

**AN ARCHAEOLOGICAL WATCHING BRIEF  
AT EPPERSTONE MANOR, EPPERSTONE,  
NOTTINGHAMSHIRE, 2007-10**



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**A Report for FC7 Ltd**

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## SUMMARY

- Between 8<sup>th</sup> March 2007 and 17<sup>th</sup> February 2010 Trent & Peak Archaeology conducted an archaeological watching brief at Epperstone Manor, Main Street, Epperstone, Derbyshire on behalf of FC7 Ltd. The work was required by Newark & Sherwood District Council, the local planning authority, to monitor proposed building works that might affect archaeological remains on the site. This was a planning requirement under the Planning (Listed Building and Conservation Areas Act 1990) for Application No. 05/01840/LBC.
- Epperstone Manor House is a Grade II listed building located within the village of Epperstone, Nottinghamshire, at SK 6498 4851. The house sits at an elevation of approximately 133m O.D. and is close to the parish church of the Holy Cross. A number of historic outbuildings lie immediately to the south-east of the Manor House. These include a Grade II listed dovecote, gateway and stable/barn and, further to the east, an unlisted cottage and former stable/barn. A modern block to the north-west of the Manor House was probably built in the 1960s. Gardens relating of 18<sup>th</sup> and 19<sup>th</sup> century origin lie to the south of the house.
- Up until about 2005 the site was occupied by the Nottinghamshire Police Authority and used as its Police Training Centre. The main building has since been converted into a number of apartments and the historic outbuildings renovated and made into new residences. Some 19<sup>th</sup> century farm ranges were demolished and a hot-house taken down and their positions used for New Build. New housing was also built on the site of modern teaching buildings at the west end of the site following their demolition at an early stage of the works. Some former police houses built in the 1950s on the north side of Main Street, have been renovated for resale. In all 53 dwellings have been refurbished or newly built.
- The north-east part of the present Manor House may possibly have originated in the 17<sup>th</sup> century. The house appears on an estate plan of 1734 extending along Main Street. The building then appeared to lose its west end before being enlarged in 1867 and again in c.1894. As well as enlarging the house, the internal layout and flooring of the earlier parts were also significantly altered in the 19<sup>th</sup> century. The developmental history of the building is still not fully clear. An ornate fireplace and overmantel, along with early panelling dating from the late 16<sup>th</sup> – early 17<sup>th</sup> century, may have come from part of the building or, equally, may have been transferred from the 'old hall' that stood to the south-east of the site and which was demolished in 1800.
- The dovecote / pigeoncote is possibly the earliest known building on the site, clearly dating from the 17<sup>th</sup> century, although the original part of the cottage may possibly be earlier; the latter was extended to the both the west and the east prior to 1734. The two barns / stables were built c.1700. With the house being greatly enlarged in

the second half of the 19<sup>th</sup> century, other agricultural buildings were also built or enlarged at this time. The original stables were replaced by a long range to the south and a hot-house erected between 1887 and 1900. During the 20<sup>th</sup> century the east barn was converted into the village hall; this entailed substantial alterations being made to the historic fabric of the building. The alterations made to the other buildings were relatively slight, generally restricted to modifications to floor levels and doorways.

- The most extensive alterations within the house involving internal ground works were within the west part of the building, in parts known to date from 1867 and 1894. A number of original features were revealed, including a well and previous floor surfaces. In the house keeper's room structural elements pre-dating the late 19<sup>th</sup> century were uncovered. These included an east-west wall with thin brick walls attached and parts of a gypsum floor.
- Preparation works for new housing to the south of the east barn established that beneath modern demolition debris there were levelling layers relating to the construction of ranges of agricultural outbuildings in the late 19<sup>th</sup> century. Two walls possibly dating from the mid 18<sup>th</sup> century were encountered in the south-west part of the development area. Whether they related to buildings or boundary walls could not be established. A culvert pre-dating the erection of the outbuildings was located in the north-west of the site. No evidence was found for the 'old hall.'
- No archaeological levels were found at the west end of the site. Here preparatory groundworks for the 1960s police block had involving levelling of the site and the build-up of ground level with imported material. Works for the new housing here did not penetrate below these levels.

## **AN ARCHAEOLOGICAL WATCHING BRIEF AT EPPERSTONE MANOR, EPPERSTONE, NOTTINGHAMSHIRE, 2007-10**

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### **Acknowledgements**

Fieldwork was undertaken by R. Sheppard with assistance from L. Platt and B. Lewis. The project was managed by R. Sheppard.



## **1. INTRODUCTION**

An archaeological watching brief was carried out by Trent & Peak Archaeology on an intermittent basis between 8<sup>th</sup> March 2007 and 17<sup>th</sup> February 2010 at Epperstone Manor, Main Street, Epperstone, Nottinghamshire, centred at OS Grid reference SK 6498 4851 (Figures 1 to 3). The site is located to the south-east of the parish church of the Holy Cross and comprises the Grade II listed Epperstone Manor House and a number of outbuildings (including a Grade II listed dovecote / pigeoncote and barn), located to the south-east. To the north-west of the Manor House there were modern buildings used by the former Police Training Centre which have since been demolished. Gardens dating from the 18<sup>th</sup> and 19<sup>th</sup> century occupation of the house lie to the south.

Trent & Peak Archaeology was commissioned to carry out an archaeological watching brief for FC7 Ltd, following an earlier commission from Frudd Construction & Building Services which subsequently went into administration. The work was required by Newark & Sherwood District Council, the local planning authority, to monitor proposed building works that might affect archaeological remains on the site. This was a planning requirement under the Planning (Listed Building and Conservation Areas Act 1990) for Application No. 05/01840/LBC. The site lies within the Epperstone Conservation Area, designated in 1972.

Up until about 2005 the site was occupied by the Nottinghamshire Police Authority and used as its Police Training Centre. The main building has since been converted into a number of apartments and the historic outbuildings renovated and made into new residences. Some 19<sup>th</sup> century farm ranges were demolished and a hot-house taken down and the sites used for building modern housing. New housing was also built on the site of modern teaching buildings at the west end of the site following their demolition at an early stage of the works. Some former police houses built in the 1950s on the north side of Main Street, have been renovated for resale.

The watching brief was carried out to monitor ground works within the buildings being renovated for re-use and on the preparatory works for new buildings on the site. Fieldwork was carried out following the approval of a written method statement (WSI) by Newark & Sherwood District Council. The project was managed by R. Sheppard who also undertook the fieldwork with assistance from L. Platt and B. Lewis.

## **2. SITE BACKGROUND**

### **Topography and Geology**

Epperstone Manor sits at an elevation of approximately 133m OD. The Geological Survey of Great Britain (England and Wales) Sheet 126 1:50,000 identifies the underlying geology as Keuper Marl (Mercia Mudstone) with thin layers of sandstone skerries.



### **Historical background**

Roman coins were discovered in the vicinity of the site close to Dover Beck in 1776 and a Roman villa was excavated in Epperstone in 1961 (Ward 2001).

The earliest reference to occupation within the area is found within Domesday Book where a settlement at Epperstone and Woodborough is recorded of 2100 acres of cleared land, meadow and pasture woodland. Five mills and a church were also present though it is specifically mentioned that no hall existed.

The Howe estate plan of 1734 is the earliest documentary evidence corresponding to the current Manor House and grounds. A house shown on the site was that of the agent Mr Dufty, and this building may well have originated in the mid-late 17<sup>th</sup> century. A large building located to the south-east of the Manor House is possibly the former hall, which was pulled down in about 1800 (Ward 2001).

Epperstone Manor House and its associated buildings remained little changed between the First Edition Ordnance Survey map of 1900 (Figure 4) to the publication of the 1962 Ordnance Survey edition (Figure 5). The principal alterations documented are the removal of a number of small outbuildings to the south of the cottage and the erection of a building located immediately south of the east barn.

## **3. WATCHING BRIEF METHODOLOGY**

### **Objectives**

The objectives of the fieldwork were in accordance with the WSI produced by R. Sheppard of Trent & Peak Archaeology on behalf of FC7 Ltd and agreed by Newark & Sherwood District Council.

### **Methodology**

The redevelopment work within the buildings was undertaken using a combination of a machine fitted with a toothless ditching bucket and hand excavation. Topsoil stripping and trenching for services outside the buildings was undertaken using a machine also fitted with a toothless ditching bucket. There was an archaeological presence during all works deemed to have a potential archaeological impact. All exposed surfaces were inspected by a suitably qualified archaeologist and any archaeological deposits hand cleaned and recorded where appropriate.

For the purpose of the report the buildings and associated features have been described as lying east to west.

## 4. RESULTS

### THE BUILDINGS

#### **The West Barn** *Plates 1-5*

The west barn is a Grade II listed building which is shown on the 1734 estate map. It is a two storey brick building which is orientated east to west. The 0.4m thick walling is constructed in Flemish garden bond with bricks measuring 2 $\frac{3}{8}$  inches (60mm) thick and 9 $\frac{1}{2}$  inches (240mm) long, suggestive of it being of late 17<sup>th</sup>- early 18<sup>th</sup> century in date. Dentil ornamentation beneath the cornice is present. The building is of five bays with a pantile covered roof comprised of principal rafter trusses with collars, side purlins with windbraces up to the principals, and wall brackets which support the feet of the principal rafters as there are no tie-beams. The brackets are cut from grown crooks and are fastened to the feet of the principals by tusked iron pins with tenons over stout washers.

Original entrances were located on the west gable wall at the south end, since blocked up, and on the south elevation, since widened. A later doorway was inserted on the north elevation giving direct access to the road. Pitching holes are located in the east and west gable walls. An original stone three light mullion window was also present on the south elevation.

On the ground floor a central wall divided the building into two rooms, the dimensions of the eastern most being 4.81m long by 5.84m wide and the western one 7.37m long by 5.81m wide. The ground floor room was 2.22m from floor to ceiling beam. The wall is a likely later insertion as it used a mixture of bricks measuring 2-3 inches thick. Two doorways are present within the wall providing access between the rooms. The floor was of brick.

The axial ceiling beam is original, although the joists for the first floor appeared to be replacements. Air vents were present within the brickwork at a similar height to the ceiling beam. The internal walls had been whitewashed, although the ceiling beams and joists remained unpainted. Later metal tie plates extended from the north to south elevations on both upper and ground floors, providing additional support to the building.

Access into the hay loft was via an internal staircase abutting the west gable wall, to the north of which a small room existed beneath the stairs.

During the renovation work the brick floor was removed and the ground level reduced by machine by 0.47m. It was clear that the floor had previously been raised by 0.35m as a step for joists survived in the central wall. A foundation course comprising gravel, brick fragments, and sandy soil had been deposited, over which a layer of plaster was laid. This may have been a floor surface or the foundation for the brick floor. A 19<sup>th</sup> date was suggested for the raising of the floor level by pottery, glass and brick fragments found within the lower foundation course. The internal

ground works also established that the external brick walls of the building rested upon a stone foundation of at least 5 courses which exceeded 0.47m in height.

Trenching alongside the building adjacent to the road revealed a double course of blue engineering bricks dating to the 19<sup>th</sup> or 20<sup>th</sup> century which had been used to raise the northern threshold, probably at the same time the floor was raised. The original external brick plinth was present, extending around the remainder of the building and resting upon the stone foundation.

The characteristics of the building suggest that it was originally a stable. It had a tall floor to ceiling height and controllable ventilation and was lit by the ground floor mullioned window. No feeding passage was present within the building. Typically individual stalls for the horses were between nine or ten feet (2.7m to 3m) in width (Brunskill 1987 76), so this building may have housed up to four horses; spacious stalls were considered necessary for the comfort, health and safety of horses. The pitching hole in the north gable wall indicates that the loft over was used as a hay loft. Within the stall at the head would have been a manger for oats and a rack for hay, the hay often drawn down from the loft through a hatch above the rack.

### **The Dovecote** *Plates 6-10*

The dovecote / pigeoncote is one of three Grade II listed examples in the village and is also shown on the 1734 estate plan. It is of red brick construction in an irregular Flemish garden bond and has a first floor string course with a pyramidal plain tile roof. An early-mid 17<sup>th</sup> century date for the building is suggested by the thin 2-2¼ inch (50-57mm) bricks used in its construction. The walls are thick at 0.8m. The doorway on the south elevation had a chamfered flush ashlar quoin surround and plank door, above which there was a single panel with raised brick surround and two rows of openings for birds. An arched doorway on the east elevation had been blocked.

Internally, the dovecote measured 5.2m by 5.8m. It had a later brick floor. Two original brick piers supported chamfered ceiling beams, although the joists and floor boards were later replacements. A secondary joist towards the rear of the structure was a reused rail from an earlier timber-framed building. Access to the first floor was via a stair located in the south-west corner of the building, the current timber stair being a later replacement.

The brick nest boxes and perches were carried on corbels. The roof structure consisted of a pair of tie-beams with struts to purlins and hip rafters.

The brick floor was removed during the renovation work and its sand foundation hand excavated down to the underlying bedrock. The work

revealed that the dovecote walls were built directly on the bedrock with no foundation trenches evident.

### **The East Barn *Plates 11-14***

The barn is also shown on the 1734 estate map. It is a two storey building which is orientated east to west. It is built of red brick laid in irregular Flemish garden bond set on a rubble plinth. The bricks showing on the road-side average a thickness of 2 $\frac{1}{8}$  inches (53mm), a size indicative of 17<sup>th</sup> century date. Dentil ornamentation beneath the cornice is present. Four cross tie plates, the same as those in the West Barn, were also present. The building is 22.15m and 8 bays long and 6.5m across.

The building has a pantile roof comprising original oak principal rafter trusses which have collars and tenoned or threaded purlins (the type of purlin could not be ascertained due to later metal supports obscuring the timbers), with pairs of windbraces up to the principals. The east end was originally a stable, the double stable door being located in the south wall, now blocked, although the pintles and catches for the door survived. The barn is much altered, with the insertion of fenestration and later brickwork showing on the south side. The interior was much altered to create a village hall with a stage.

The existing floor within the central part of the building was taken up during the renovation work. It comprised a plank floor resting upon joists which were supported on sill timbers, which in turn rested on brick sills which ran longitudinally to the building. Re-deposited clay and rubble lay directly beneath the floor. A north to south aligned trench 1.4m in width was excavated across the centre of the building. At a depth of 0.4m an earlier red tiled floor was encountered. No finds were recovered to assist with the dating of either floor.

Interpretation of the East Barn is problematic, due to the substantial alterations undertaken which has removed much of the original internal fabric of the building. Its eastern half was certainly a stable and probably functioned in the same way as the West Barn. The ground floor of the western half may also have been a stable or a room associated with horses such as a harness room where the various horse fittings and gear were kept. Both the East and West Barns probably ceased being used as stables by the late 19<sup>th</sup> century as by 1883 new stables had been built to the south.

### **The Cottage *Figure 6, Plates 15-20***

The full plan of the cottage is present on the 1734 estate plan, although its plan and structural variations suggests a phased development and subsequent changes.

The earliest part of the building, C, is mainly stone built with walls 0.4m thick and a small internal space of c.3.5m x 4.5m. The original stone north gable wall was replaced by one of brick, although the lower stone courses were retained as a foundation, and the roof structure was renewed in the 19<sup>th</sup> century. The current brick fireplace is built of mainly 3 inch thick bricks. Much of the south gable wall was also rebuilt in brick for the insertion of a large window. The opening in the west wall was altered / reduced and a length of brick walling inserted. Most recently, stairs to the upper floor were located in the south-east corner of the building. The ceiling had large closely set oak joists with a gypsum floor covering a reed base.

The ground floor of C was reduced by 400mm, revealing an ash pit with an internal space of 360mm x 480mm in front of the fireplace. This was made of mortared bricks with a moulded edge and still retained an ashy fill; no dating material came out of the pit. The bricks here, in the lower part of fireplace and some still surviving parts of a contemporary brick and stone floor surface were of 2½-2⅝ inch (63-67mm) thickness, indicating an historic origin. The floor level had been later raised with soil and brick and tile fragments.

The estate plan shows that the cottage had been extended both on its west and east sides by 1734. The west side (A and B) was built with bricks 2⅜ inches (60mm) thick and up to 10¼ inches (260mm) long, suggesting a date in the first half of the 18<sup>th</sup> century, not long before the estate plan. This 4-bay addition created additional living space with a room to either side of an off-central corridor (later fronted by a porch), and a roof-structure with the original part (C) still gable-fronted to the road, and the addition's roof running parallel to it. Part A and B has a later slate roof comprising three principal rafter trusses and collars with threaded staggered purlins. The north wall is buttressed towards the street.

An infilled doorway is visible on the exterior west wall providing access into A to the south of the fireplace. The former stairs were located at the northern end of B. A black and red tiled floor was present in the ground floor of A which was set in 0.12m of sandy rubble, which in turn rested upon a 5cm thick foundation of sandy clay containing tile, brick and plaster fragments which lay above the natural clay. The ground level in B was also reduced to reveal similar deposits.

The east end (D and E) was also present in 1734 but this end has been much altered. This part formerly extended further to the south and its south wall was coursed into the south-west corner of the East Barn. This part was a narrow roofed section taken down prior to the watching brief. The brickwork of the barn here matches that in A and B, suggesting a major building phase may have occurred. This entailed the extension of the cottage to either side of its original stone-built part, and either the extension westwards of the nearby barn or a major rebuilt of the latter's existing west end.

The possible infill section, C and D, between the cottage and the barn, was later altered. Only the lower courses from this phase survive, subsequently used as the foundation for the current building, the walls of which are built of bricks measuring 2½-2⅝ inch (63-67mm) thick and laid in English garden wall bond. Before the works D was a kitchen and D included a toilet.

The internal rubble ground floor in E was reduced by 0.64m, exposing a brick floor with four low brick features arranged along both the west and east wall and further raised brickwork in front of the entrance in the south wall; these are most likely the bases of thralls (low benches), often built for raised storage in cellars, basements and farm buildings. In the northern part of E the brick floor sloped from the side walls into a central drain. The basement here was originally self-contained and entered from an entrance in the south side; this was blocked up when the floor was raised. The floor in D was also lower and originally of brick (later raised with rubble), but lacked the brick features and drain present in E. The narrow dimensions of D and E suggest former service uses.

The Cottage may have started (possibly as early as the 16<sup>th</sup> century) as a typical one-unit dwelling, consisting of a single ground-floor room and loft space above, probably originally reached by ladder. Cottages such as this were once widespread in the 18<sup>th</sup> century (Brunskill 1987 88) and many examples have been recognised in the East Midlands (Sheppard 1999).

### **The Hot-house Plates 21-25**

The Hot-house was located to the south of the West Barn. Cartographic evidence indicates that it was built between 1887 and 1900 and was probably included in the building programme begun in c.1884 at Epperstone Manor House, which also included the erection of a large conservatory. The building was 10 bays long and orientated east to west, measuring 15.28m in length, 3.70m in width and 2.70m in height.

The hot-house was constructed of a glazed timber superstructure supported on a low 25 inch thick wall of bricks, a number of which were blue bricks, measuring 2⅞-3 inches (73-76mm) thick and 9-9⅜ inches (230-238mm) long. Internally, the building had paired slender cast-iron columns placed transversally close to the long axis of the building supporting a cast-iron clearstorey. An intact mechanism for opening the clearstorey ventilators operated from the east door. Benches with wooden and corrugated tops extended down the north and south sides, the northern side supported on bricks and the southern side on timbers. Running beneath the southern benches were two 4 inch (100mm) diameter pipes providing heat for the building. Further underground heating was provided by a pipe running beneath the centre of the building. The cast-iron elements to the hot-house possessed many decorative features typical of the late Victorian period. The building was dismantled at an early stage of the works in such a way that its reconstruction elsewhere might be possible.



## **Epperstone Manor House** *Figure 7, Plates 26-30*

### **Brief introductory history**

The following description of the Manor House is principally based upon an appraisal undertaken by C. Briden in 2001.

The earliest elements within the building are found in the entrance hall to the Manor House, comprising panelling and an ornate carved chimney-piece and fireplace which date to the late 16<sup>th</sup> or early 17<sup>th</sup> century. However, the room was altered in the 19<sup>th</sup> century and it is possible that these features may be reset or brought in from elsewhere.

The eastern third of the northern range possesses a moulded brick eaves cornice, still surviving on the north elevation of the present building, which implies a 17<sup>th</sup> century date. Much of this early range still survives within the current building.

In the later 17<sup>th</sup> or early 18<sup>th</sup> century a southern range of similar proportions to the northern range was added, forming a double-pile house. The building was constructed of red brick with an axial entry on the south side. The stairway is likely to have been towards the centre of the north range, with a basement beneath it, a kitchen to the west and a small parlour to the east. The south range contained a pair of rooms, the eastern one being a heated parlour and the western one the hall which was entered directly from the front door. The house in this form is present on the 1734 Estate Map. This building design, namely the medium-sized four-square house, had its origins immediately after the Civil War and became very popular with the gentry in the East Midlands.

During the mid 19<sup>th</sup> century a new entrance door was inserted into the east wall of the old house and given a Jacobean stone porch and an entrance hall created, as mentioned above utilising earlier features. The central bay of the building was extended to the north to facilitate a larger more elaborate staircase. A number of doors were replaced in the Gothic Revival style.

In 1867 a new south range in a Jacobean style was added to the south elevation of the double-pile house. It had a balanced south elevation with two identical windows at ground and first floor level and no central doorway. The range was originally longer than the older south range and extended beyond it at both ends. The end bays break forward under coped gables to cantered bay windows with similar coped gables at the first floor windows. A rear service range extended to the west elevation of the north range.

The building was once again extended in c.1894 with an irregular extension to the west including a large conservatory. The interior detailing of the principal rooms was rich and impressive and may have included reset 18<sup>th</sup> century fireplaces. The main stair and stair-hall was built at this



time and was formed out of the ground floor and first floor south-west rooms of the old manor house of 1734 by removing their floors, demolishing part of the west wall and extending the resulting full-height space further to the west with the new build. The stair-hall is lit by a roof light in a lead flat, replacing the pitched roof of the older south range. It also required the construction of a first floor gallery to allow access to the first floor rooms of the 1867 range.

Little work was undertaken during the 20<sup>th</sup> century. The principal alterations were the insertion of central heating prior to 1920 and the conservatory absorbed into the fabric of the house between 1920 and 1938.

### **Watching brief**

The watching brief was restricted to work undertaken below existing ground level in the Scullery, House Keeper's Room and Kitchen, all within the west part of the building.

In the Scullery a north to south aligned trench was excavated which extended into the corridor to the north. It was up to 0.6m in width and 0.4m in depth. Beneath the modern tiled floor a deposit of rubble comprising brick, tile and mortar was encountered which reached a maximum depth of 0.4m, beneath which there was an earlier brick surface, possibly dating to the building phase of 1867. The bricks were 2 $\frac{3}{4}$ -2 $\frac{7}{8}$  inches (70-73mm) thick and up to 9 $\frac{5}{8}$  inches (245mm) long. Whilst the brick floor was clearly contemporary with the south wall of the Scullery, the north wall was later. The 0.4m thickness of the south wall is indicative of this having once been an outside wall, south side of the small west extension to the House shown on the First Edition Ordnance Survey map of 1887. The west wall of the Scullery was then the western end of the building.

The floor of the House Keeper's Room was reduced by up to 0.5m revealing in the north-east part of the room an east to west aligned stone wall. It was 0.4m wide and up to 0.15m in height. It was abutted on its north side by two thin north-south aligned brick walls, both a half brick thick, with vestiges of gypsum flooring remaining between them. The walling had been removed in the north-west corner of the room when a ceramic land-drain had been inserted to run north-east to south-east across the room. The stone wall had extended further westwards as its foundation was seen in the corridor north of the Scullery.

The nature of the stone wall suggests it may be the outside north wall (or just conceivably the south wall) of an earlier west extension to the House, shown on the 1734 plan. If the north wall, then this might suggest lean-tos added on its north side, but the presence of gypsum flooring might suggest an internal space on its north side. However, the 'Huskinson's Plan' of c.1859 shows no extension standing at that time, so it may have been pulled down after 1734. However, a new west extension was built in

1867 and the wall remains were buried under the new floor. The wall's base was respected in the corridor north of the Scullery, with the brick flooring being laid to either side of it.

The floor level of the Kitchen, built in 1894, was also reduced by up to 0.5m. No earlier floor levels were encountered but part of a brick built well was uncovered in the south-east corner of the room. This would most likely have been external to the House and built outside the service wing of 1867. It had been capped by a piece of sandstone.

### **BUILDING PLOTS 23-30** *Figures 8-10, Plates 31-35*

A watching brief was undertaken on the ground works within Building Plots 23-30 which were located to the south of the East Barn. The building present within Plot 23 was to be retained. It is a typical stone built estate house of 19<sup>th</sup> century date. Plots 24-29 were to stand where a range of north to south orientated outbuildings were erected between 1887 and 1900; a number of these were converted into garages in the 1950s. They were demolished in advance of the development. Plot 30 partially sits over the location of a narrow west to east aligned structure first recorded on the 1938 edition Ordnance Survey map, although demolished by the time of the current development.

The floor level within the house, Plot 23, was reduced by up to 0.40m, revealing a brick built well located in the north western most room. It was c. 1.2m in diameter and exceeded 2m in depth.

The foundation trenches for the new houses were up to 0.65m in width and 1.35m in depth. Trenching revealed that the stratigraphy of the site comprised modern layers of demolition debris associated with the removal of the outbuildings extending to a depth of up to 0.25m, beneath which there were deposits of red brown silty clay containing brick rubble. These lower deposits were most likely levelling layers associated with the construction of the outbuildings. They extended to a depth of up to 0.80m and lay above the natural reddish brown Mercia Mudstone.

Cutting the lower deposits were a number of walls associated with the demolished outbuildings, comprising those located in Building Plots 26-28 and the two western walls in Plot 29. However, the eastern walls in Plot 29 lay outside the footprint of the outbuildings. They were located at a depth of between 0.45m and 0.50m, beneath the demolition and levelling deposits. They were up to 0.65m in width and used bricks that were 2½ inches (63mm) thick, suggestive of a mid 18<sup>th</sup> century date. As there is a gap in the cartographic evidence of 149 years between the publication of the estate map of 1734 and the First Edition Ordnance Survey map of 1883 it is possible that these walls are remnants of buildings or boundary walls dating to the 18<sup>th</sup> century and since lost.

In the north east corner of Plot 24 a modern pit was encountered cutting the levelling deposits and Mercia Mudstone. It was 0.60m in width and

extended to a depth of 0.92m, with near vertical sides and a flat base. It had been infilled with stone and brick fragments within a grey sandy clay matrix. The characteristics of the feature suggest that it was a post hole for a substantial timber, possibly a gate post, the post subsequently removed and the hole backfilled.

Within Plot 25 a north-east to south-west aligned culvert was uncovered at a depth of 0.8m. It had a sandstone base and capping with brick sides and lay within a foundation trench beneath the levelling layers. In total, the feature was 0.5m in width with the internal drain being 0.22m wide. Given its location it is likely to be part of a drainage system associated with the farm building located directly west.

No watching brief occurred during construction work on a number of buildings immediately to the west of these plots. Here, a west farm range (see Figure 10 for position) had been demolished with its stone west wall left standing, for incorporation into the new build. At the west end of the site, where teaching blocks had previously stood, no archaeological levels were found. Preparatory groundworks for the 1960s police block had involving levelling of the site and the build-up of ground level with imported material. Works for the new housing here did not penetrate below these levels.

## **5. CONCLUSIONS**

The documentary and structural evidence suggests that part of the existing Epperstone Manor House may have originated in the late 16<sup>th</sup> or early 17<sup>th</sup> century as a middle-ranking building in the village. It was subsequently extended in the late 17<sup>th</sup> or early 18<sup>th</sup> century with further major alterations occurring in 1867 and c.1884. The construction of outbuildings, in particular stables, within the grounds probably coincided with these building phases, the earliest being the Dovecote and the east end of the East Barn, which probably date from the mid- 17<sup>th</sup> century, and the latest being the Hot-house, dated to between 1887 and 1900. No new buildings were erected during the 20<sup>th</sup> century, the focus being on making principally minor alterations to the existing buildings, the most significant being the conversion of the East Barn into the Village Hall.

The trenching to the south of the East Barn indicates that prior to the construction of the north to south aligned outbuildings between 1887 and 1900 the area had been free of buildings, although the presence of walling in the south-east of the area suggests the possibility that a boundary wall, or perhaps other buildings were present in the 18<sup>th</sup> century. No evidence of medieval or earlier occupation of the site was found.

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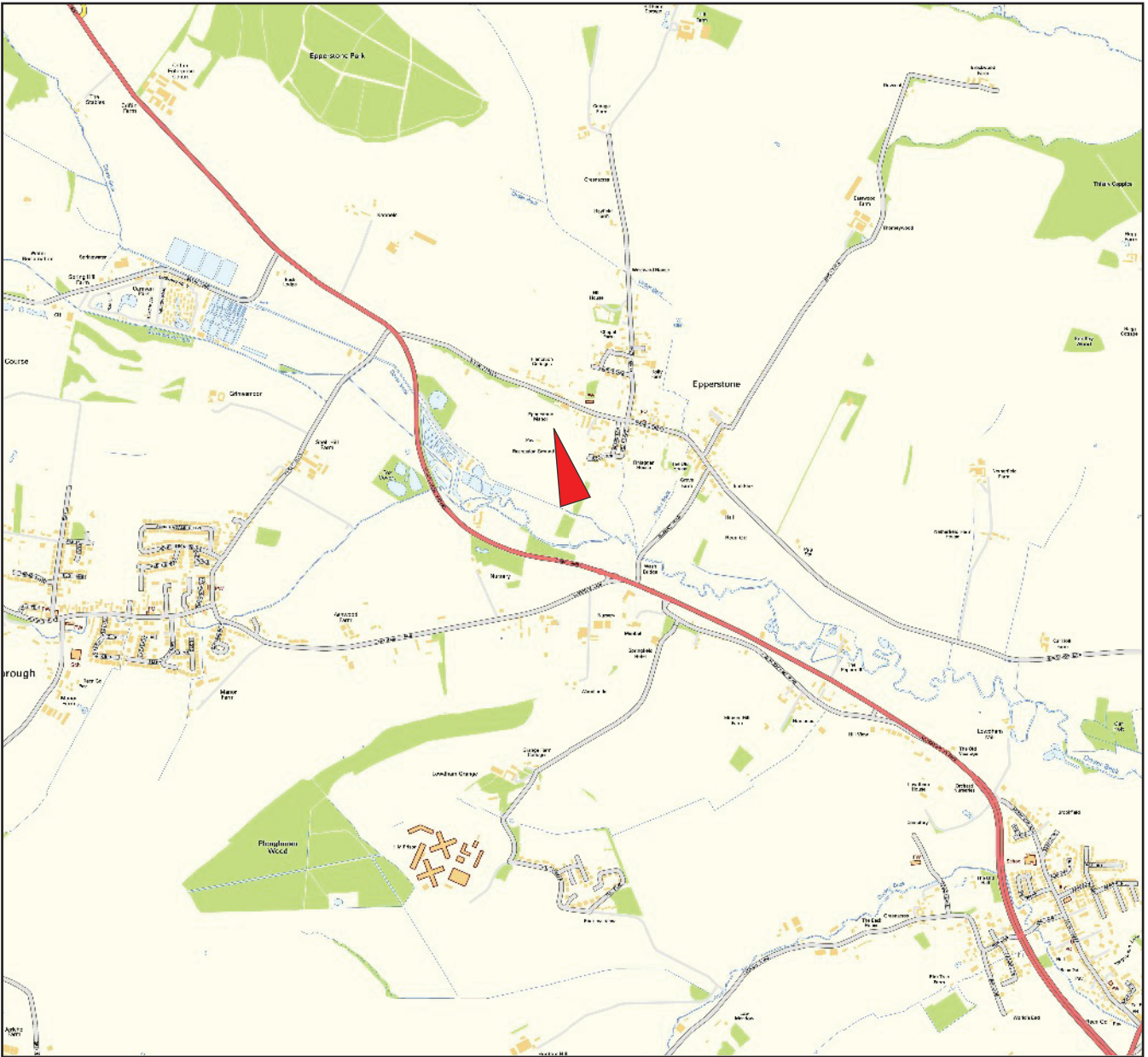
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**ILLUSTRATIONS**

**FIGURES**



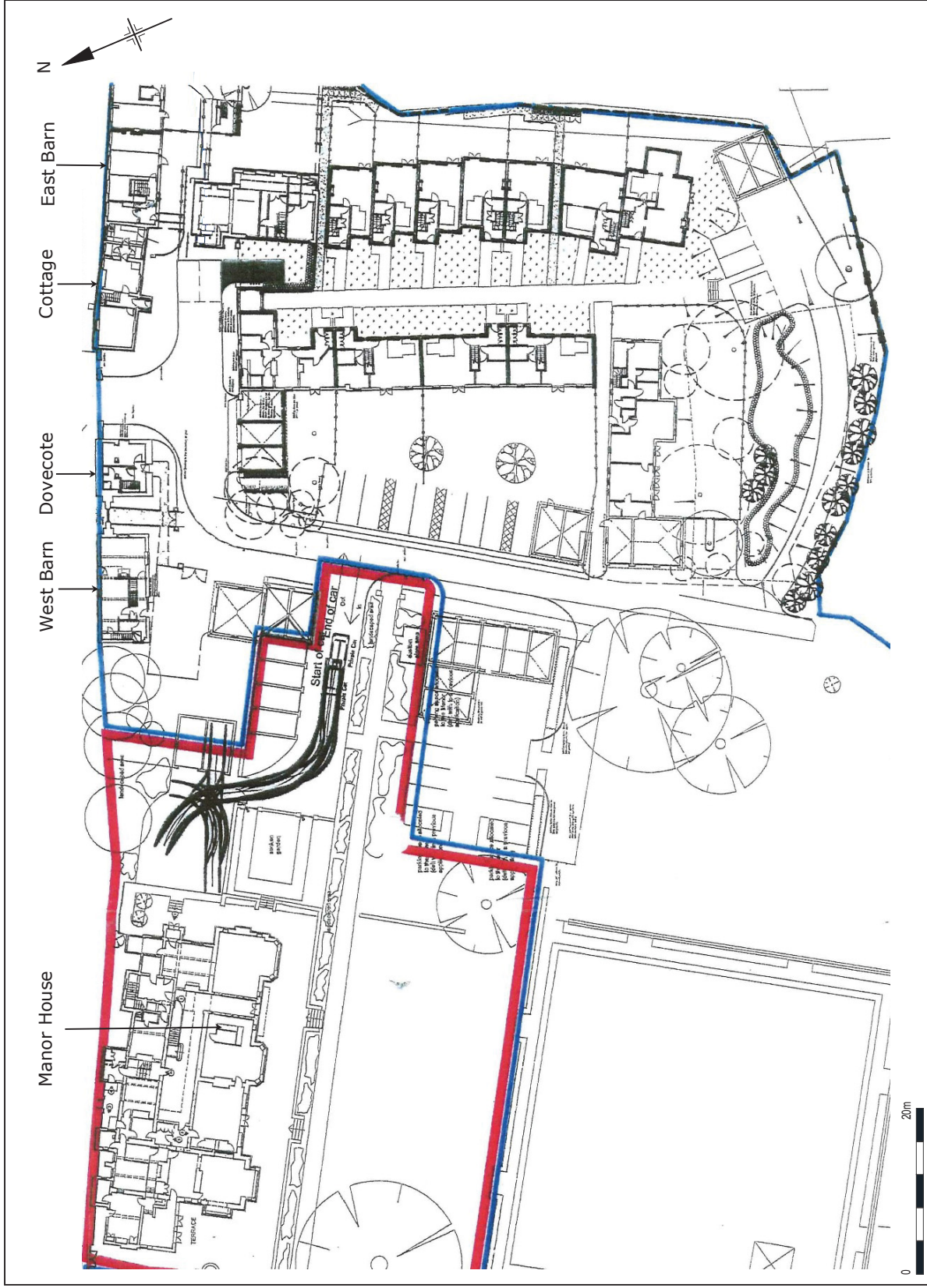
EMR Epperstone Manor, Epperstone, Nottinghamshire  
Figure 1: Site location plan  
Scale 1:25,000 at A4  
Contains Ordnance Survey data © Crown Copyright and database right 2013



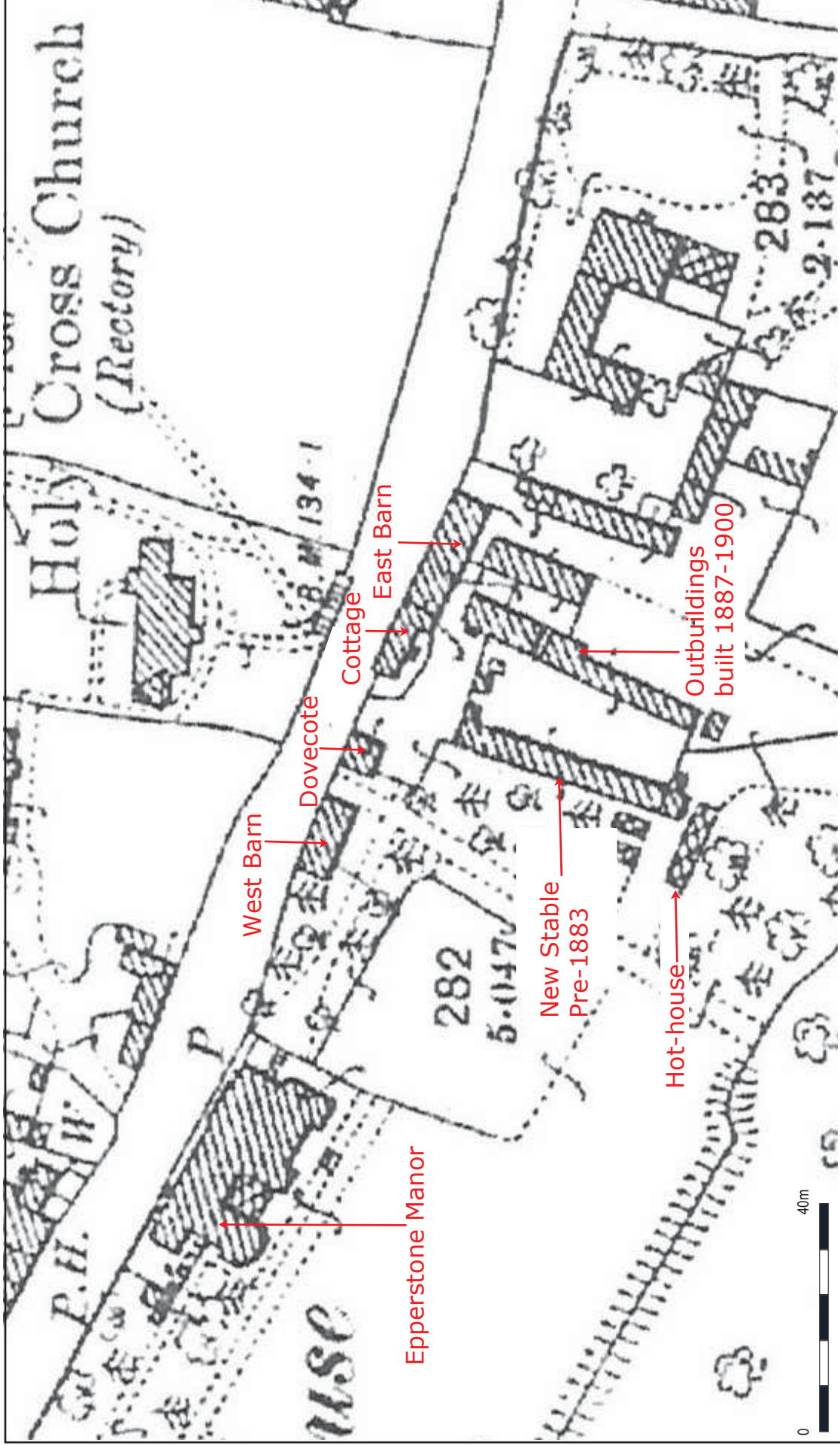


EMR Epperstone Manor, Epperstone, Nottinghamshire  
 Figure 2: Plan of the development showing the proposed locations of the new houses  
 Scale 1:1000 at A3



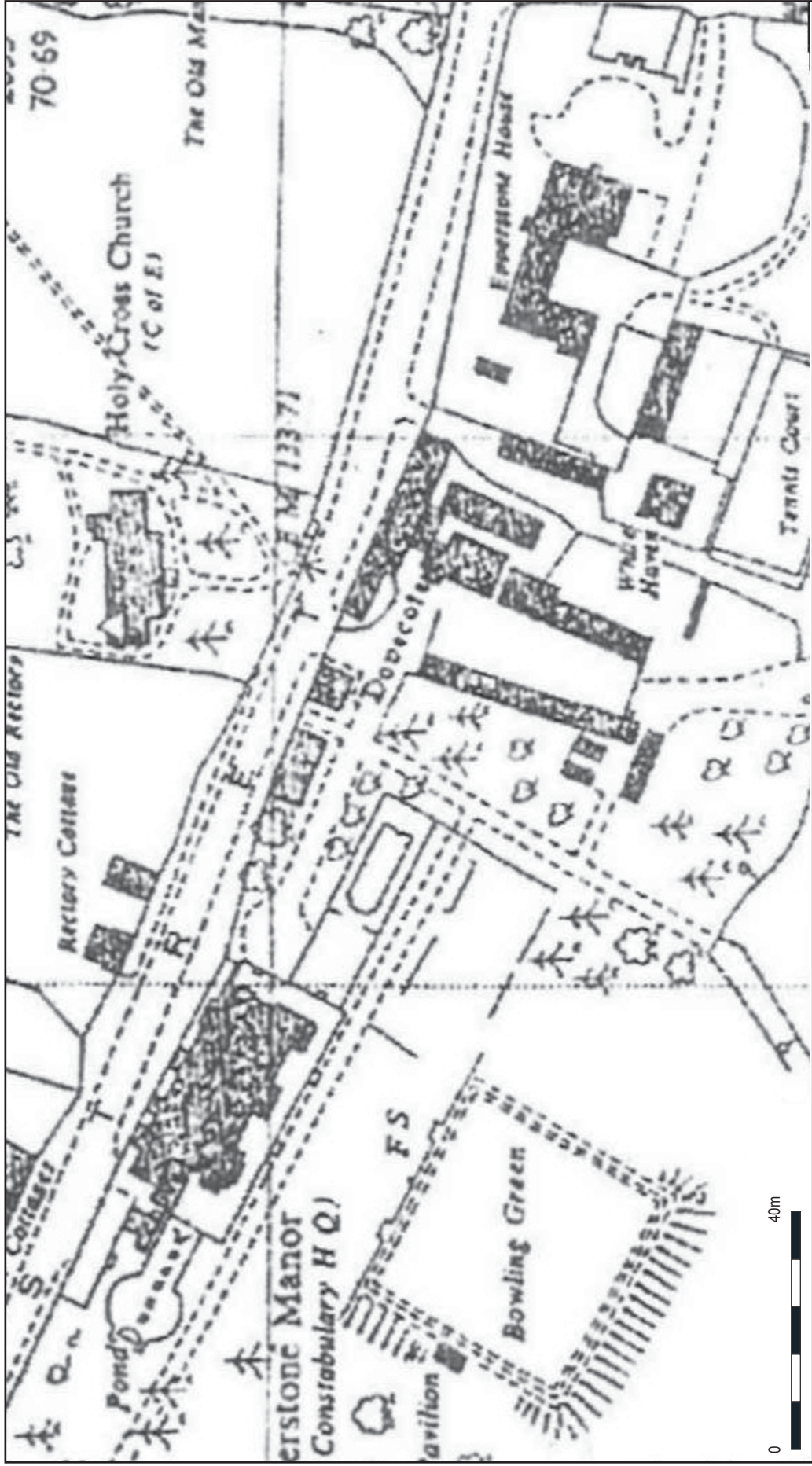


EMR Epperstone Manor, Epperstone, Nottinghamshire  
 Figure 3: Plan of the development showing the proposed layout of the new dwellings  
 Scale 1:500 at A3

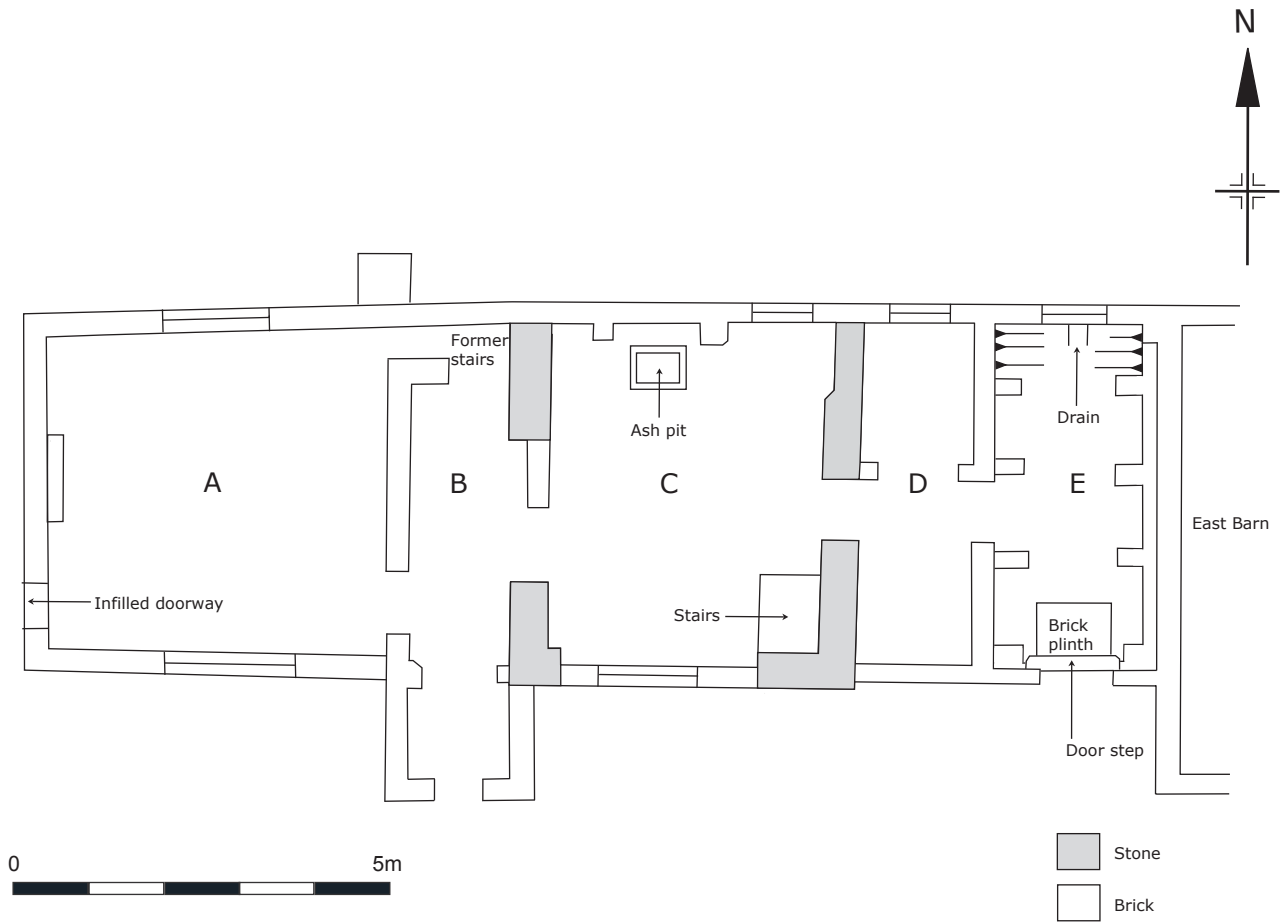


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 Figure 4: Extract from 1900 Ordnance Survey 25 inch scale map  
 Scale 1:1000 at A4

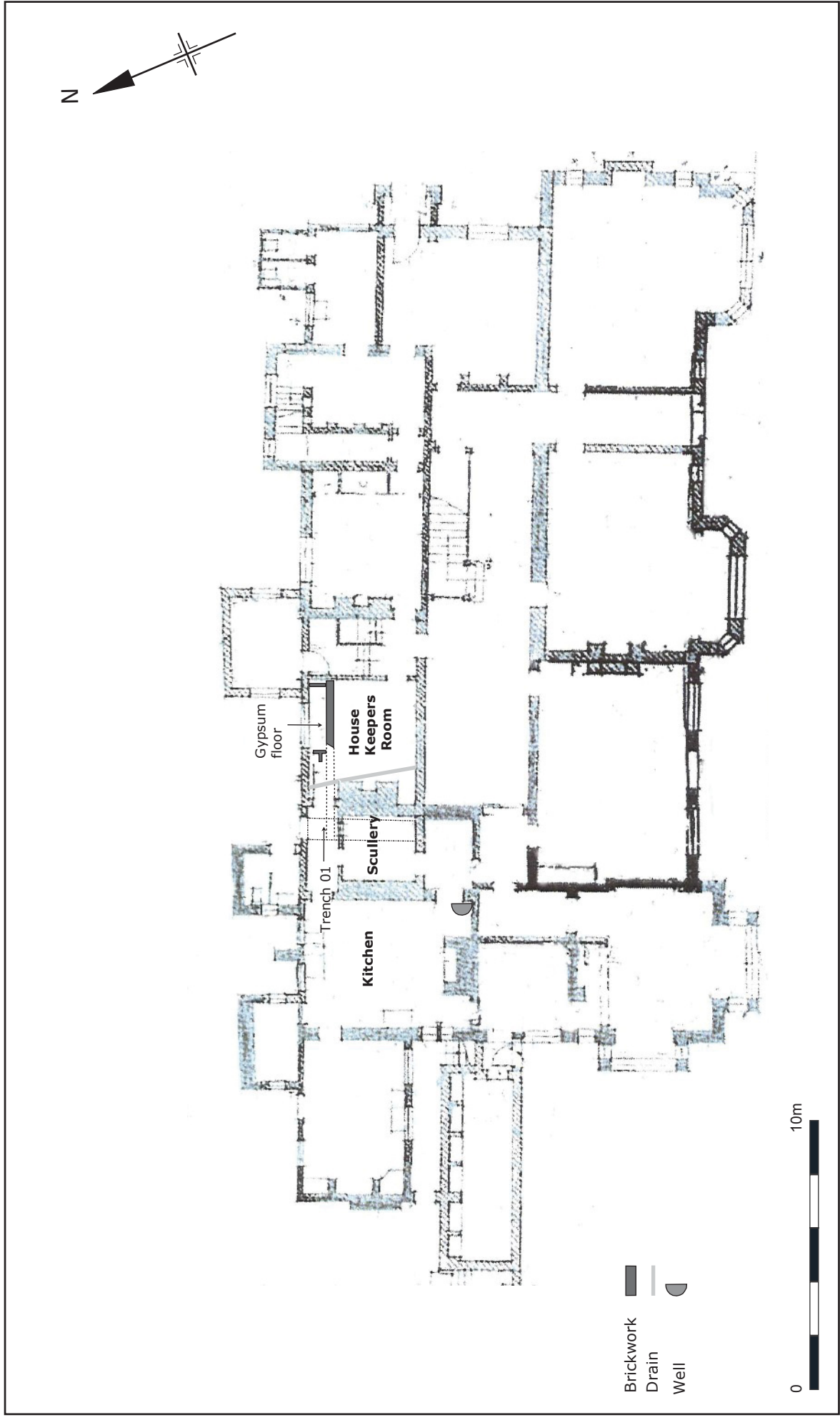




EMR Epperstone Manor, Epperstone, Nottinghamshire  
Figure 5: Extract from 1962 Ordnance Survey 25 inch scale map  
Scale 1:1000 at A4

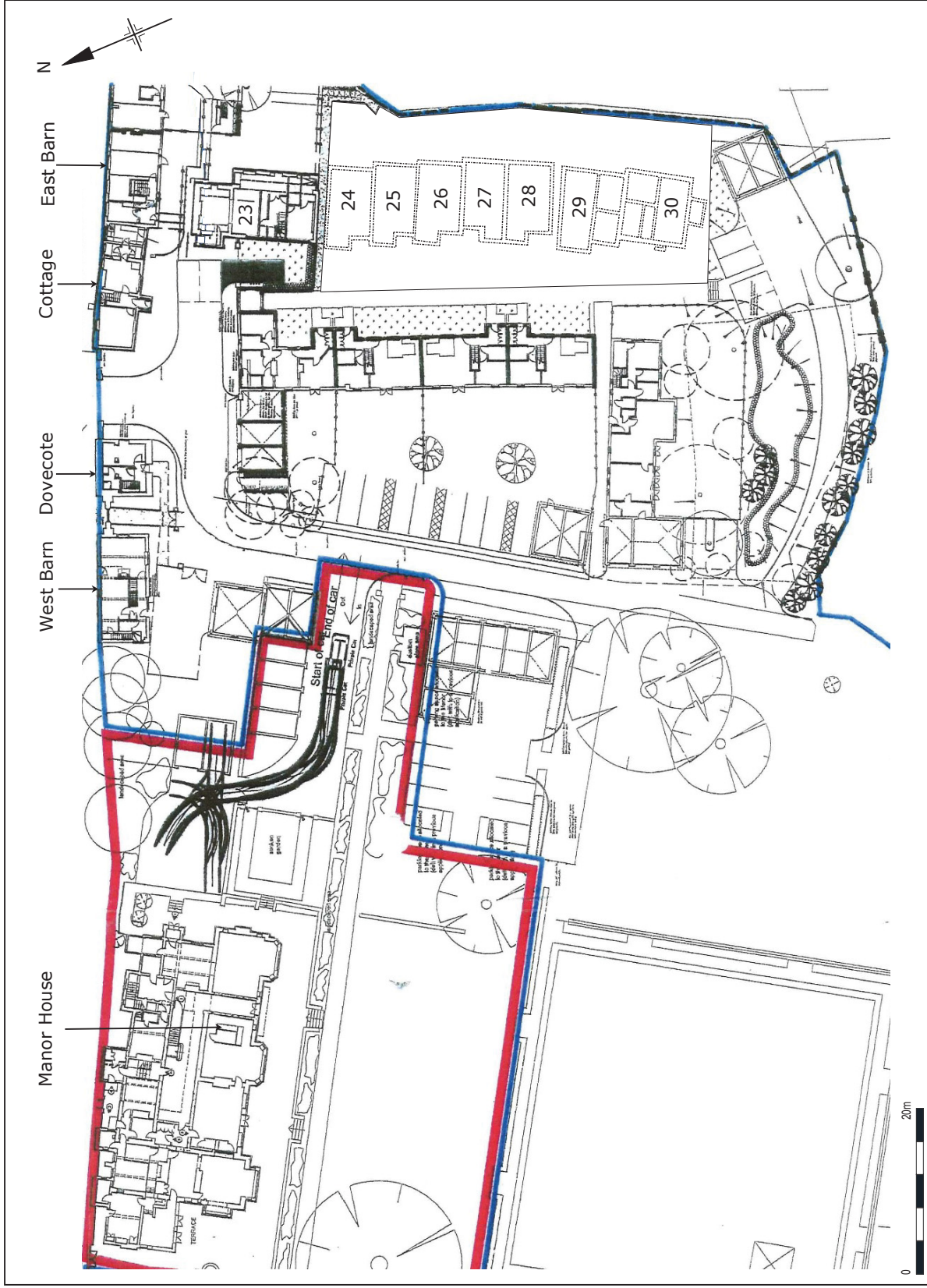


EMR Epperstone Manor, Epperstone, Nottinghamshire  
 Figure 6: Plan of the Cottage  
 Scale 1:100 at A4

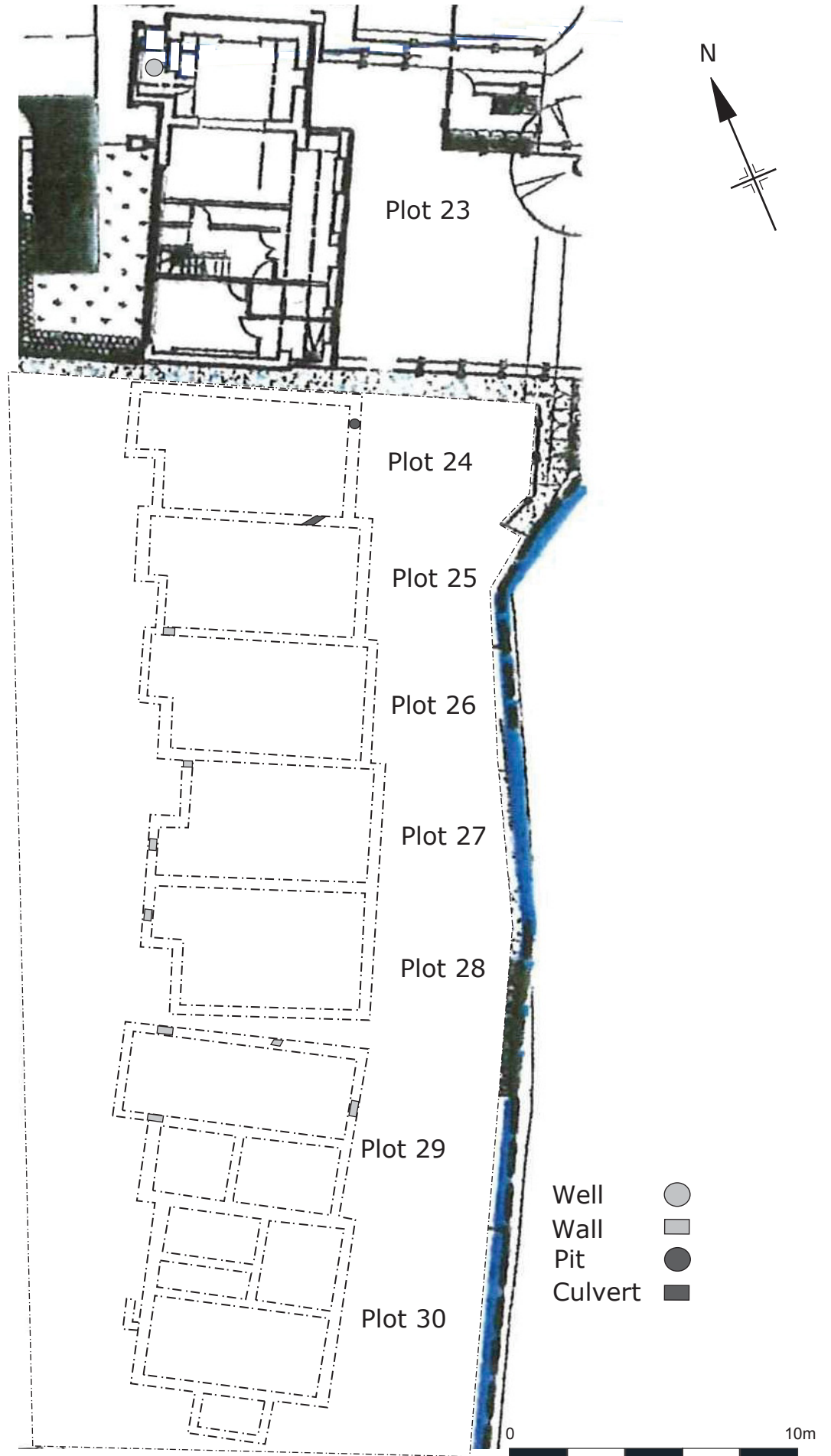


EMR Epperstone Manor, Epperstone, Nottinghamshire  
 Figure 7: Plan of Epperstone Manor House showing the location of archaeological features and trenches  
 Scale 1:200 at A4



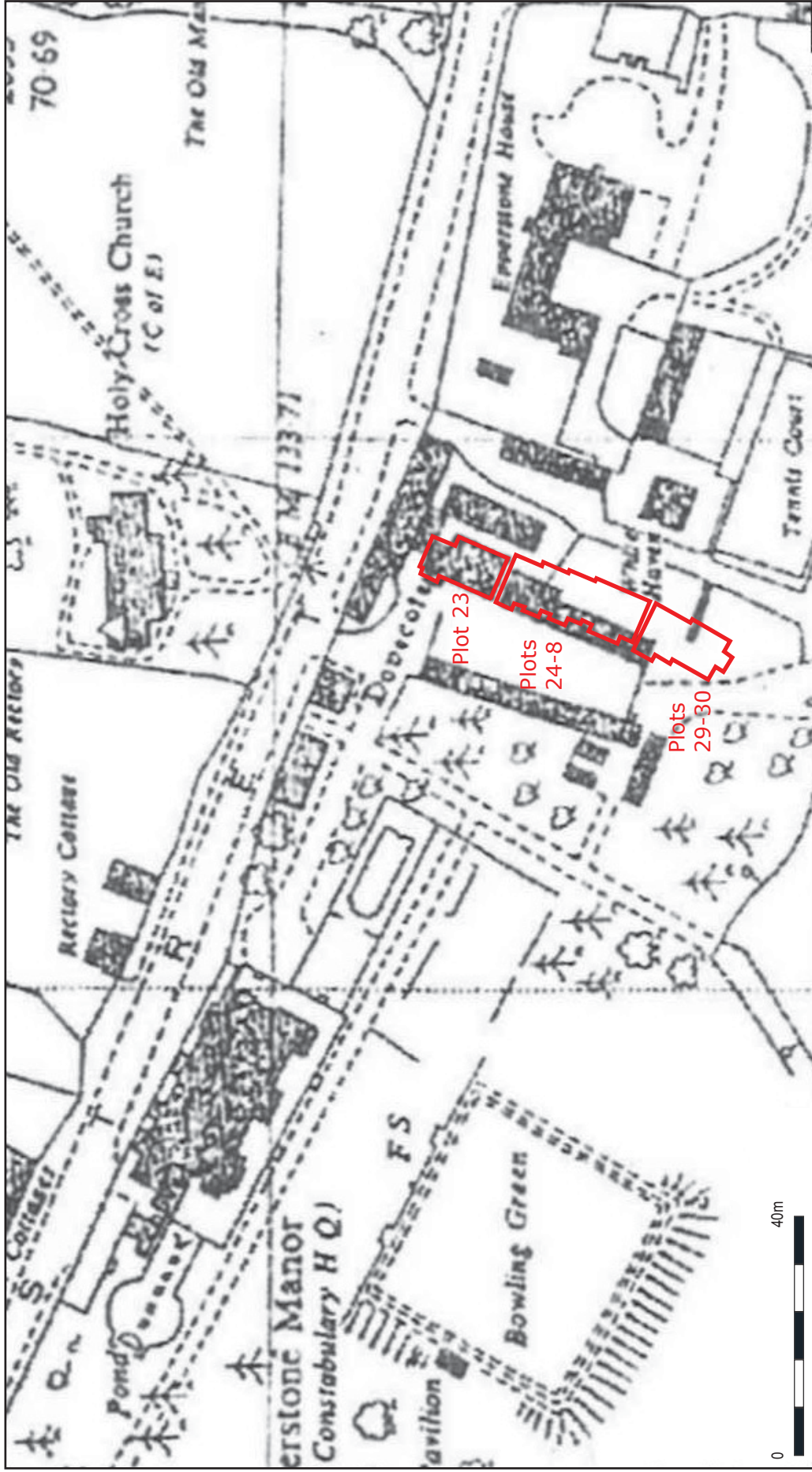


EMR Epperstone Manor, Epperstone, Nottinghamshire  
 Figure 8: Plan of the Building Plot Numbers and foundation trenches  
 Scale 1:500 at A3



EMR Epperstone Manor, Epperstone, Nottinghamshire  
 Figure 9: Plan of the archaeological features located within Building Plots 23-30  
 Scale 1:200 at A4





EMR Epperstone Manor, Epperstone, Nottinghamshire  
Figure 10: Location of Building Plots 23-30 in relation to buildings on the 1962 Ordnance Survey 25 inch scale map  
Scale 1:1000 at A4

**ILLUSTRATIONS**

**PLATES**





Plate 1: South elevation of the West Barn, viewed looking north-east



Plate 2: South elevation of the West Barn showing the stone mullion window, viewed looking north-west



Plate 3: The inserted dividing wall in the West Barn, viewed looking north-east



Plate 4: The location of the former stairway, now with a feeding trough within it, and small storage room to the right, in the West Barn, viewed looking north-west



Plate 5: Former doorway in the west gable wall of the West Barn with wooden lintel and some stone quoins surviving, viewed looking south-east





Plate 6: General view of the Dovecote, viewed looking north-east



Plate 7: Interior of the Dovecote with the blocked arched doorway on the east elevation in the centre of the picture, viewed looking north-east



Plate 8: Original brick pier and ceiling beam with later joists, flooring and stair in the Dovecote, viewed looking north-west



Plate 9: Upper floor nest boxes within the Dovecote, viewed looking south-east



Plate 10: Roof structure of the Dovecote, viewed looking north-east





Plate 11: General view of the East Barn, viewed looking north-east



Plate 12: Interior view of the East Barn, viewed looking east



Plate 13: The north-to south aligned trench located in the centre of the East Barn, viewed looking north-west



Plate 14: General view of the East Barn's roof, viewed looking north-west





Plate 15: General view of the Cottage with the west extension to the left and the earliest phase of the building to the right, viewed looking north-east



Plate 16: The roof of the 19<sup>th</sup> century extension to the Cottage, viewed looking north-east



Plate 17: The ash pit and later fireplace in the Cottage, C, viewed looking north-west



Plate 18: South-west corner of the ground floor of the Cottage, C, viewed looking south-west



Plate 19: Exposed brickwork in the floor of the Cottage, E, and doorway, viewed looking south



Plate 20: The fireplace and red and black tiled floor in the Cottage, A, viewed looking north-west





Plate 21: General view of the Hot-house, viewed looking north-west



Plate 22: General view of the interior of the Hot-house, viewed looking west



Plate 23: Decorative cast iron work in the apex of the Hot-house, viewed looking west



Plate 24: Heating pipes beneath the southern benches in the Hot-House, viewed looking south-west



Plate 25: Heating pipe beneath the centre of the Hot-house, viewed looking west





Plate 26: North elevation of Epperstone Manor House, viewed looking south-east

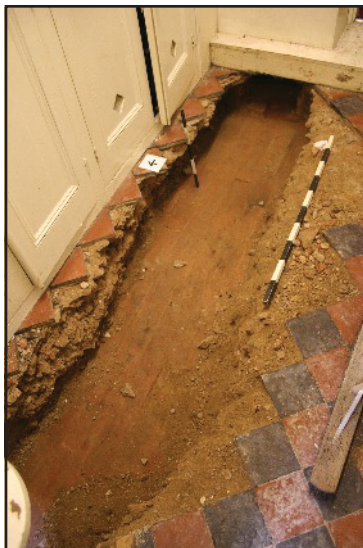


Plate 27: The red brick floor beneath the later tiled floor in the Scullery, Epperstone Manor House, viewed looking south-east



Plate 28: Walling pre-dating the addition of the House Keepers Room to Epperstone Manor House, viewed looking east



Plate 29: The drain beneath the walls and fireplace in the House Keepers Room, Epperstone Manor House, viewed looking east

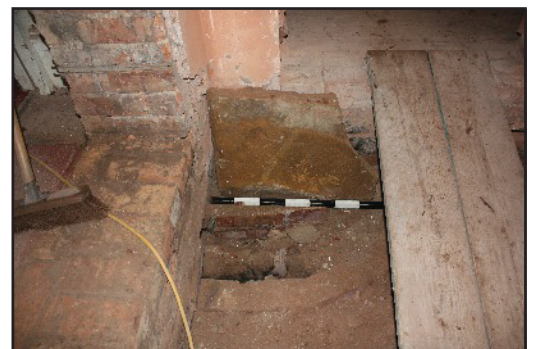


Plate 30: The well in the Kitchen, Epperstone Manor House, viewed looking south





Plate 31: General view of Building Plots 23-30 prior to trenching, viewed looking north-east



Plate 32: The well within Building Plot 23, viewed looking north



Plate 33: Two walls within the south-west facing section of Building Plots 27 and 28. Note the concrete foundation indicating they belong to the 1950's garage, viewed looking west



Plate 34: The modern pit within Building Plot 24, viewed looking south-east



Plate 35: The culvert within Building Plot 25, viewed looking south-west