorway from the stair turret. This doorway has been blocked off and new doorways created in the east wall of both rooms. The lobby provided direct access into Room 1, whilst another

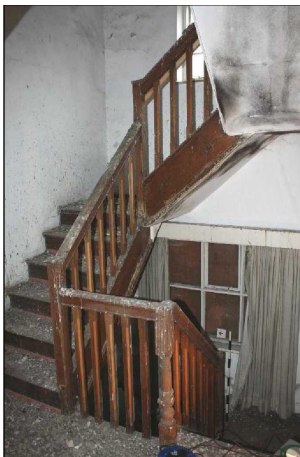


door had to be opened to enter Room 2. Both rooms are plastered, have wooden floors and have relatively

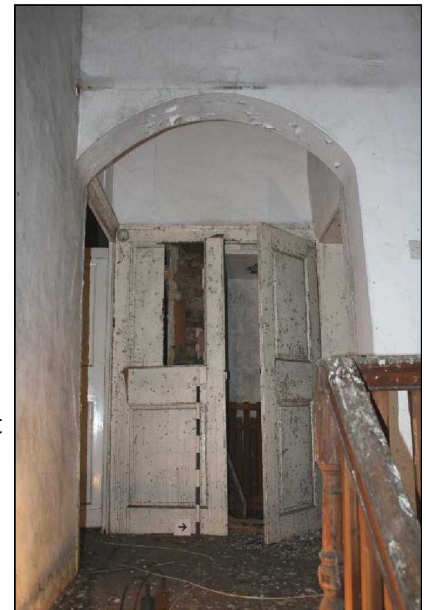
high ceilings. In Room 1 the first floor beam and joists are exposed and are probably replacement timbers. The ceiling of Room 2 is intact and bears a simple moulded decoration that is probably original. It is supported on an irregular chamfered cross-beam that rests on a corbel in the north wall (right).



Both rooms have fireplace openings showing but lack the actual fittings. That in Room 2 (left) is wide and not untypical of a kitchen with its long timber lintel and small cupboards to one side. A high level cupboard retains a panelled door with a lock and may have been a spice or valuables cupboard. Room 2 has a sash window, whose upper and lower parts both have a single large pane and narrower margin lights; this is so-called 'Oxford' glazing is from the second half of the 19th century (right; Chapman 1998). Room 1 has two larger windows that have been added during the 20th century.



The first floor level is reached from the rear stair turret (Area 3) which houses an open well staircase that is made from softwood and appears to be of 20th century date. This is lit from two windows in its east wall (left). Off the staircase an arch straddles the entrance lobby to the bedrooms (Rooms 4, 5), with a storage cupboard standing between them (right). The cupboard's doors and those to the bedrooms and a connecting cupboard in Room 4 are doors with two fielded panels, probably of 18th century date, attached by L-shaped hinges. Both rooms have had the fireplaces removed and the openings filled in. The rooms are tall, like the rooms below them, and each is lit by a window similar to that in Room 2. In Room 4 there is a recess in the north-west corner with a slightly higher floor area. A line in the west wall suggests that the walling may once have continued across (left), although the cupboard space in Room 5 behind here gives no indication of any alteration, or evidence that the niche showing at the front of the west wall had once curved inwards and extended beyond the back of the wall.



The staircase rises to a second floor/garret level and to an entry hallway leading to Rooms 6 and 7. A series of small timber trusses are exposed along the hall, with the timbers held together with pegs (right). Both rooms have doors like those on the floor below and Room 7, the smaller room of the two, retains



a bedroom fireplace (far right). The rooms are partly within the roof-space, with longitudinal purlins running on either side. Upper roof timbers now exposed would have been hidden by now lost ceilings. A loft hatch shows in Room 6.

PARTS A2-A4: Interior

The adjoining structure A2 contains a single room (Room 18) at ground level, 5.15m (17ft) deep and 3.2m (10½ft) across. Doorways lead off to stairs down to an underlying cellar (Room 19) and to stairs to a bathroom (Plate 35) and a WC above (Rooms 20, 21). At neither level is there a connection through to or from the building on the north side. The two-panelled door leading to the cellar steps has probably been moved from A1 (?the original door off the stair turret), whilst the two-panelled door to the upper level appears to be of a different design.



The cellar (left) is sizeable with its walls just stepped in from those above ground level by a matter of inches, giving dimensions of about 3m x 5m (10ft x 16½ft). It has a barrel-shaped roof and low thralls on either side. It was lit by a now blocked up sunken light in the west wall. A straight joint in the east wall suggests that there may have been a recess under the stairs and that the thralls may have been added later.

The ground floor room has a wide fireplace and is lit by a large window in the west wall. Its ceiling height is low compared to the adjacent rooms in A1 and it has two exposed ceiling beams (right). Access to this room is through an inserted doorway in the north wall of Room 2, from along a corridor from the stair turret or a back entrance in parts A4/B4; there is no street access. The upper rooms are reached up the steps and through another open arched-over entrance (as in A1).



The addition A3 in the south-east corner of A1 provided a heated entrance lobby on the south side of the building, entered through a wide door with a pediment above it. This has a paved floor, high skirtings, panelled walls, a fireplace and exposed floor joists (left); there is also serious dry rot. The two floors above it are set at levels to match the stair rises and have both been used for bathrooms in recent times.

PART B: Exterior



This structure is here subdivided into sections B1-B4. It may once have been a discrete unit, possibly two adjoining small houses / cottages in earlier times (B1, B2), later modified by the creation of a garage (B3), and the rebuilding of much of the first floor level. The west street frontage features a wide garage door in the centre of the façade, its doorway set between protruding brick pillars with rounded corners (left). To the right of this there is a short stretch of relatively thin bricks, 2-2¼ inches (50-57mm) thick and 9¼ ins (235mm) long, laid in English garden bond. To the left of the garage entrance there is a longer stretch of bricks of similar dimension but laid in an irregular manner.

Just left of the garage pillar there is a straight joint that may indicate the left jamb of an infilled window; one of its dark bricks is inscribed with initials I.D. and the date 1778 (right).



A straight joint running the full height of the ground floor indicates the north-west corner of Part B and the beginning of Part C. Brickwork about 6 courses thick running above the garage door probably indicates that the two areas of lower areas of brickwork are indeed contemporary, despite differences in their coursing. The upper brickwork along the whole west side of Part C is noticeably thicker and is laid in Flemish garden bond. It appears to coincide with the upper brickwork of Part C, suggesting a major rebuild of the upper parts of both parts in the 20th century. Similar brickwork shows on the rear east wall at the same level; here all of the lower brickwork is plastered over or obscured by later additions.

PART B: Interior



The south end of Part B is unknown as the building of A3 may have entailed the removal of its original end. Although it is not wholly clear, the thin wall separating the two structures (which includes a wide stack) is probably structurally part of A3 as it has the north cellar beneath it. The ground floor area is now separated into a single narrow room (12) and the garage space (B3; Room 13), which features the back of the stack of the fireplace to Room 18, a low thrall and a water pump (left). The concrete floor, the north wall and an entry in the east, back wall are contemporary to the garage entrance in the west wall. Part of the original north wall of B1 still survives at the north-west corner. A gap separates this from an end wall fireplace



composed mainly of 2¼ inch (57mm) thick bricks (left). Another fireplace was added to the back of this when part C was added (right).

A marking in the back wall of the garage might possibly be indicative of a lost wall join, suggesting that the former fireplace may have heated a room about 10 feet (3m) deep (north-south) and 15 feet (4.7m) across (east-west).



The first floor level plan is different, with two bedrooms of differing sizes (Rooms 16, 17) and a partition wall forming a back corridor. There is no internal structural evidence to date this part of the building. A curious fireplace in Room 16 has a wooden surround with a foliate design which may be a 20th century addition to a 19th century grate that also bears a floral pattern (right). That this first floor level is now only accessible from later additions C and D further indicates it is principally a 20th century rebuild (with perhaps the exception of the fireplace to Room 16).

PART C

The north end of the street-fronting part of the Manor House complex consists of two cells, C1 and C2 (right). The former is a single room added to part B, two storeys tall and with a porch entrance to the street that has a nameplate *Manor Cottage*. The lower brickwork is 2⅝ inches (67mm) thick and 9-9¼ ins (229-235mm) long, whilst the upper brickwork is part of the later rebuild previously mentioned. Part C2 is a single-storey cell added



in the later 20th century cell and built with all stretcher brickwork. It has a separate entrance on the north side facing the entrance into Robert Miles Junior School.



The ground floor interior of C1 (Room 11; right) has been opened up to incorporate C2 (Room 14). There is a straight flight of stairs to the upper floor and a low plank door to the below stairs area which appears to have been reused from elsewhere. In this space there is earlier brickwork showing in the back wall (not covered by plaster as elsewhere) and evidence of a brick floor surface 25cm down made of bricks 2¼-2½ inches (57-63mm) thick, suggestive of a late 18th century date. On the upper floor there is a single bedroom (Room 15) with a fireplace (left).



PART D

This is an east-west aligned non-domestic brick and pantile building, erected in the mid 19th century that replaced two earlier buildings on this part of the site. It abuts the east side of parts B and C. It may originally have been a stables, with ground floor compartments and a fully open 3-bay hayloft, although it was more likely a multi-purpose workshop with storage above.

The south elevation side shows a large opening at the west end (now partly hidden by B4), over which there is a brick arch and stone lintel. Beyond this a long steel beam has been inserted and the lower brickwork altered to create changed openings. The upper level has a delivery door, two tall windows and a later added window for lighting a bathroom. The north rear elevation (which could not be seen) has no evident openings.



The ground level area was divided into two parts by a brick thick wall which appeared to have a blocked doorway at its south end. Whilst the north area was inaccessible to the writer, the south part had several small rooms, including a narrow room (27) with a small fireplace at one end, vertical timber panels (Plate 38) and a ceiling with scissor bracing (Plate 39). The room also has a line of pegs on one side and was most recently used as a WC. The upper level has a wooden floor and is largely still open and spacious (Plate 40). At the west end there is an opening through into the house and here a kitchen and bathroom have been created.

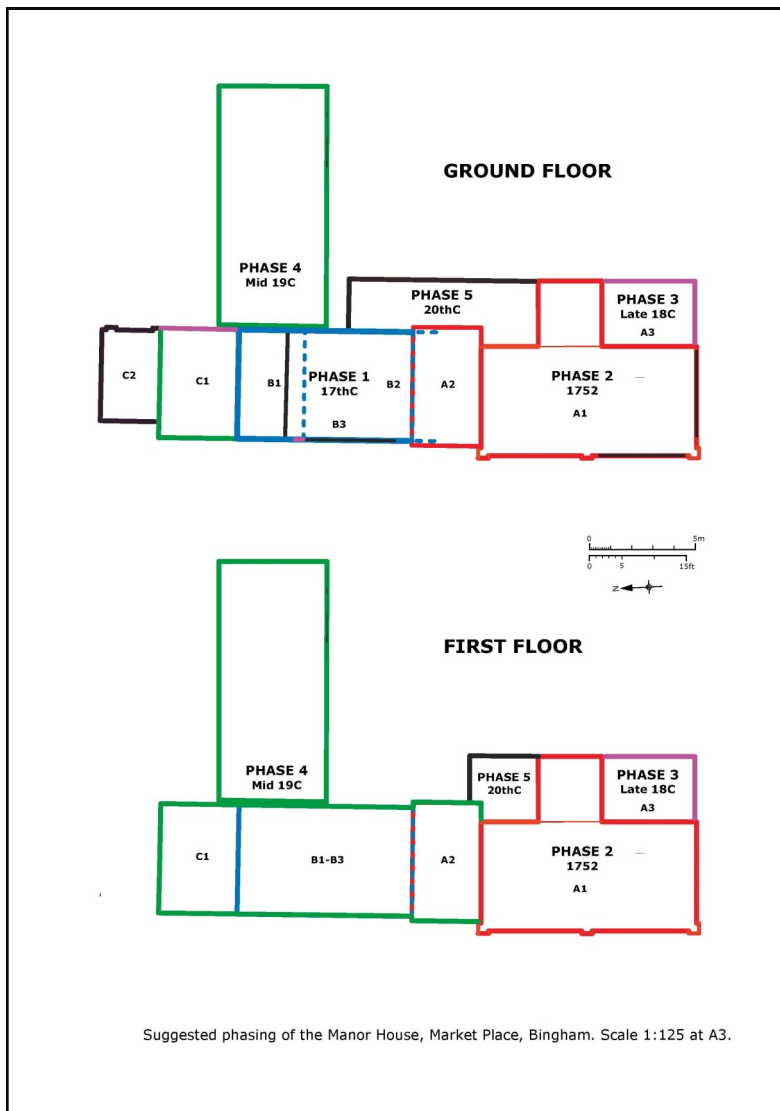


4. PHASING AND INTERPRETATION

(see plan below)

PHASE 1: The earliest building on the site is part B, of which only part of the ground floor structure now remains. Differences in the west site brickwork casts some doubt over it having been of single build, although this is more likely to be the case. Most of the lower front west wall is now lost due to a later garage frontage being put through but the lower part of the back east wall is still largely intact and this might provide the answer should the covering plasterwork ever be removed.

How far part B extended southwards is not clear as the wall between Rooms 13 and 18 most likely belongs to the next phase; the corner joins are not exposed or clear enough to be sure but the underlying presence of the



north wall of a later cellar beneath it supports it. It is possible that the present wall is a rebuild on the line of a Phase 1 end or an internal wall. The suggested position of a former internal dividing wall, as mentioned above (top of page 16) will have formed a middle or south end room about 15ft (4.5m) square, if this was the case. The overall outer dimensions of a 2-room house would have been 8.3m (27½ ft) in length by 5.2m (17ft) in depth.

The brickwork indicates a likely 17th century date for the lower structure. This building may have been part of a complex that belonged to the John Bradshaw who died in 1721.

PHASE 2: Georgian house

Part A1, the Georgian-style building, was most likely erected in 1752 or not long afterwards according to the dendrochronological evidence (see separate report by R. Howard). It is one of several Bingham buildings that follow a distinct 3-cell unit plan, with two rooms in line and a projecting stair-turret to the rear. This one though lacks an entrance in its street frontage and instead had its principal entrance in the stair turret at the rear. Whilst a proportion of 17-19th century houses had side entrances, rear ones are rare and especially so in

an urban or semi-urban context. More Georgian buildings without street access may once have existed in English towns but have since been altered with introduced shop frontages.

The building is also unusual in having a front wall built largely in header bond brickwork, a technique usually associated with curving walls and considered not as structurally sound as English bond, where a header course alternates with a stretcher course. Even the re-set brickwork around the lower right window was put back in the same manner. Headers were occasionally used for facades on 18th century buildings (mainly in south-east of England), being thought to provide a pleasing appearance (Woodforde, J. 1976, 76).

The inclusion of a central niche or a recessed panel / blind window is not that unusual for a Georgian frontage but these are usually set above a prominent doorway (e.g. Sherman's at Dedham, Essex). In this instance there is an outwardly curving centre to the panel and no doorway; it is meant to be the prominent frontage feature but its meaning is not obvious. Overall, the building is somewhat quirky and possibly unique.

The ground floor rooms appear to have been designed to function with a parlour (Room 1) and a hall (Room 2), with bedchambers on the first floor and extra bedrooms or servants' quarters in the garrets. Although there are a number of original doors, a room with ornamental plasterwork and exposed timbers (some with chamfers), the building generally lacks interior detail of any merit and fails to match the promise of its street frontage. One unusual interior feature is its abundance of storage space.

The tree-ring dating evidence from a cross-beam also indicates that part A2, the lower addition at the north end, is contemporary or near-contemporary to A1. Although similar in appearance and height to the pre-existing part B (and with the same angle of street alignment) part A2 is still internally connected to No. 22 and is included in its listing description. The south wall of its cellar is in close proximity to the north wall of A1 and is largely built in the header bond found in the latter's frontage. Above ground level part A2 appears to butt up to A1 but it may



indeed be structurally connected. Where a comparable building has been removed next to the south side of A1 there is clear evidence for extensive brickwork repair that includes a straight joint where walling was probably tied in (arrowed, left). The contrast between A1 and A2 results from the sequence of building and the different design elements, rather than any necessary major difference in date. Part A2 was probably used as a kitchen and although the present doorway between Rooms 2 and 18 appears to be a clumsy later insertion, it may be an enlargement of an original narrower entry. It is unlikely to have been a self-contained service room. There may have been an external access point near its south-east corner allowing independent access to the large cellar, perhaps from an external brewhouse.

In terms of design, the Georgian house's wide-frontage T-shaped plan with a central stack was introduced in the 17th century and used well into the 19th century (Brunskill 1997). This usually entailed a front entrance lobby but in A1 this space was used for storage instead. With its rear entrance, the question remains of how anyone actually reached the entrance from the outside. Both the 1776 drawings and the 1840 plan

show a continuous street frontage along the east side of Market Place. Either access was through a carriageway in the adjacent building (since lost) or it was through a gap between buildings on the north side of Church Gate that shows on the 1840 map. By the time of the 1883 map this gap was infilled and the space next to the Manor House had been opened up; this suggests that the former may have been the main access point.

Whilst the lack of a street entry may have been intended as a means of ensuring privacy for the occupant, another possibility remains. A 1752 construction date is not that long before the opening of the Nottingham-Grantham turnpike road (1759). Could this building have been a speculative development of an inn in anticipation of an increase in horse-drawn travellers requiring overnight accommodation and stabling? The stair turret would allow free access to the bedrooms, whilst the ornamental panel at the front of the building could have announced the name of the establishment. Room 1 may have been a public space and Room 2 a more private dining area, positioned next to the kitchen. This, however, remains speculative.

A construction date of 1752 closely follows the death of John Bradshaw (1687- 1751). Although this John's will does not survive, his son John probably inherited enough property and wealth to initiate the building of the Georgian house. Its design may have been influenced by a pattern book and it may have been built by a member of the Bingham-based Doncaster family, whose activities ranged from brick production to building and to design. Whilst other relatives invested in the turnpike trust, he may have considered this as another way of benefiting from the improvement. Whether an inn was intended, came into fruition or lasted for a period may never be known. There is at least one unaccounted public house in Bingham, the White Horse, which was mentioned in a letter of 1777 (Lincs. Archives LD24/2/1/b/30). At the time of the 1776 survey Bradshaw was listed as having a house and garden. This in itself does not rule out it having a commercial use.

An indenture of 1705 concerned an agreement for a house between Edward Peat, Gent. of Bingham and John Bradshaw, innkeeper of Bingham. Bradshaw left an inventory that makes clear that he had a not insubstantial property that included his own house, a warehouse, glazing shop, yard shop, work house, stables and a separate worker's house. Many of the goods relate to his work as a glazier, plumber and mercer, whilst barrels, malt and querns in the cellar may corroborate an earlier role as an innkeeper. The occupation history locates John's half-brother, George, at what is now the Butercross Public house, formerly the Crown. This or the Manor House could have been the "missing" White Horse Inn.

Whether originally used as an inn or, from its completion, as a private residence, the house's use was to subsequently vary during the next two and a half centuries. Its use in the early part of the 19th century is a grey area but members of the Grant family may well have lived in the house then. By 1840 it was being used as the equivalent of a farmhouse when the Barrotts occupied the site. John Barrott, aged 85 at the time of the 1841 census, may have been there some time already. For most of the 19th century it was at the heart of a small farm complex, whilst part B to the north was being used by tradesmen. In the 20th century the house was again used as a private residence, and as an office and shop. After its listing in 1965 it may have suffered from the attention of thieves as it has since lost its fireplaces and fire marks.

PHASE 3: A few alterations are likely to have occurred in the later 18th century, perhaps all in 1778, the date on a brick in what may be a small infilled window in part B (mentioned above). The initials I. D. probably stand for John or Jasper Doncaster, the latter being a Bingham bricklayer who died in 1779. He evidently carried out some alterations that may have included the building of a heated entrance hall (with extra bedrooms above) to the Georgian house (part A3). This has a pediment over the entrance, possibly moved from an original position at the stair turret. This moved entrance may provide further evidence for an adjacent through-passage from Market Place as its position butts up to the narrower north end of plot 28 shown on the 1840 map.

It is also possible that the L-shaped building shown at the north end of the site may have been built then to house a bakery. Brickwork consistent with this date shows in the back wall of part C.

PHASE 4: The L-shaped building was demolished in the mid-19th century and replaced by a north domestic one-room extension (C1, *Manor Cottage*) to the 17th century house (part B), and the building of an adjacent new workshop range (part D). Perhaps the most significant change may have been the rebuilding of the upper level of part B (along with A2) to perhaps divide the building on a horizontal level and create an upper living area. This is suggested by the staircase in C1, which before the addition of C2 in the 20th century, was entered directly from the outside and not from within part B. The census returns suggest that two households lived in parts B and C and the division may have been one above the other.

PHASE 5: A final series of changes occurred during the 20th century. These included the additions of A4, C2, the creation of a garage/workshop within part B (Room 13) and alterations to the Georgian house. The staircase was replaced, kitchen facilities moved out of A2 to A4 and new back corridors created at ground and first floor levels to improve flow through the property. Two new large 3-part sash windows were inserted to provide extra light to Room 1, suggesting a change of function to probably a commercial use. The keystones over these windows suggest that this occurred in the 1920s-40s. Prior to this the panels in the parapet may have been recesses only; the present projecting concrete blocks appear to date from this same time.

CONCLUDING STATEMENT

The Manor House complex has been so much altered that it is not easily interpreted and the above is only one attempt at making sense from the remaining evidence. Further information may well be recoverable should the building be seriously renovated from its present run-down condition.