

Archaeological  
Building  
Recording  
Services

**An Archaeological Standing Building Survey.  
72 Main Street  
Lowdham  
Nottinghamshire**

**(NGR SK 66789 46758)**

**On Behalf of Mr & Mrs Douglas**



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**August 2017**

**ABRS Project No 2017-MSLN**

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**An Archaeological Standing Building Survey of Outbuildings Associated with 72 Main Street, Lowdham, Nottinghamshire (NGR SK 66789 46758).**

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## **An Archaeological Standing Building Survey of Outbuildings Associated with 72 Main Street, Lowdham, Nottinghamshire (NGR SK 66789 46758).**

### **Summary**

*This document is an archaeological standing building survey of outbuildings associated with 72 Main Street, Lowdham, Nottinghamshire (SK 66789 46758), commissioned from Archaeological Building Recording Services (ABRS) by Mr & Mrs Douglas in advance of the proposed conversion of the buildings to residential use and demolition work.*

*The outbuildings associated with No. 72 Main Street are an interesting range of buildings reflecting the small scale industrial activity seen in rural villages in the 19th century.*

*There is a lack of cartographic and documentary evidence to confirm the age of the buildings, physical evidence indicates an early 19th century construction date, but there have been extensive phases of re-building, leaving little of the early 19th century buildings beyond the lower courses of bricks. Internally, the buildings contain no evidence of original plan form or function and apparently, even the roof structures have been renewed.*

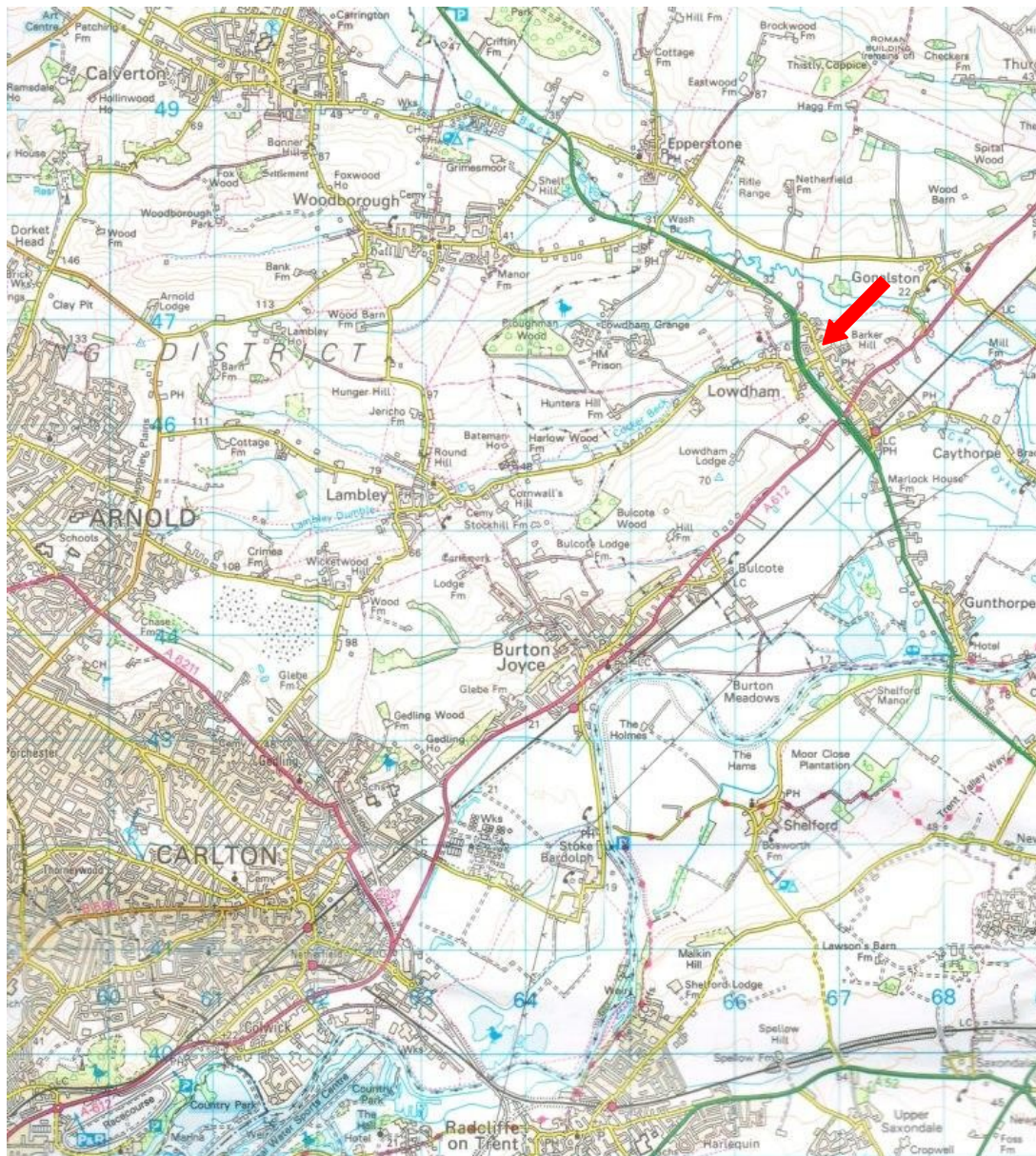
*Documentary evidence indicates that the site was originally in use as a wheelwrights workshop, however, the building contains three large “weavers windows” on the south facing elevation, which suggests the building had been used for framework knitting or potentially lace manufacture.*

*The archive will be retained by ABRS under the site code 2017-MSLN.*

### **1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by Mr & Mrs Douglas to undertake an archaeological standing building survey of outbuildings associated with 72 Main Street, Lowdham, Nottinghamshire (SK 66789 46758 (*Figures 1, 6, & 25*)). Planning permission is being sought for the conversion of one of the buildings to residential use and the demolition of another and the re-development of that part of the site for residential use. The buildings are traditionally built non-domestic buildings, believed to date from the 19th century. Pre-determination advice from Newark & Sherwood District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be completed prior to any proposed works being carried out. The buildings are not listed, nor are they located within a Conservation Area.

A “Brief” for archaeological building recording has not been issued by Newark & Sherwood District Council. The project was completed in accordance with and following the Chartered Institute for Archaeologists (CIfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).



**Figure 1**  
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.  
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Lowdham lies approximately 10km north east of Nottingham in the Trent Valley. The village has Saxon origins and is recorded in the Domesday Book as belonging to Roger de Builli and contained only 3 households and land for just one plough. In all a very small settlement, no more than enlarged farmstead. In around 1086 de Builli granted a portion of the tithes of *Ludeham* to the monastery at Blyth. During the reign of Henry III the manor was granted to Walter Bysset.

The parish, including the villages of Caythorpe and Gunthorpe was enclosed in 1766, the attached enclosure map (NA Ref EA64/4 (*Figure 2*)) is the earliest available representation of the proposed development area and the wider village. It is possible to identify the location of number 72 using the road alignment and field boundaries still apparent on later mapping as plot 6, the accompanying index indicates that the plot belonged to William Saltmarsh. The Saltmarsh's were an established Nottinghamshire Family, with a seat at Rampton.



**Figure 2**  
Lowdham Enclosure Map (1766).



**Figure 3**  
First Edition Ordnance Survey (1884).

There is a building on the northernmost part of plot 6, it is fronting Main Street. There is no evidence of the current building which lies gable on to Main Street, this suggests that the standing building is later, dating to the 19th century. A tithe map of the parish was produced in 1840 (NA Ref AT 82/2c); this however only covers standing woodland to the west of the parish.

The earliest cartographic representation of the proposed development area and the standing buildings is the first edition Ordnance Survey of 1884 (NA Ref XXXIX.2 (*Figure 3*)). The recorded buildings are clearly identifiable, as is number 72. The mapped buildings consist of two separate ranges occupying largely the same footprints as the current buildings. The grey colour of the westernmost building in the north eastern range indicates it is either timber or iron-built. The second edition Ordnance Survey published in 1900 (NA Ref XXXIX.2 (*Figure 4*)) shows a similar arrangement, the only change being the addition of a bay to the north east range, all of which appear to be open fronted. The 1914 Ordnance Survey revision shows an identical arrangement.

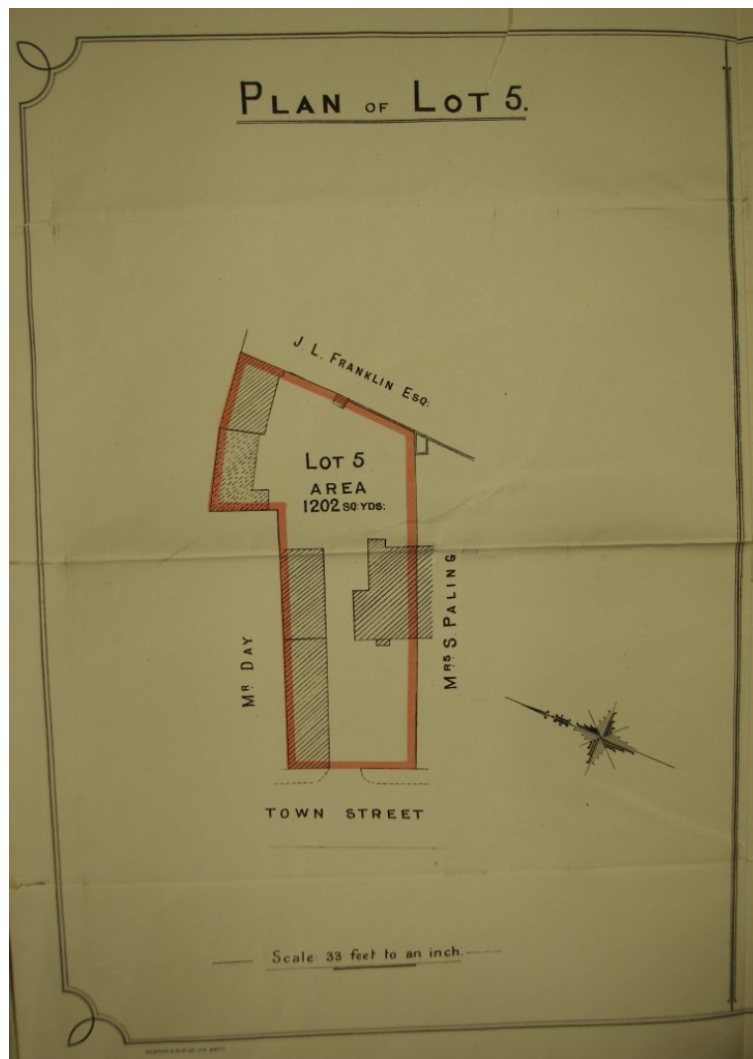


**Figure 4**  
Second Edition Ordnance Survey (1900).

A sales catalogue issued in May 1914 is the first confirmed documentary reference to the proposed development area. Following the death of Mr Thomas Paling, J.H Bradwell & Sons (Auctioneers) were instructed to sell the estate of Thomas Paling, this included freehold messuages, business premises and orchards. One of the business premises, Lot 5 was listed as Freehold Wheelwright's Shop and Freehold Dwelling; the attached plan confirmed this as the proposed development area. The description indicates the lot consisted of "office, carriage building shop and three storage places under same, Timber Sheds, Stable, Yard & Garden". The lot also included a freehold dwelling (no. 72) consisting of parlour, living room, kitchen, dairy, and wash house four bedrooms and bathroom. The house was occupied by Mr F.J Paling, although early possession was offered. The plan (NA Ref DD.HS91g



(Figure 5)) also indicated that number 74 was occupied by Mrs S. Paling. Other lots belonging to Paling included a bakery and a blacksmiths, the Ordnance Survey and sales catalogue indicates the blacksmiths stood almost opposite number 72.



**Figure 5**  
1914 Sales Catalogue.

An examination of other documentary sources indicate that the Paling Family were well established within Lowdham, Whites History, Gazetteer & Directory of Nottinghamshire published in 1832 records three Palings, a victualler, a shopkeeper and a shoemaker. The directory also lists a J. Reynolds as a wheelwright, it is possible that the proposed development area was in operation as a wheelwrights as early as 1832, but there is no confirmation of this. Kelly's Directory of Nottinghamshire published in 1914 lists a Thomas Haslem & Son as wheelwrights, there are no other wheelwrights listed, so it is likely that it was Haslem who occupied the site. Thomas Haslem was also listed by Whites Directory in 1885, as well as a wheelwright he was at the time an assistant overseer, blacksmith, joiner and a rate and tax collector. The earliest available reference to Haslem occurs in 1869 when he is listed as wheelwright and joiner. In 1855, there was a Francis Harding listed as a wheelwright and shopkeeper.

Nikolaus Pevsner writing in *The Buildings Of England* (1979 ed) describes the building as a framework knitters workshop, no doubt based upon its large south facing windows. There is no clear documentary evidence to confirm the building as such, but there is significant documentary evidence to support it as a wheelwrights. Never the less, there is evidence of small scale framework knitting and potentially even lace manufacture within the village, the earliest reference is to Messrs Bradley & Hervey – lace thread manufacturers of Lowdham Mills in 1832. Later framework knitting in the village appeared to be limited to the Bartram and Carnell Families, both of whom, at one time or another also listed other occupations, suggesting framework knitting was not a full time occupation. It is possible that framework knitting did take place in the building.

The recorded buildings were, until the recent retirement of Mr Douglas in operation as a stone masons. Mr Douglas took possession of the site in the early 1970s.

## 2. Aims and Methodology



**Figure 6**  
Plan of the Proposed Development Area in Red, Recorded Buildings in Green.  
(Provided by client. Not to Scale).

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- The project report will provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- The project will produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Nottinghamshire Historic Environment Record (HER) & Nottinghamshire Archives (NA).

The Historic Building Recording verified existing measured survey drawings (supplied by the client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be retained by ABRS. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

*Orientation:* There are two buildings subject to this historic building recording, both are linear in plan, orientated west-south west – east-north east (*Figures 6 & 25*) for ease of description this is taken hereafter to be east to west. The principal elevations face south. Where the terms 'left', 'right', 'front' and 'back' etc are used in the report, this is in relation to these principal elevations, as viewed from the south. For the purposes of this historic building recording a letter affix has been allocated to identify each building and a number suffix added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

As far as is known, no previous historic building recording has been undertaken of the building

The site visit was carried out by Gerwyn Richards on August 22nd 2017.

### **3. Description of the Buildings**

#### ***Building A***

Building A consists of a linear range of two principal bays with the western gable fronting Main Street (*Figure 26*), it is largely brick-built under a pantile roof (*Figure 7*). The westernmost bay, (1) is single storey, the east two storey. Externally (1) appears to be much altered with large, inserted display windows on the principal elevation and gable, the lower courses of the gable are stone-built, the remainder of the gable appears to have been rebuilt, albeit in original or reclaimed bricks (*Figure 8*). The change in brickwork between the lower and upper courses on the principal elevation indicates rebuilding work on this elevation also, the lower courses are built of 9 x 2 ½ x 4 inch handmade red bricks, the dimensions suggests

an early 19th century construction date, the upper courses are of a standard three inch brick which suggests a post 1830-50 construction date. There is limited evidence of a blocked opening truncated by the central window on the principal elevation (*Figure 9*) which hints at an original plan form.

To the east are two further bays, (2) and (3). This arrangement of three ground floor bays confirms the building as that described in the 1914 sales catalogue. There is limited evidence of a straight joint between (1) and (2) suggesting the two may not be contemporary, although the similarity in brickwork suggests this joint may be as a result of the later rebuilding work. (2) has an attractive and well finished large sliding door and window opening on the principal elevation, both are unlikely to be original, but may be late 19th or early 20th century in date. (3) is open fronted with a low sleeper wall to the east of the doorway, it is unclear whether this is an original arrangement or not.

The principal elevation at first floor level is dominated by three large weavers windows, large windows (normally on the first floor) designed to admit the most sunlight to allow weaving or other crafts or manufacturing to take place (*Figure 10*). This, almost south facing elevation is ideally suited for the role. On the east facing gable, at first floor level is a large, central cart entrance, now narrowed and shorten (*Figure 11*), this appears to be original and again confirms the building as that described in 1914, it also indicates that the current split level arrangement is, in all likelihood original.

Internally, the building has been regularly maintained with modern decoration and finishes, leaving little of historical or architectural interest on display (*Figures 12 & 13*). Access to the attic space of both bays was available. The eastern most roof is carried on two simple A frame trusses with iron straps and iron tie rods (*Figure 14*). The principal rafters, common rafters and ridge plank are all in deal which suggests the roof is a single phase, probably late 19th or early 20th century in date, further evidence of rebuilding.

The roof structure of (1) is by far the more interesting. The roof is carried on 6 trusses, to the east are four Queen Post trusses (Tr03 – Tr06 (west to east)), and to the west are two King Post trusses (Tr01 & Tr02). This change in truss design is further evidence of rebuilding, especially of the west end. The King Post trusses are in deal and the King Post is bolted at the heel, King Post trusses have a very wide date span, however those bolted at the heel are almost exclusively post 1850-60 in date. Both trusses are unusually finished with a collar beam (*Figure 15*), the exact purpose and origin of which is unclear.

The eastern Queen Post trusses are more usual in design, but there is a difference between the four trusses. A Queen Post truss is used when storage up to roof level is required, it also allows a wider roof span and began to appear in the mid 19th century. All are in deal and like the King Posts, bolted at the heel, again indicating a later rather than earlier 19th century date. Tr03 and Tr04 have only roughly finished tie beams (*Figure 16*), whereas Tr05 and Tr06 have deal tie beams (*Figure 17*), it is possible that these unfinished tie beams may be the remnants of earlier trusses, re-used on this roof. The common rafters are largely deal, but there are a number of wood or unfinished rafters (*Figure 18*), again probably re-used. Two of the centre purlins, between Tr03 and Tr04 appear to be oak and are almost certainly re-used (*Figure 18*). The roof again reflects evidence of multiple phases of rebuilding work.

There is a wall plate towards the centre of the principal elevation (*Figure 19*). It is possible that this indicates the location of an original opening; its size suggests this opening was probably a cart-sized opening.

### **Building B**

Building B is located to the east of building A and appears on the first edition Ordnance Survey of 1884, however, it is much altered and only very limited fabric remains of the 19th century building remains. The building consists of two bays (*Figure 27*), the westernmost bay (1) is almost completely modern, the only remaining historic fabric is the rear wall (*Figure 20*), which follows the trend seen in building A of earlier 19th century 2 ½ inch brick lower courses topped with later 3 inch bricks. The roof is clad with corrugated asbestos cement sheets and carried by two angle steel trusses. The principal elevation and west gable are modern brick, there is also a modern breeze block-built projecting bay at the west end.

(2) is again much altered, but retains a greater amount of historic fabric. The building is largely open fronted (*Figure 21*) which appears to be original and supported by cartographic evidence. The remaining original door reveals appear to be of bull-nosed or cant bricks which suggests the building may have originally housed animals and was possibly, therefore the stable mentioned in the 1914 sales catalogue. The east gable is brick built, again with early 19th century 2 ½ inch bricks, the rear elevation is built of local coursed rubble, this appears to follow the topography and therefore may have originated as a boundary wall, a wall, pre-dating the buildings is seen on the 1766 enclosure map. The pitched roof is of corrugated tinned steel sheets.

Internally, (2) is divided into two unequal bays, the western being the larger of the two, which also contains the limited remains of a timber manger on the rear wall, evidence of the building's previous use as stabling. The smaller, east bay was probably originally a cart shed.

The roof is carried on a pair of A frame trusses in deal with single dovetailed halved joints between the principal rafter and collar beam (*Figure 22*).

Building B houses interesting evidence of the site's use as a masons yard with brick-built stone table saw in the central bay (*Figure 23*) and a steel-built manual crane outside (*Figure 24*).

## **4. Conclusion**

The outbuildings associated with No. 72 Main Street are an interesting range of buildings reflecting the small scale industrial activity seen in rural villages in the 19th century. Unusually, the buildings remained in small scale industrial use well into the 20th century remaining the premises N.M Douglas – stone mason.

There is, unfortunately a lack of cartographic and documentary evidence to confirm the age of the buildings, however physical evidence indicates an early 19th century construction date. There have been extensive phases of re-building, leaving little of the early 19th century buildings beyond the lower courses of bricks. Indeed, building B(1) has been nearly completely re-built in the modern era. Internally, the buildings contain no evidence of original plan form or function and apparently, even the roof structures have been renewed.

Documentary evidence indicates that building A was originally in use as a wheelwrights workshop, there is however, no physical evidence to confirm this. The building does, however contain three large “weavers windows” on the south facing elevation, which suggests the building had been used for framework knitting or potentially lace manufacture at sometime, anecdotal evidence given to Mr Douglas by an old gentleman from the village said the building was used for making punch cards for Jacquard machine-made lace. It is possible, that if this work was carried out it was as outwork for one of the Nottingham lace factories. Given the extent of re-building it is possible that these windows are a later insertion.

## 5. Archive & Publication

The site archive consists of

- 1 A3 permagraph sheet containing plans & notes
- DVD containing 83 digital images
- 83 B&W negatives & contact sheets
- 3 A4 contact sheets
- 3 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be held by ABRS under the site code 2017-MSLN.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

### 5.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-294292
Project Name	An Archaeological Standing Building Survey of Outbuildings Associated with 72 Main Street, Lowdham, Nottinghamshire.
Site Co-ordinates	SK 66789 46758
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	Yes/Not Known
Current Land Use	In Use As Building
Development Type	Residential
Prompt	NPPF
Archive Recipient	ABRS

## 6. References & Sources

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## 7. Colour Plates



**Figure 7**  
Building A(1) General View (Looking North-North East).



**Figure 8**  
Building A(1) Main Street Gable Showing Stone Courses.





**Figure 9**  
Building A(1) Possible Blocked Opening on Principal Elevation Visible Below Inserted Window.



**Figure 10**  
Building A(2) Principal Elevation, Showing Weavers Windows at First Floor Level (Looking North East).



**Figure 11**  
Building A(2) East Facing Gable Showing Modified Cart Door.



**Figure 12**  
Building A(1) General View, Internal (Looking East-North East).



**Figure 13**  
Building A(2) General View, Internal (Looking West-South West).



**Figure 14**  
Building A(2) Roof Structure (Looking West-South West).



**Figure 15**  
Building A(1) Tr02 King Post Truss (Looking West-South West).



**Figure 16**  
Building A(1) Tr03 Queen Post Truss with Poorly Finished Tie Beam (Looking West).



**Figure 17**  
Building A(1) Tr05 Queen Post Truss with Deal Tie Beam (Looking East-North East).



**Figure 18**  
Building A(1) Hardwood Purlin and Wood & Deal Common Rafters (Looking South).



**Figure 19**  
Building A(1) Wall Plate Visible Internally on Principal Elevation (Looking South).



**Figure 20**  
Building B(1) Rear Elevation, Showing Early/Original Brickwork (Looking South-South East).



**Figure 21**  
Building B(2) Principal Elevation (Looking North-North West).



**Figure 22**  
Building B(2) Roof Truss.



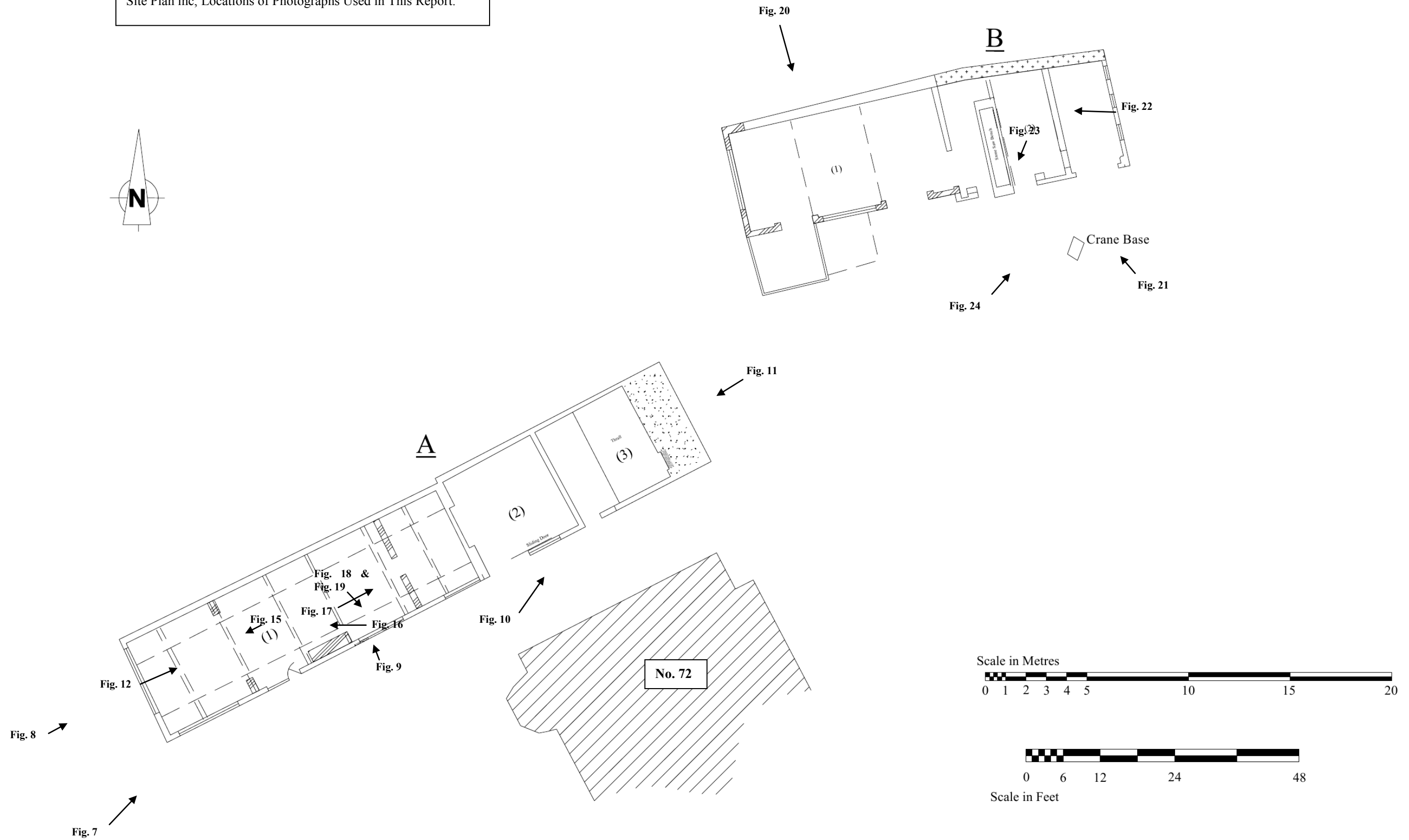
**Figure 23**  
Building B(2) Saw Table (Looking South West).

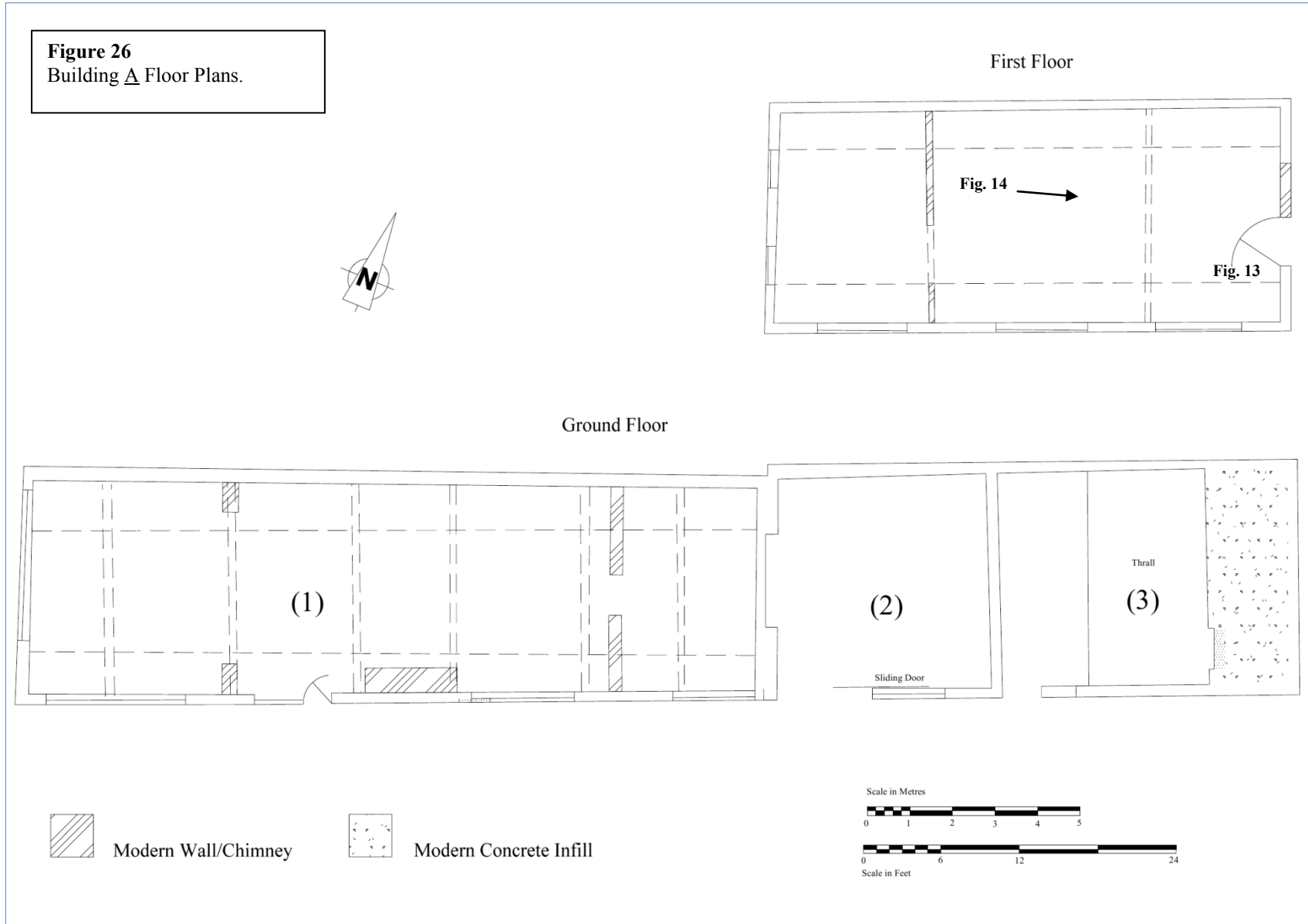


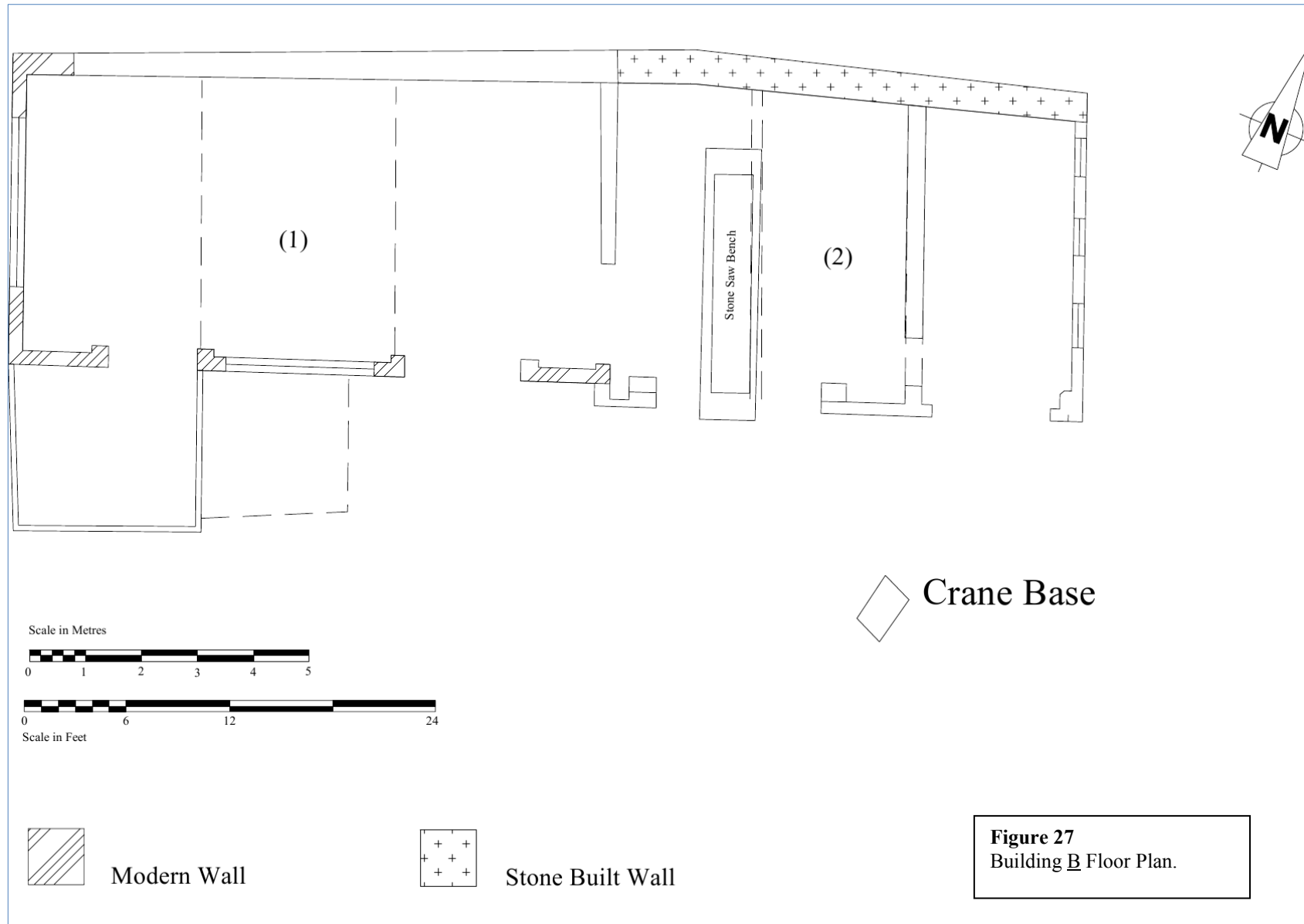
**Figure 24**  
Crane, Building B(2) in the Background (Looking North East).



**Figure 25**  
Site Plan inc, Locations of Photographs Used in This Report.







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