



THE UNIVERSITY
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**Land Bordered by Park
Road, Rose Lane and
High Street, Mansfield
Woodhouse,
Nottinghamshire:**

**an archaeological desk-based
assessment**

Birmingham University Field Archaeology Unit



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Birmingham University Field Archaeology Unit
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**Land Bordered by Park Road, Rose Lane and High Street,
Mansfield Woodhouse, Nottinghamshire:
An archaeological desk-based assessment**

by
SARAH WATT

For further information please contact:
Simon Buteux, Iain Ferris or Gwilym Hughes (Directors)
Birmingham University Field Archaeology Unit
The University of Birmingham
Edgbaston
Birmingham B15 2TT
Tel: 0121 414 5513
Fax: 0121 414 5516
E-Mail: BUFAU@bham.ac.uk
Web Address: <http://www.bufau.bham.ac.uk>

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Land Bordered by Park Road, Rose Lane and High Street, Mansfield Woodhouse, Nottinghamshire: an archaeological desk-based assessment

Summary

A desk-based assessment was carried out in advance of proposed development of land bordered by Park Road, Rose Lane and High Street in Mansfield Woodhouse, Nottinghamshire. The assessment examined the available documentary and cartographic evidence and identified any areas of potential archaeological interest. A site inspection was also made.

1.0 Introduction

This archaeological assessment has been prepared by Birmingham University Field Archaeology Unit (BUFAU) ahead of development proposals by Haslam Homes Limited. The report sets out the results of an archaeological desk-top study of land bordered by Park Road, Rose Lane and High Street in Mansfield Woodhouse. The location of the study area is shown on **Fig. 1**. The aim of the report is to provide a summary of known and potential archaeological information for the area, based on existing data. The assessment adheres to the guidelines set down in the *Standard and Guidance for Archaeological Desk-Based Assessments* (Institute of Field Archaeologists 1999).

2.0 Site Location

The site is located on the east side of Rose Lane and north of High Street. Its extent to the north lies against the southern side of Park Road and it lies within the historic core of Mansfield Woodhouse (**Fig. 2**). The site is a parcel of land comprising 0.65 hectares and consists of a mixture of scrub land, a carpark, several derelict buildings and yards.

3.0 Objectives

The objective of this assessment was to determine the likely survival and significance of archaeological remains within and around the proposed development site, in a local, regional, national or international context as appropriate. The desk-based assessment was intended to identify the need for any further archaeological work in advance of the planning application, and to identify potential requirements for any *in situ* preservation of archaeological remains, or for their recording in advance of, or during, development. Final mitigation decisions, however, rest with Nottinghamshire County Council.

4.0 Methodology

A site inspection of the development area was carried out and documentary research was undertaken of primary and secondary records and maps held by Nottinghamshire

Archives and Nottinghamshire County Sites and Monuments Record (SMR). All sources consulted during the assessment are listed in Section 10.0 below.

Each area of the site has been allocated a 'zone' number (i-vi) and buildings have been labelled alphabetically (A-E). These are shown on **Fig. 3**. Throughout the report, zones and buildings will be treated in separate sections, with summary descriptions of the standing buildings and summary assessment of the archaeological potential of the various zones of land being given here.

5.0 Geology and Topography

The site is underlain by Lower Magnesian Limestone of Permian-Triassic age, comprising 'flaggy, granular textured calcareous dolomitic limestones resembling a sandstone in appearance' (Joynes Pike & Associates Ltd, n.d.,11). The trial pits excavated by Joynes Pike & Associates encountered made ground consisting of a mixture of rubble, brick, limestone gravel and cobbles, clay, topsoil and some tarmac in the northern and southern areas of the site. In the central area of the site, there was limestone gravel and cobbles beneath a mixture of rubble fill, concrete and breeze blocks, this fill proven to a depth of 2.3m below existing ground level in Zone iv. The land slopes from Park Road down to the High Street frontage and the eastern edge of the site is much lower than the western edge.

6.0 Archaeological and Historical Background

There is no evidence for prehistoric or Roman remains within the study area although there is a Roman villa situated about one mile north-west of Mansfield Woodhouse. This dates from the late-1st century AD and was abandoned in the early-4th century (Pevsner, 1979, 175-6).

6.1 General Context

The site is located within the historic core of Mansfield Woodhouse, the southern half of the site also lying within the Conservation Area defined by Mansfield District Council (**Fig. 5**). The south side is flanked by High Street, which is lined with tall, two-storeyed and many three-storeyed, stone buildings of a commercial nature. These vary in date, and are probably 17th to 19th century, although they are difficult to date precisely as they are all constructed in Magnesian limestone. Some have interconnecting backyards and cart-entrances (**Plate 1**).

Several listed buildings stand on High Street, although there is none on the development site. These include Nos. 21, 49, 51, 53, 55, 57, and 59, which are all Grade II listed. A row of limestone cottages extends back from High Street along the eastern edge of, and just outside, the site, on a line parallel with the row of now-demolished weavers' cottages on the site. These features are typical of the services offered along the main street of a small, country market town. The site itself may have represented long medieval burghage plots extending back from High Street, with a long yard, possibly of 17th century date or earlier, bounded by a limestone boundary wall along the eastern edge of the site. This possibility is also strongly indicated by the existence of a service lane at the back of the plot, the road now known as Park Road. On the 1880 O.S. 25" map, this road is named as Back Lane North. Another map from

1870, of land offered for sale, also shows this road, here named Back Lane. Provision of this kind of service lane is a common feature of medieval town planning.

6.2 Summary Description of Standing Buildings

The following buildings will be referred to by letter (A-E), the locations of which can be seen on **Fig. 3**.

Building A

Building **A**, the Malting House, in the southern central area of the site, is an amalgam of several buildings of different dates (**Plate 3**). The western block appears to be the earliest. It is of limestone construction (mainly rubble walling rather than finished regular coursing) and comprises three storeys, with a slightly-sunken floor level relative to the yard surface behind it. During a very limited internal inspection, it was noted that the interior was in quite poor condition. The original floors seem to remain *in situ*, although they are in a poor state of repair. The first floor is supported on large sawn timber crossbeams, into which sawn timber floor joists are jointed, with a tongued-and-grooved floor above. The crossbeams themselves are supported by crude cast-iron columns in compression between the beams and the ground floor. This use of materials may indicate a mid-19th century date. Evidence also exists for several bricked-up openings and doorways. Although the building as a whole is reputed to be a Malting House, no evidence for a large fireplace, chimney, or malting floor could be seen internally.

The main building of the Malting House, the eastern block, is two-storied, with a ventilated roof assembly. It appears to have been added onto the western block, but this would need to be investigated further. On the eastern face of the building, several of the openings' facings seem to be later concrete additions -- the earlier stone lintels of three smaller openings are still visible in between the present openings (**Plate 4**). The central doorway of the building is probably original, but the two on either side are probably later. An extremely limited internal inspection was made, due to the very poor condition of this part of the building, and it was noted that the height of the caves may possibly have been raised and that the roof could be a later addition. An Industrial Monument Survey, carried out in 1972, mentions a large well in the ground floor. However, this was not observed during the site inspection.

The southern end of the building comprises two separate builds (**Plate 5**). The north one has a very tall access or cart-entrance and is of brick construction. The windows of the south build appear to have been inserted, as they do not fit very well with the appearance of the building or with the positions of the iron tie-bar stays (**Plate 6**). There is also another ventilated roof assembly on this part of the building.

Building B

This is a mainly brick-built outbuilding, of clamped red brick (English Garden Wall Bond), built against a property boundary at the southern end of the site. In the eastern wall there are the remains of some limestone walling and a very rough doorway. At the south end, the height of the walls has been raised and at the north end the wall

incorporates a patch of brick and rubble. In the north gable end of the building, is the shadow of a smaller, later building (**Plate 8**). The ground floor window is probably original and has a segmental arch. The west-facing wall has two first floor openings, probably for loading. On the ground floor, the original arrangement probably consisted of two doorways, flanking the window sitting beneath the one on the first floor. At the southern end of the wall there is another doorway, adjacent to a blocked-off access directly below another window; this is an inherently weak arrangement and could explain why this part of the building appears to have collapsed at some stage (**Plate 7**). There is a slate roof on the western side, and a tile roof on the eastern side.

Building C

This is the last surviving example of a row of weavers' cottages, but of later date than the rest of the terrace; the construction break with the gable end of the demolished building adjacent to it can clearly be seen (**Plate 9**) and a blocked-in first floor window can be seen in the gable end (**Plate 10**). The building is two-storeys high and the back, west-facing wall is partly set into the raised ground surface. It is of limestone construction, and tooling marks can be seen on some of the stones. There are big chimneys at either gable end, which implies that the floor plan was not open all the way across the building. Also, the chimneys appear too large for one room only and probably have two flues. The cottage is completely bricked-up, so no access could be gained to make an internal inspection. The front of the cottage (east-facing wall) is more regular and better-lit, with four windows and a central doorway. To the north are small, probably later, outhouses.

Buildings D and E

These are modern buildings, representing a brick-built warehouse and a steel-framed barn respectively. On the east-facing end of Building D, however, is a stretch of limestone boundary walling, which continues around the north side of the building and returns down the western edge of the site, forming part of an enclosure. Other stretches of boundary walling exist on the site and are discussed separately.

6.3 Descriptions of Zones of Land Within Site

The following zones are referred to in Roman numerals (i-vi) and their locations can be seen on **Fig.3**.

Zone i

This is an area of rough ground situated at the northern and north-eastern end of the site, this latter area being overgrown and inaccessible. No buildings appear here on the 1880 25" O.S. map and it has probably always been open ground. Near the centre of the northern area is a rectangular metal tank.

Zone ii

This strip of land runs north-south, parallel and adjacent to the demolished terrace of weavers' cottages and against the eastern boundary of the site. It also forms an access way into the site from High Street. The O.S. map of 1917 refers to this strip of land as Marlow's Yard. The ground level here is much lower than it is to the west of the

weavers' cottages, and this would appear to be a historical feature. The land here has not been levelled or truncated and probably represents a deep yard extending back from High Street, possibly of 17th -century date. In this case, it is possible that it overlies earlier archaeology from the medieval period. **Plate 11** shows the differing ground levels in the central area of the site.

Zone iii

This is the area once covered by the terrace of now-demolished weavers' cottages and centred on grid ref. SK 630 541. In 1998, seven of these buildings remained standing and were recorded and surveyed prior to their demolition (Taylor, 1998). Taylor's report states that they were 'probably first established in the late 18th –early 19th century with late 19th-20th century alterations. The cottages had been converted and were domestic in nature, though two of the buildings retained weaver's windows indicating an early cottage industry function as framework knitters' workshops.' (Taylor, 1998,1). The terrace is depicted on the Mansfield Woodhouse tithe map for 1845. Taylor also says that, '...brick was employed for refacing the upper walls of these cottages...' (Taylor 1998,5). Today, this area is covered with demolition rubble, both bricks and limestone.

Zone iv

This zone is an area of possibly raised ground which has been concreted over. Due to this, it is possible that undisturbed archaeological deposits may remain beneath, particularly as this land lies against the western side of the weavers' cottages.

Zone v

This strip of land sloped down towards High Street and lies between the Malting House and the brick outhouse (B) opposite. It comprises a stone-flagged yard surface, which continues back towards the High Street frontage. To the east, it extends to roughly where the terraced cottages stood and in the north to the end of the Malting House (A), where the ground rises. Again, this more-or-less intact surface, which is probably 19th-century in date, could conceal earlier archaeology.

Zone vi

This is the current car-park which makes up the south-western corner of the site. It too has greatly-differing ground levels: the western side, running parallel to Rose Lane, being higher than the eastern side. It also slopes upward to the north, having a very similar character to the land covered by zones ii-v to the east. The 1880 and 1917 O.S. maps show buildings extending back from High Street in this zone, but on the maps of 1938 and 1955 these have gone. It is possible that a similar arrangement existed here as in Zones ii and iii, with a row of buildings against lower ground to their east and higher ground to their west. If this is the case, there is potential for the existence of archaeological deposits beneath the car-park, although any such deposits may have been disturbed by building demolition and the subsequent laying down of the car-park surface.

6.4 Limestone Boundary Walls

Several stretches of limestone walling still exist on the site (**Fig.4**). These probably represent the remains of boundary walls for the burgage plots and, if they are not medieval themselves, may possibly lie along original medieval boundaries. One such

stretch runs from the south-east corner of the site, north-westwards along the demarcation line of Zone ii, where at one point it appears to have several openings (**Plate 13**), and then heads south-west for a short stretch. More remnants of walling can be seen along the south gable end of Building B. Another stretch runs north-west from the north-west corner of Building C and there is also a stretch parallel to the north gable end of the latter. Another set of walls runs from the north-west corner of the Malting House (Building A), north-westwards to the north-west corner of Building D, where it then turns and comes around the building and back down its eastern edge. At the end of this wall is an inscribed stone; the only wholly legible letter is a 'W' and beneath this there is a date, only the '18.' of which can be discerned.

The presence of remnants of walling at the south of the site would indicate that at some point the High Street plots were cut off from or made distinct from the yard areas behind. It could also be possible that, at a later date, the yards were opened out in order to create industrial work areas, perhaps associated with the Malting House.

7.0 Cartographic Information

The 1845 tithe map shows the row of weavers' cottages. The 1880 O.S. map (**Fig.6**) shows the access way off High Street and a long terrace of buildings, presumably the weavers' cottages, a large block which must represent the Malting House, which appears here to be continuous with a building to the south of it, which fronts onto High Street, and numerous small outbuildings. In the northern area of the site are shown a few nursery type structures. In the southwestern area of the site (Zone vi), there are two rows of buildings extending back from High Street and several other buildings. About half of the site appears to be undeveloped.

The maps from 1917 (**Fig.7**) and 1920 show the access way as being named Marlow's Yard and a boundary line has been drawn between the Malting House and the building to the south. By this time, some small development of a residential nature has taken place north of Park Road and in an area further to the north-east of the site.

By 1938, the buildings in Zone vi are no longer there and by 1968 several buildings have appeared in the centre of the site, this now being marked as a 'Builders Yard.' Rose lane has been expanded to the west and there has been more residential development to the east and north of the site.

8.0 Provisional Recommendations

Although some areas of the site may have been disturbed, it contains buildings of historical interest, boundary walling and various areas (in particular, Zones ii, iii, iv and v) which have the potential to reveal archaeological remains of a medieval and post-medieval date. It is recommended that a survey assessment of the buildings be carried out to RCHME Level 1 or 2 in the first instance. Further targeted map and documentary research would need to accompany this survey, including the inspection of property ownership documents, census records and Trade Directories. Further to this, a detailed building survey may have to be carried out and a programme of limited trial-trenching carried out as a minimum. In this case, it would be necessary to inspect

the full logs from the geotechnical inspection carried out by Joynes Pike & Associates. Retrogressive mapping of the boundary walling onto the historical maps is also recommended. These recommendations would be subject to endorsement from Nottinghamshire County Council.

9.0 Acknowledgements

This report was written by Sarah Watt and edited by Iain Ferris. The figures were prepared by Nigel Dodds and the plates by John Halsted. Steve Litherland provided advice on the historic buildings.

10.0 References

Documents and maps were consulted in Nottinghamshire Archives. Nottinghamshire County Sites and Monuments Record was also consulted, and secondary sources were consulted in The University of Birmingham Library

Maps

Ordnance Survey

- 1880 25" Nottinghamshire Sheet XXIII.9
- 1887 6" Nottinghamshire Sheet XXIII SW
- 1900 6" Nottinghamshire Sheet XXIII SW
- 1917 25" Nottinghamshire Sheet XXIII.9
- 1920 6" Nottinghamshire Sheet XXIII SW
- 1938 6" Nottinghamshire Sheet XXIII SW
- 1968 1:2500 Sheet SK 5463/5563

Others

- 1833 Map of Mansfield, Mansfield Woodhouse, etc. Sheet: Mansfield No.V (Sanderson)
- 1845 Parish of Mansfield Woodhouse Tithe Map
- 1870 Sketch of Property For Sale at Back Lane, Mansfield Woodhouse
- 1902 Building Sites and Cottage Properties (Bradwell)
- 1907 Plan of Building Land, Mansfield Woodhouse, Belonging to J.H. Blake
- 1947 Property Near Park Road (Broadhead)

Textual Sources

- Pevsner, N: The Buildings of England – Nottinghamshire
Penguin Books, 2nd ed., 1979
- Standish, Rev. J: 'Excursion, 1904' in Transactions of the Thoroton Society,
Vol.VIII, p.23
W.B.Cooke, The Thoroton Press, 1904

Taylor, G: Historical Building Recording at the Former Weavers' Cottages, Rose Lane, Mansfield Woodhouse, Nottinghamshire (MRL 98)
Archaeological Project Services, Report No: 50/98, July 1998

Other

Joyces Pike & Associates Ltd – Geological Report (PK/G1411), n.d.

Industrial Monument Survey Cards (CRO ref: DD 262)

Appendix

Archaeological Desk-Based Assessment of Land Bordered by Park Road, Rose Lane and High Street in Mansfield Woodhouse, Nottinghamshire

Written Scheme of Investigation

1.0 Introduction

This document comprises a specification for an archaeological desk-based assessment of a site comprising the land bordered by Park Road, Rose Lane and High Street in Mansfield Woodhouse, and adjacent areas. No design brief has been prepared for this work. This Written Scheme of Investigation is prepared in accordance with government advice contained in *DoE Planning Policy Guidance Note 16*. The site is being assessed ahead of development proposals by Haslam Homes.

The proposals involve

2.0 Site Location

The site is located on the east side of Rose Lane and north of High Street. Its extent to the north lies against the southern side of Park Road and it lies within the historic core of Mansfield Woodhouse.

3.0 Archaeological Background

The area affected by the proposed development contains a Malting House of probable mid-nineteenth century date, with various additions, and one surviving building of a row of knitters' cottages, the rest of which have been demolished. One of these demolished buildings was reputed to be one of the oldest knitter's cottages in Nottinghamshire. A brick building exists to the east of the Malting House and between these two buildings is a stone-flagged yard surface. The other buildings on the site are of modern construction. On the east the site is bordered by a row of cottages, possibly of eighteenth-century date. High Street itself has a commercial frontage with three-storied stone buildings of varying dates, comprising cart entrances and interconnected yards behind. The general picture is that of the centre of a small country market town, and it is possible that long medieval burgage plots extended back onto the site. The ground level in the north of the site is approximately four metres higher than the southern end, and there is some potential for remains lying beneath this raised ground.

4.0 Archaeological Desk-Based Assessment

4.1 Objectives

The objective of this archaeological desk-based assessment is to determine the likely survival and significance of archaeological remains within and around the proposed

development site, in a local, regional, national or international context as appropriate. The desk-based assessment will identify the need for any further archaeological work in advance of the planning application, and will identify potential requirements for any *in situ* preservation of archaeological remains, or for their recording in advance of, or during, development. Final mitigation decisions will rest with Nottinghamshire County Council.

4.2 Method

The desk-based assessment will comprise a site inspection and an examination of relevant primary and secondary sources. All sources consulted during the assessment will be listed in the report. Surviving above-ground structures will be assessed during the site inspection but detailed recording of such structures is outside the scope of this assessment.

The significance of the archaeological remains will be considered in local, regional and national contexts.

The assessment will be carried out in accordance with the guidelines laid out by the *Standard and Guidance for Archaeological Desk-Based Assessments* (Institute of Field Archaeologists 1999). Nottinghamshire County Council has issued no guidelines.

5.0 Staffing

The desk-based assessment will be monitored for BUFAU by Iain Ferris (BA, MIFA, Unit Director and Research Fellow) and will be carried out by Sarah Watt (BA, PGDipArchaeol, PIFA), with advice on standing buildings from Steve Litherland (BA, MA, Research Associate)

6.0 Report

The results of the archaeological desk-based assessment will be presented in an illustrated report.

Copies of the report will be forwarded to the Planning Archaeologist by the client and to the Nottinghamshire County Sites and Monuments Record. A copy of the report will also be sent to the National Monuments Record.

7.0 Archive

The archive will conform to the guidelines set down in Appendix 3 of the Management of Archaeology Projects and will be deposited with an appropriate repository, approved by the Planning Archaeologist, within a reasonable time of completion.

8.0 Timetable

It is anticipated that the desk-based assessment will commence on January 11th and will be completed by February 18th.

Approximate time breakdown of tasks:

Site inspection: 0.5 days

Consultation of primary and secondary sources: 2 days

Preparation of report text: 2 days

Production of illustrated report: 0.5 days

9.0 General

All project staff will adhere to the Institute of Field Archaeologists *Code of Conduct* and the *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

Birmingham University Field Archaeology Unit, 14th February, 2000.

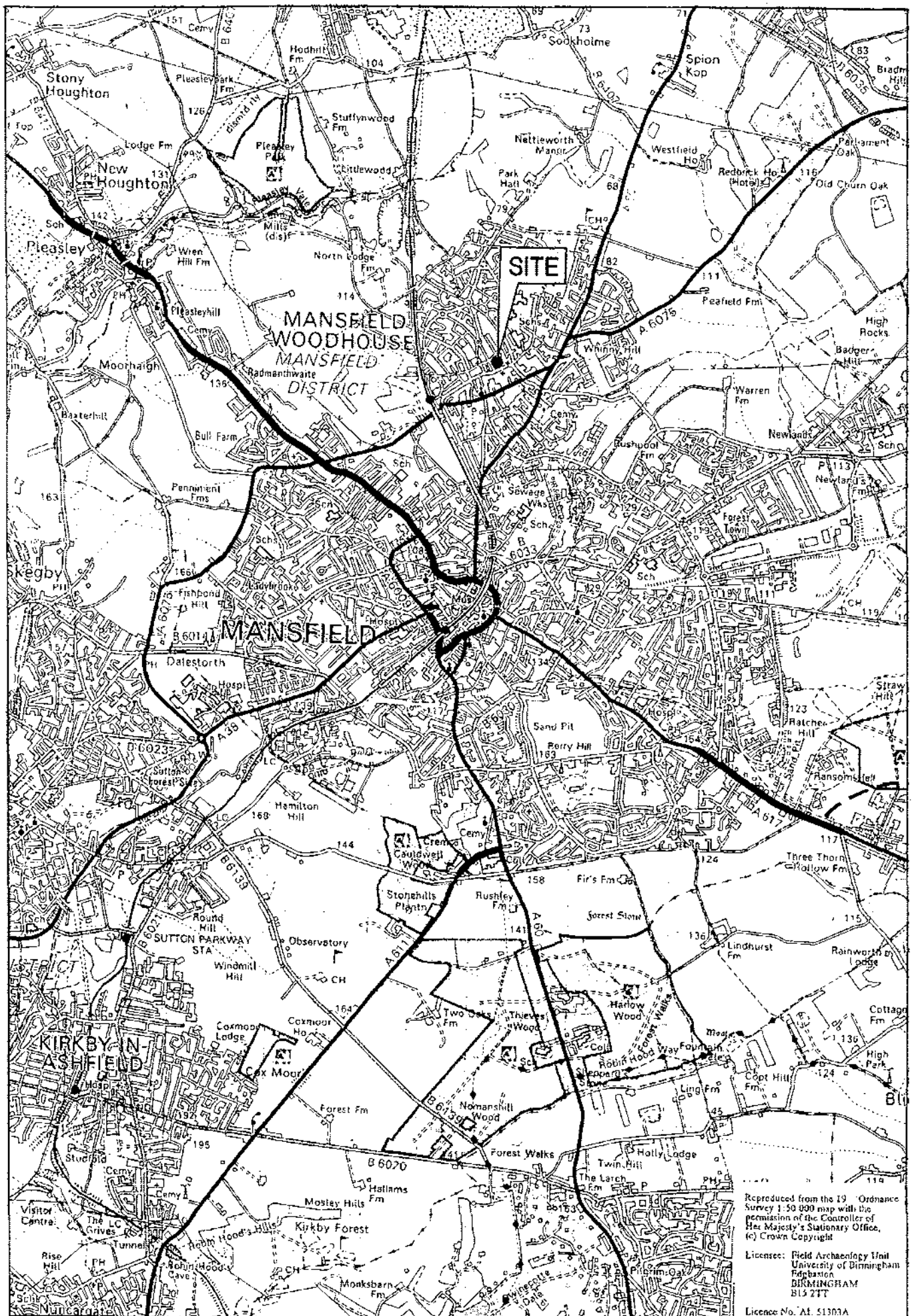


Fig.1

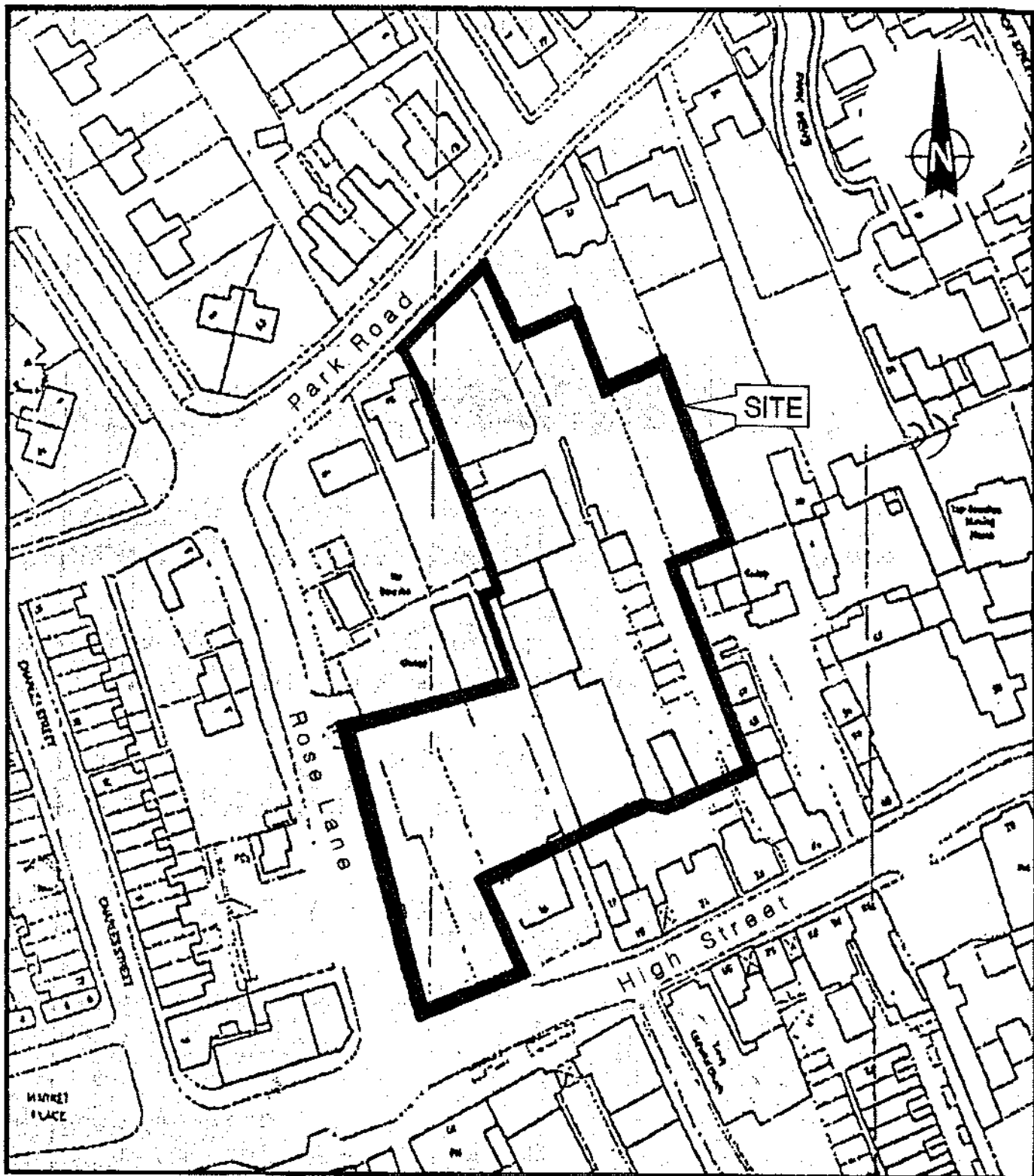


Fig 2

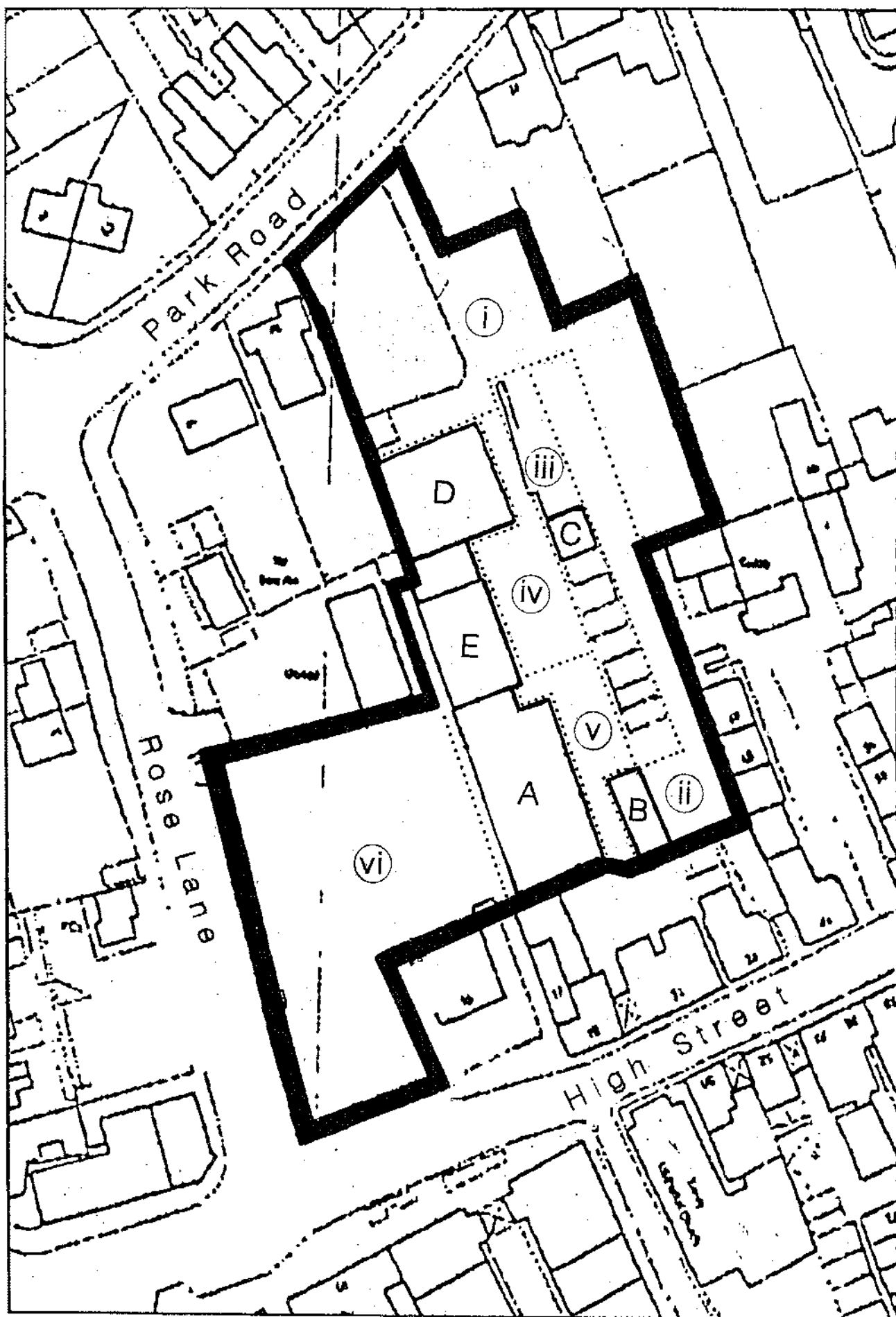
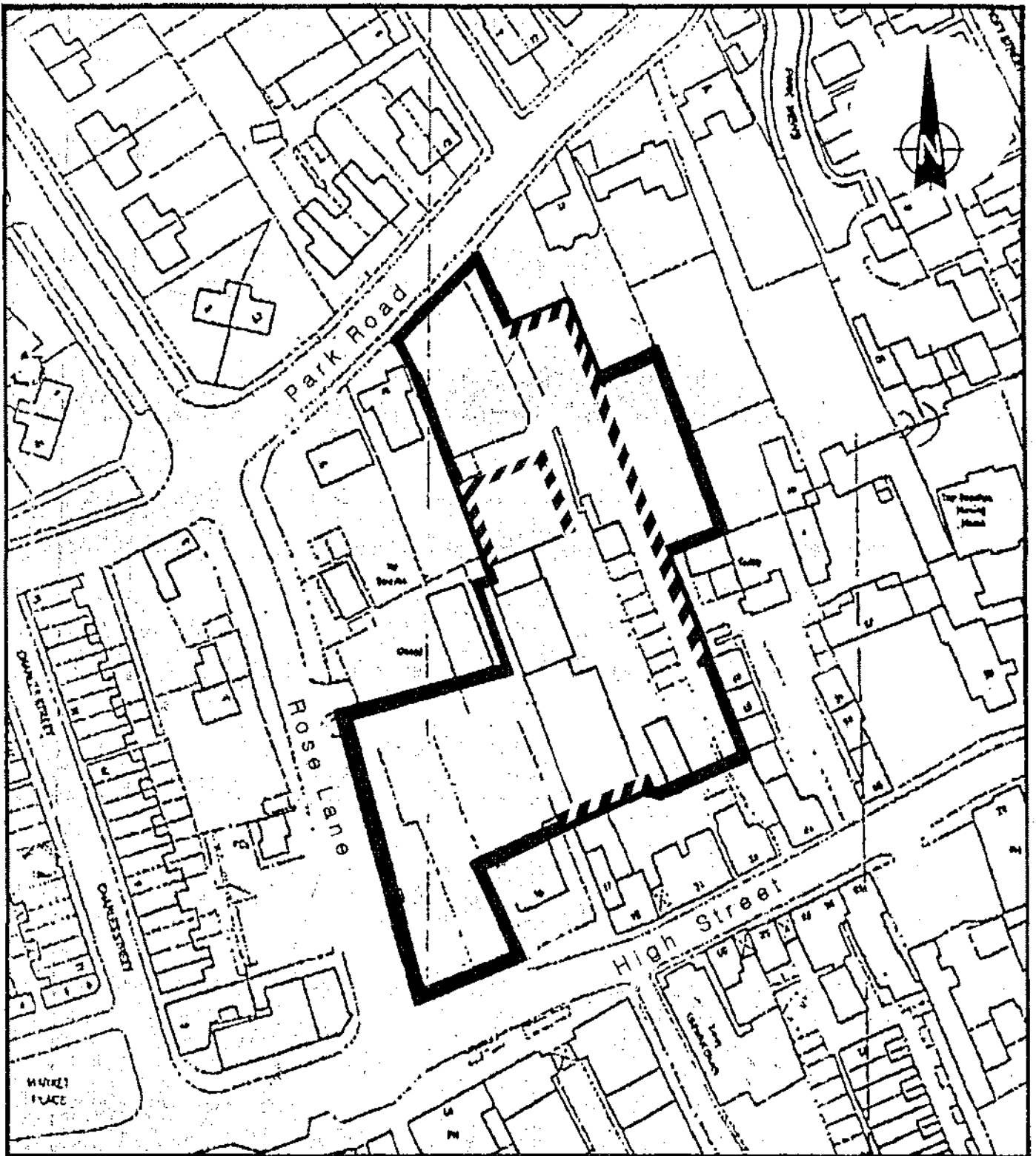


Fig.3



////// Limestone Boundary Walls

Fig.4

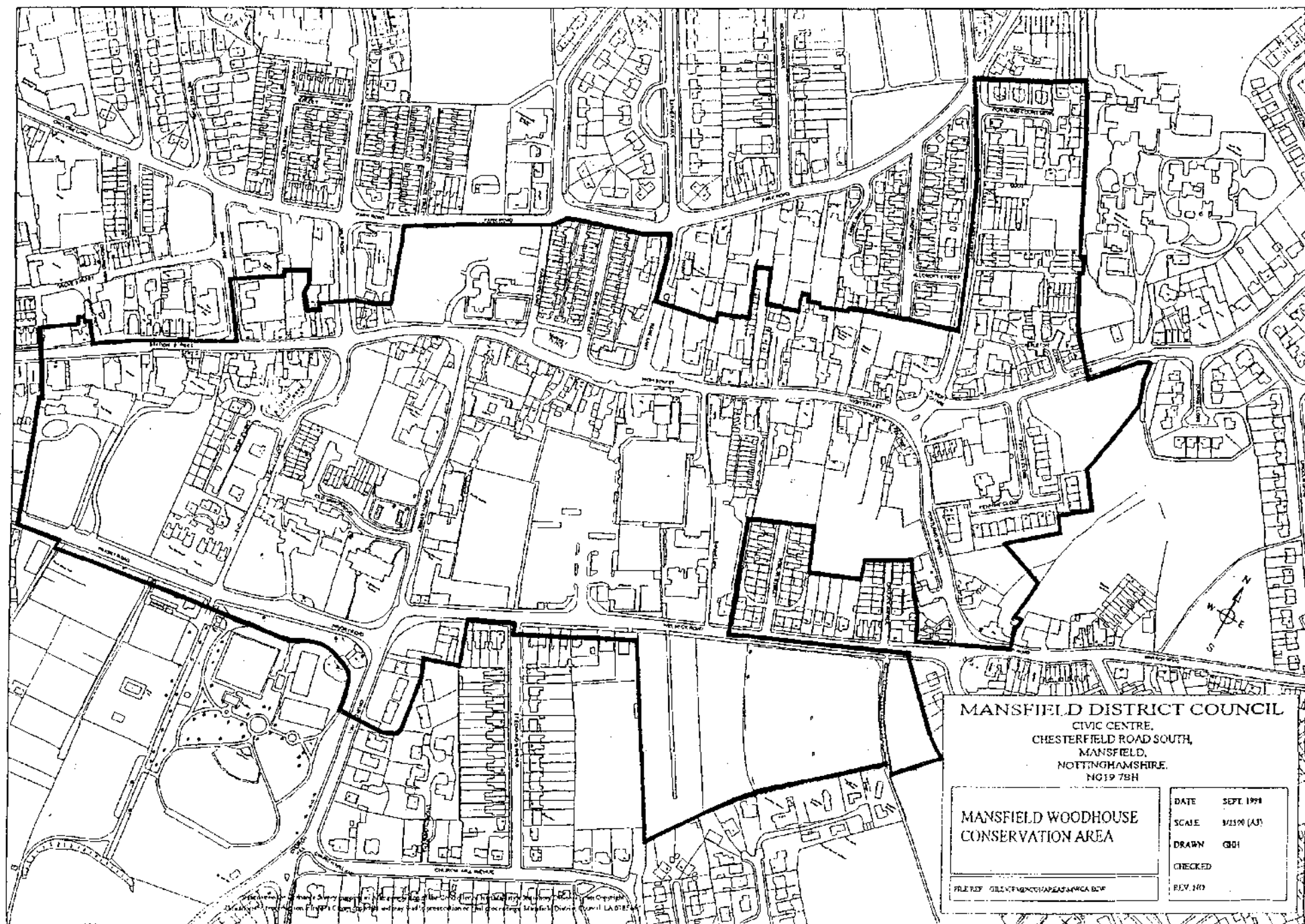


Fig.5

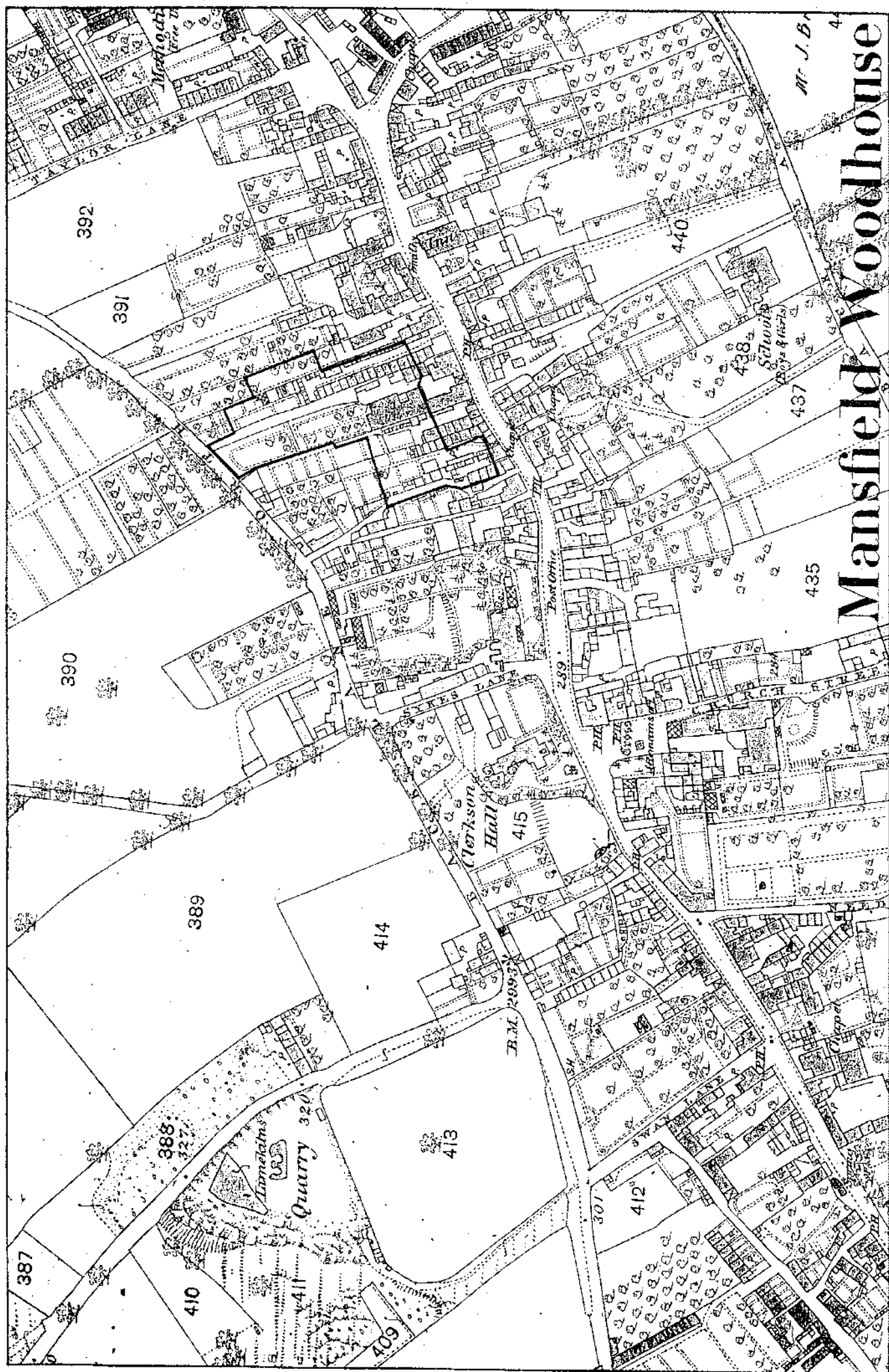


Fig. 6



Fig 7



Plate 1: High Street looking south - east



Plate 2: Cottages along east boundary of site, Looking north-west



Plate 3: Malting House, looking south-west



Plate 4: Malting House - detail of blocked openings, looking west

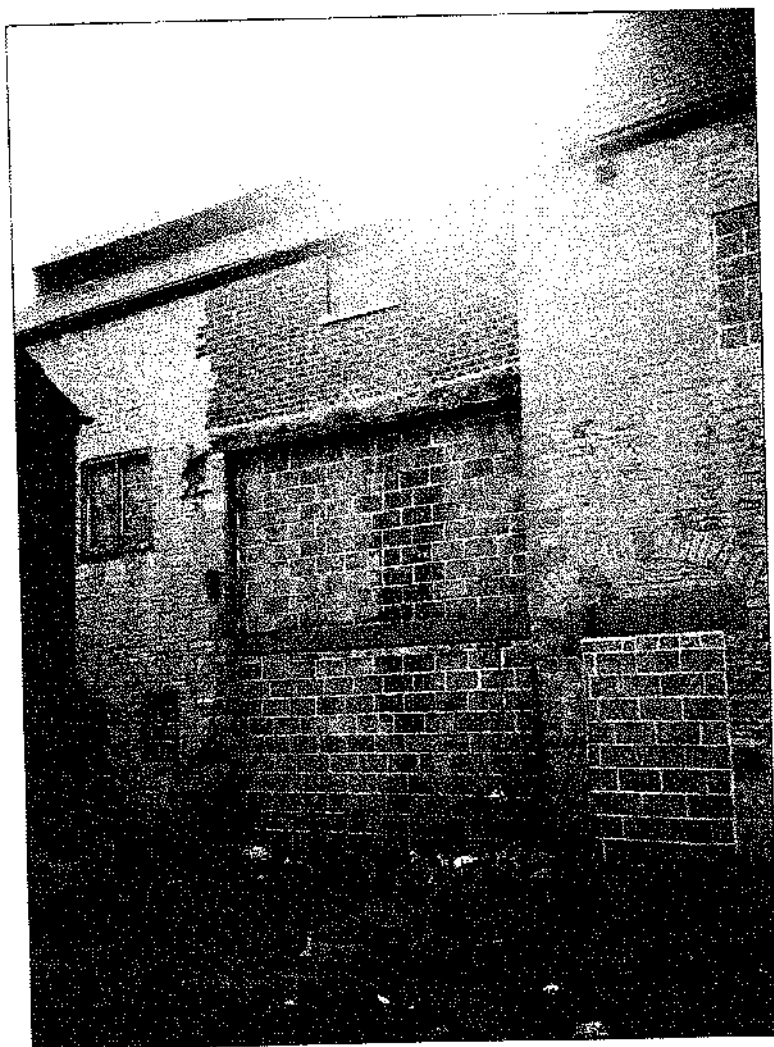


Plate 5: Southern end of Malting House, looking south-west

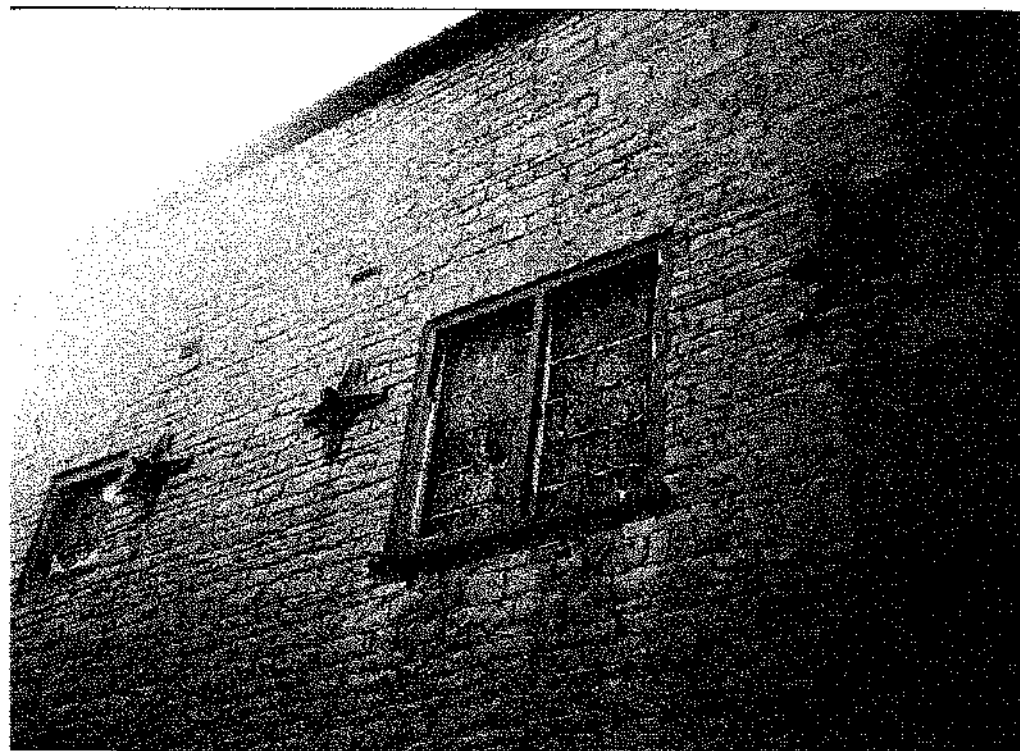


Plate 6: Malting House - detail of later openings, looking west

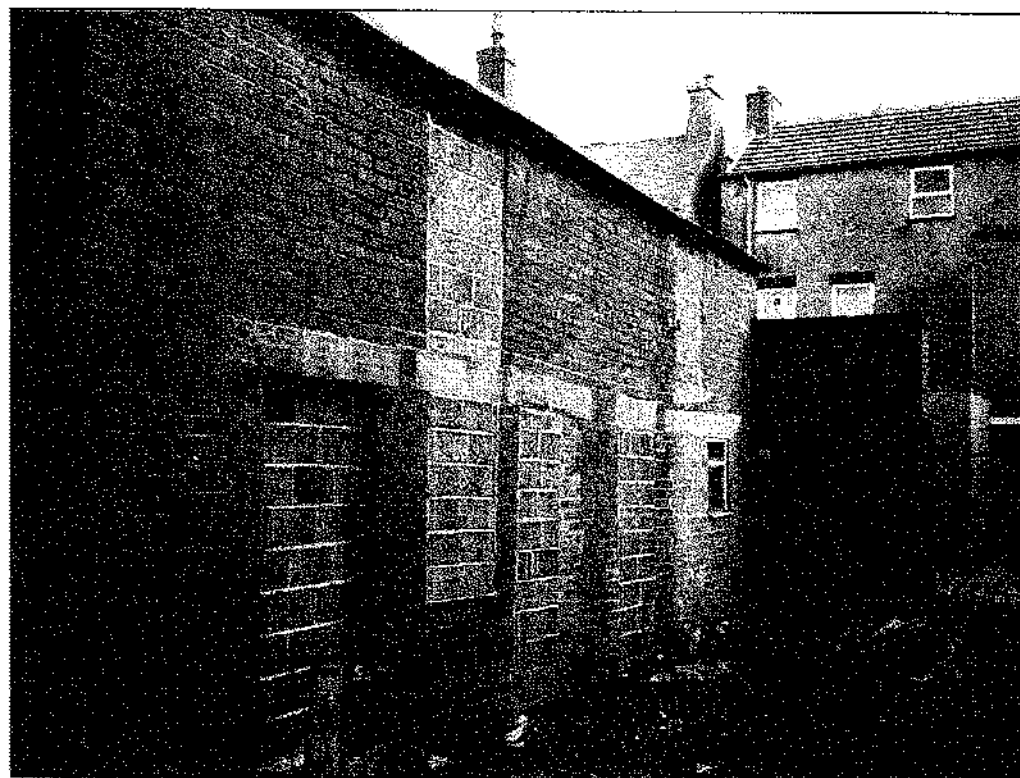


Plate 7: Outhouse, looking south-east

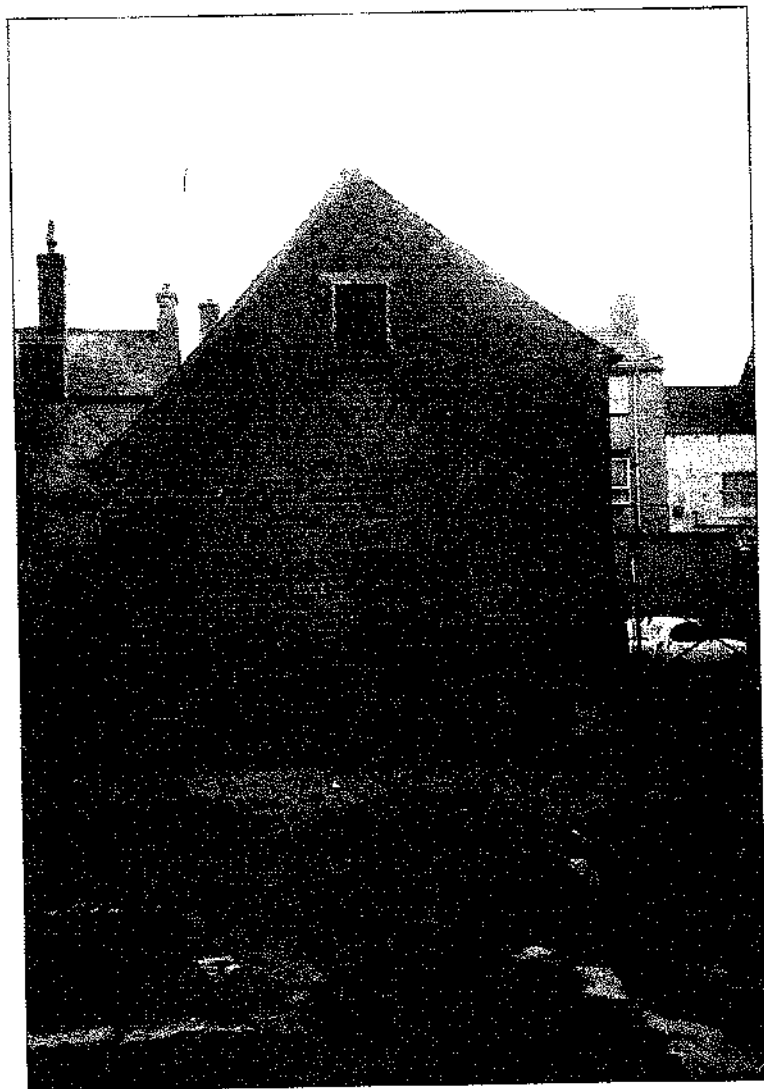


Plate 8: Outhouse gable end, looking south



Plate 9: Weaver's Cottage looking north-east



Plate 10: Weaver's Cottage looking north

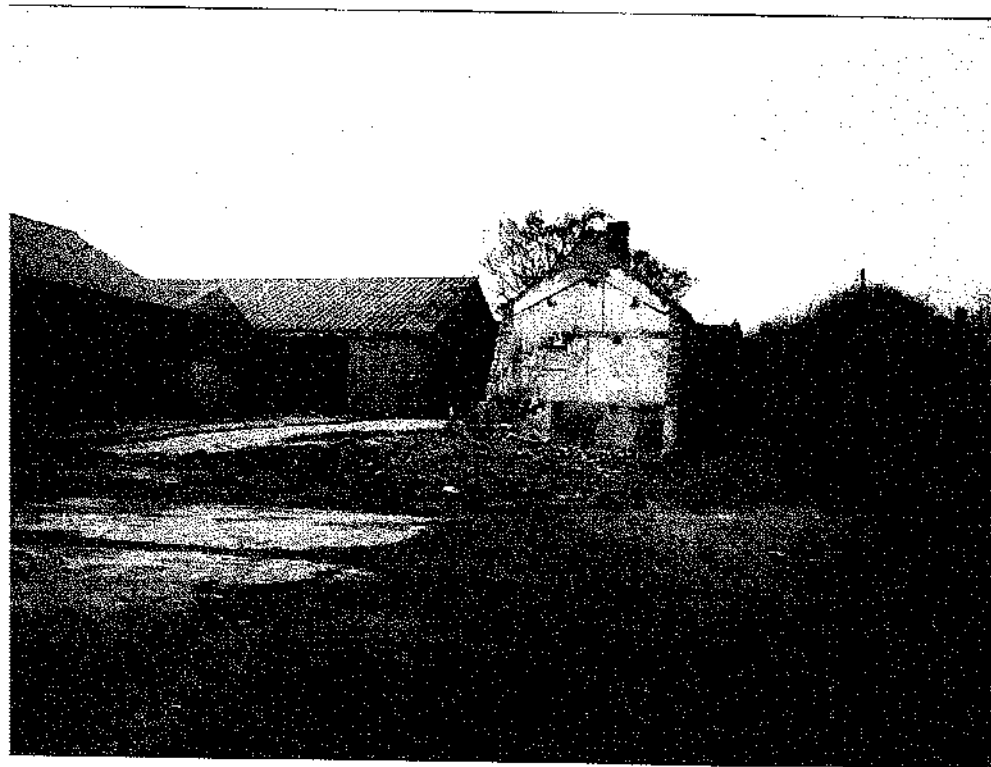


Plate 11: Differing ground levels, looking north

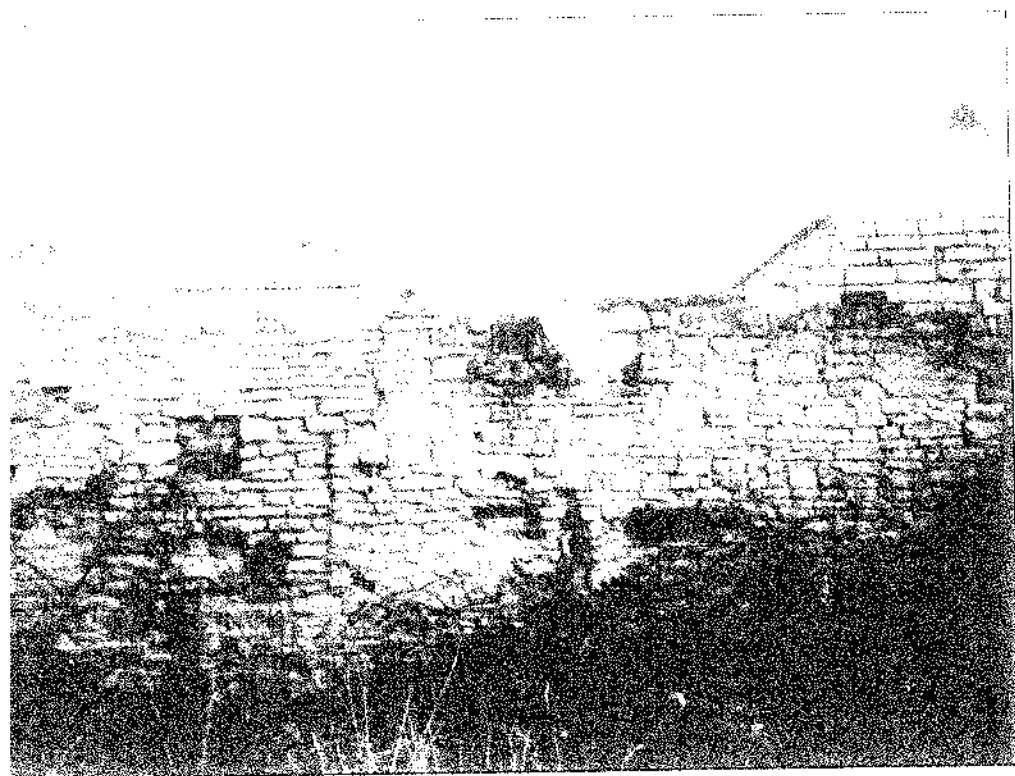


Plate 12: Limestone boundary wall, looking east

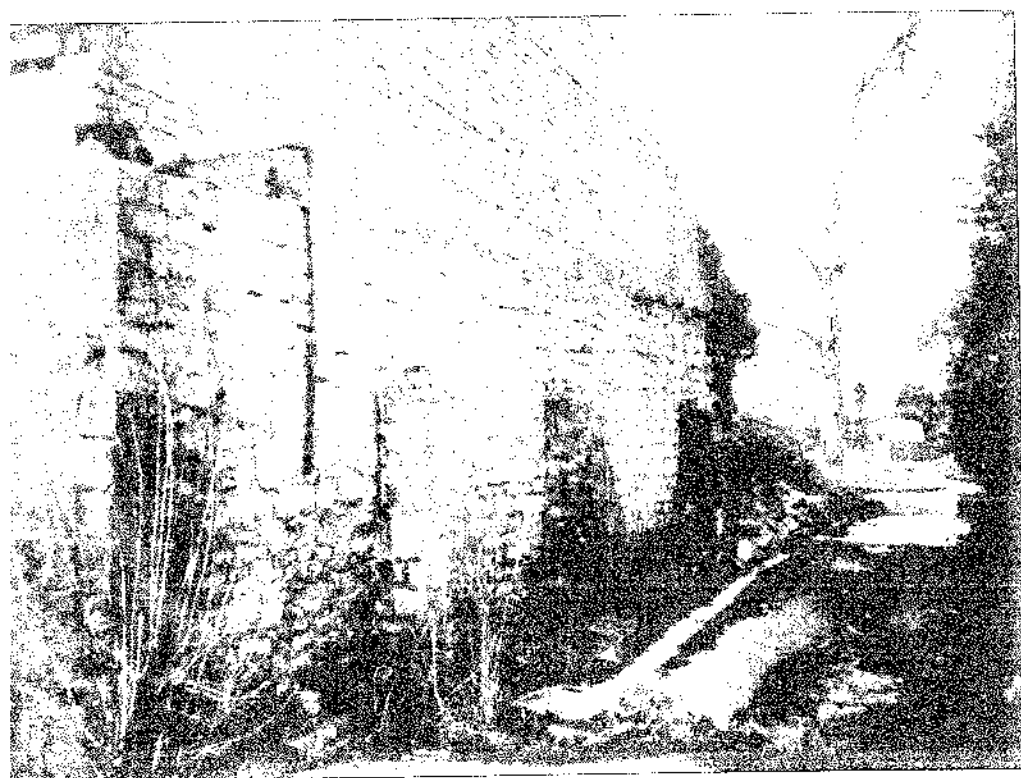


Plate 13: Limestone boundary wall, looking north-west