

THE OLD HALL, SCARCLIFFE LANES

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Introduction

The Old Hall at Scarcliffe Lanes is an L-shaped, stone-built, late 17th-century house of two storeys and attics which stands back from the main road between Bolsover and the Nottinghamshire village of Nether Langwith about a mile short of the county boundary (Fig. 1). Scarcliffe Lanes (sometimes simply called 'The Lanes' or, because it lies closer to Upper Langwith village than Scarcliffe, 'Langwith Lanes') is a hamlet of a dozen houses on either side of this road on the north bank of the river Poulter, which here forms the boundary between Scarcliffe and Langwith. The only other house of any size apart from the Old Hall is Scarcliffe Lanes farm. The Old Hall has been divided since the early 19th century into three tenements, although it appears originally to have formed a single dwelling. It was sold as three cottages in 1954 by the Trustees of the Chatsworth Settlement and about ten years later the owner of one of the three (no. 1) carried out extensive alterations to the east-facing range. This led the county planning officer to issue a building preservation notice in respect of the entire building, which was added to the statutory list (Grade II) in 1966. The external appearance of the main, south-facing range has since been retained, while the interiors of the two cottages have been modernised and an appropriately designed extension added to no. 3. The setting of the house is enhanced by exceptionally well maintained front gardens to all three properties.

The owners since 1961 of no. 3 Old Hall (Mr Peter Hoyland and his late wife) have for many years taken a keen interest in its history. As a result, in 1995 Mrs Hutton was invited to make a survey of the building for inclusion in the Derby Buildings Record. About ten years later Mr Riden became interested in the Old Hall since it lies within one of the parishes intended for inclusion in a forthcoming volume of the Derbyshire Victoria County History. His research has yielded more information than can be accommodated in a VCH parish history and for this reason is presented separately here, together with Mrs Hutton's survey of 1995. Both authors are greatly indebted to Mr Hoyland for information about the recent history of the Old Hall and the appearance of no. 1 before the alterations of the 1960s.

We hope that this article will illustrate some of the difficulties of reconstructing the building history and tenurial history of a medium-sized freehold house and its estate, for which no early deeds or other muniments survive; how these can be overcome by a careful study of both the surviving fabric and a search for external evidence, the latter made easier by the development of digital finding-aids; and how the best results are obtained by attempting to integrate the two approaches.

The Old Hall: a Building Survey¹

The house stands on high ground above the valley of the Poulter, its longer arm facing south-east (here called south to simplify the narrative) and the shorter arm at the western end facing



Fig. 1: The Old Hall, Scarcliffe Lanes: location map.

east (Fig. 2). There are two wells on the property, one in front of the entrance to no. 3, the other on the far side of the lane that skirts the property on its eastern side. The walls are built of good quality Bolsover sandstone and the roofs have stone slates, except on the north side, which has pantiles. The tops of the four stone chimney-stacks have been rebuilt in brick. There are five dormers in the roof, each with a two-light mullioned window. On the first floor all five windows originally had three lights, although those in no. 1 have been replaced. The ground-floor windows have either three or four lights under a straight, continuous moulded string, most of which has been removed from the windows of no. 1, and between them are placed the doorways. Those in nos. 2 and 3 have moulded architraves and segmental pediments carried on consoles; in no. 1 there is a modern glazed door and a window beside it in the enlarged opening. The south jamb of this doorway is built of plain quoins and so it was probably unornamented. Within the tympanum of the doorway of no. 3 is inscribed B over J B, and on the architrave under the pediment of no. 2 there was formerly a shield bearing the same initials. This has since been replaced with a plaque containing the name of the present owner.

The east end of no. 3 was built over when the house was surveyed in 1995 by a single-storey stone scullery which is not shown on the plan. This has since been replaced by a modern kitchen extension, which leads on to a single garage also added by Mr and Mrs Hoyland. Above the extension the coping of the gable parapet ends in kneelers, and there is an end chimney.

The rear wall on the north side of the house runs in a straight line for more than 21 metres. At the eastern end is a small window lighting a closet, and beside it a modern window in a former (but probably not original) door opening; above these centrally is a single-light, stone-framed window. Further west is a two-light window on each storey, the lower one with replaced sill and mullion; under this there seems to have been an earlier chute or window, or possibly a door, into the cellar, now blocked at this end. There is then an unbroken stretch of lower walling, with a three-light mullioned window at upper level, before we reach a small (added) closet window downstairs. Close to this is the lintel of a blocked two-light window with a later doorway cut through part of it. Above is a similar two-light window. Finally comes the gable-end wall of the east-facing range, crowned by a chimney with an attic window on each side of it, but no other openings.

The boundary of the plot is very close to the west wall. It is possible to see three-light windows at two levels in the northern end and, beside the lower window, a blocked doorway, which is not original. At some point after this the line of the wall curves very slightly, and above a chimney-stack rises from the wallhead. Near the south end is a large modern opening and a smaller window above it.

The front door of no. 3 opens into a passage screened on the right by a modern partition from the rest of the room. At the far end of the passage is a staircase with a cupboard under it; the steps are built of wide oak boards and there is an upper newel with a small pyramidal pendant hollowed out inside to leave only the ribs. There is a plain-topped newel on the left of the stair and on the right a replacement handrail; the original handrail is upstanding, and the fat turned balusters have long cyma stops at the corners of their upper and lower blocks. To the east of the staircase the room is crossed by a big chamfered ceiling beam with plain stops. The south window has mullions splayed on the outside but rebated inside for shutters. This is the same for all the ground-floor windows in this wall, although the upper windows have diamond mullions. On one of the mullions in this room the figure 'viii' appears twice, incised in very small characters; if there are numerals on any other mullions they are lost under paint. The

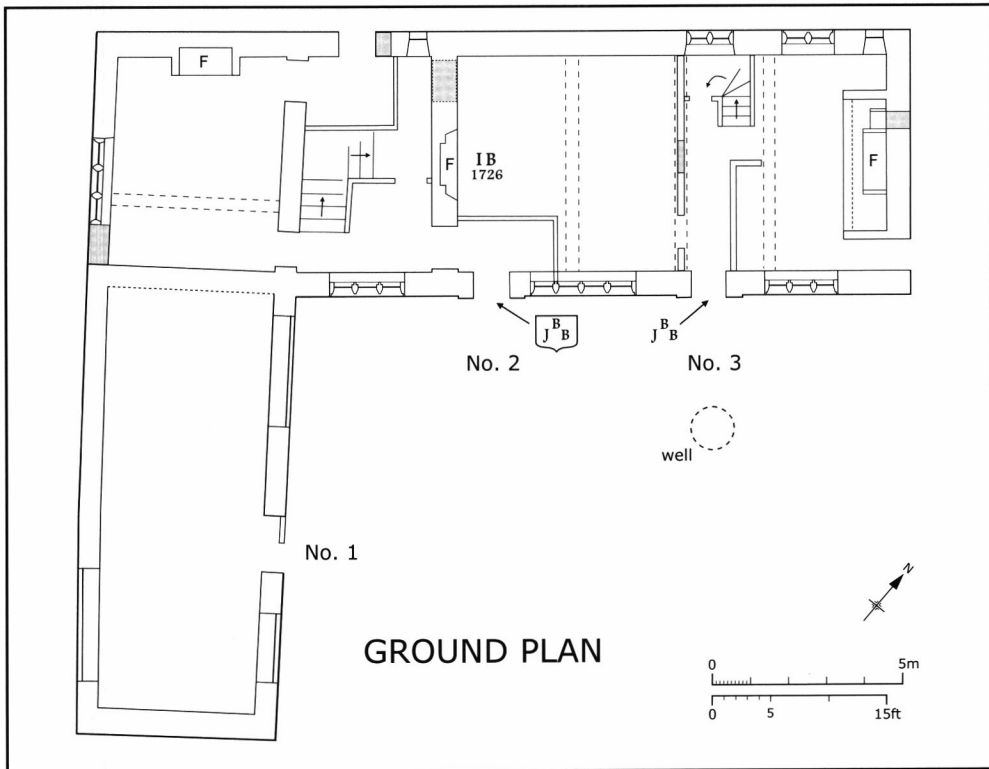


Fig. 2: The Old Hall, Scarcliffe Lanes: ground plan.

window has no internal splay and the reveals and surround, with a window seat, are furnished with appropriate modern panelling in pine. The original window seats were too far decayed to be saved when Mr Hoyland refurbished the house.

The east end of this room is occupied by a very wide stone-arched fireplace, within which is a late 18th-century stone-framed fireplace with a wide and deep lintel. One of the jambs, which was badly damaged, was carefully replaced by Mr Hoyland with reused stone of the same type, so that the repair is barely discernible. To the north of this is a bread oven set into the back wall of the open fireplace but now filled in and fitted with a copy of the damaged iron door found there. It is protected by a canopy of thin stone slabs. To the north of the main fireplace is a closet with an oak door frame under a rubble stone arch, lit by a small north window. On the south side a similar doorway leads through a passage into the added scullery (now a modern kitchen).

On the west side of the front door of no. 3 is a studded crosswall, in the middle of which there was once a doorway that has now been moved to the south end of the wall. This room is lit by three of the four lights of the central window, detailed as described above. A partition has been built to include the fourth light in the entrance hall of no. 2. At the west end of the room is a plain stone-framed fireplace such as was usual for parlours, with the exception that a narrow roll mould runs round the inner stones framing the cast-iron fireback. On this fireback are embossed the date 1726 and the initials IB. The ceiling is supported by a similar beam to that in the other room on the ground floor of no. 3.

The front door of no. 2 opens into a passage cut out of the living room of no. 3 and lit by the fourth light of its window. The partition dividing this light from the other three was previously curved, rather than forming a right-angle: it was rebuilt by Mr Hoyland after he and his wife moved into no. 3. From the entrance to no. 2 a round-arched opening in the thick crosswall leads west to the staircase-hall. This staircase is even finer than the one in no. 3, but is by the same craftsman, since the same hollowed-out pyramids form the terminals to its deep, carved pendants. The upstanding handrail has the same moulding, and ends in newels capped by flat-topped pedestals on which lanterns could be fixed. There are mirror balusters with tiny plain stops at the corners of their upper and lower blocks. The staircase runs round a small well, whereas that in no. 3 is a dog-leg stair. Under the staircase in no. 2 are stone steps leading down to a cellar, and behind the stairs to the north an original apartment has been divided to provide a w.c. reached from the hall, and a pantry reached from the kitchen.

The modern kitchen-diner of no. 2, reached by a door west at the foot of the stairs, is a large room with a three-light west window and a curious fireplace against the north wall, which could perhaps be late 18th-century, since it has a mock-medieval stone hood. There must always have been a fireplace there but what form it took originally is difficult to guess. Possibly there was a timber hood which, since the ceiling is high, did not obtrude into the room above; this would be the easiest kind of fireplace to remove without trace. At the north end of the east wall a door leads into the pantry behind the stairs. This was once lit by a two-light window but now has an outer door instead.

The interior of no. 1 was not surveyed in 1995, but had in any case been gutted some thirty years earlier. A sketch plan based on information supplied in 1995 by Mrs Hoyland (Fig. 3) shows what it was like before the alterations of the early 1960s. All the windows then had three lights and the doorway was plain. The north end of no. 1 formed a large living room with a west fireplace, and in the north-east corner there was a trap-door giving access to the cellars, which have since been filled in. This living room was one step higher than the entrance hall to the south. Behind the hall was a kitchen, lit by a west window, and at the south end of the house were the pantry, stillroom etc., without thralls. The stairs, which were not like those in nos. 2 and 3, ran north in a straight flight from the kitchen door. At the top of the stairs was an east-west passage with doors to two bedrooms on the south side and one to the north, over the living room. The attic was not accessible from no. 1, but may have been open from that of no. 2. This was all the information that could be collected at the time of the survey concerning the earlier layout of no. 1.

The first and attic floors of no. 3 are reached by the secondary stair in the east end room. The west wall of the staircase has exposed studding, which is widely spaced and of poor quality, and was perhaps intended to be covered in plaster. On the first floor is a small landing with doors to three rooms. On the south-east side is a bedroom which has a fine pine wardrobe built into a recess in the north wall, and a south window. To the north of this bedroom is a bathroom in which the studded walls, like that on the stairs, are exposed and there is a small north window. On the west side of the landing is a large chamber running the full width of the house, with windows to the north and south; there is a blocked west fireplace and on each side of it a blocked doorway in the west wall.

On the second floor are two garrets, lit by south-facing dormer windows, in which the roof trusses are exposed. They have principals carrying a ridge purlin and two pairs of trenched side purlins, windbraced upwards from the upper pair. There is a single-pegged collar. The floors are of plaster.

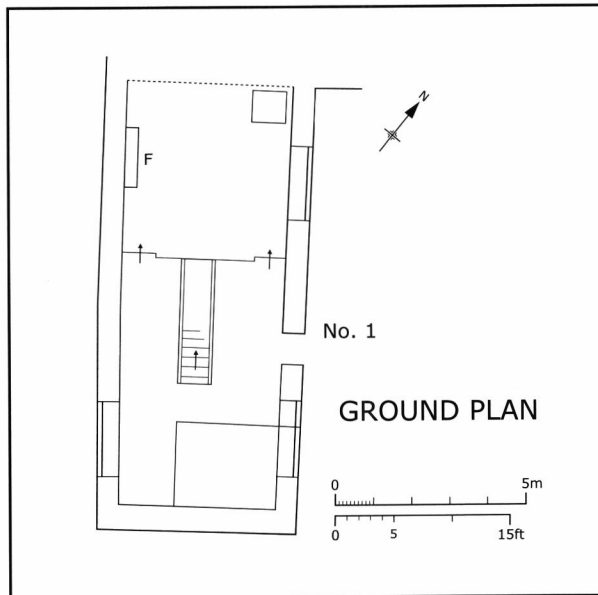


Fig. 3: The Old Hall, Scarcliffe Lanes: sketch-plan of the ground floor of no. 1, c.1964

In no. 2 there is a steep flight of steps on the half-landing going up to the north to a small back room that was once reached from the central chamber now in no. 3 and served as a dressing room to it. The main staircase then continues to a landing on the south side, where there is a three-light window. At the east end there is a blocked door and at the west end a door into what is now a sitting room, with a three-light west-facing window. This room has a quite plain stone-framed fireplace against the north wall.

Over the main staircase a further flight has been built against the west wall which goes steeply up to the garrets. There are two rooms, one in the north-west corner and the other above the stairwell. The roof trusses are identical, and there was at one time access from the garrets over no. 3 and probably also those over no. 1.

The cellar below no. 2 is reached by a wide flight of stone steps under the main staircase, which leads into a large room in the north-west corner. The ceiling is modern, replacing an earlier concrete floor, which itself must have replaced the original timber floor. There are two chutes in the north wall, the tops of which can just be seen outside. The walls are of stone and there is no sign of a doorway to further cellars on the east side, but there is a door leading south to the cellar under no. 1, which is now filled in. It is believed that there was a separate cellar under all or part of no. 3, but if so it is now totally closed off.

The Old Hall Estate: an Outline History²

The three tenements into which the Old Hall has long been divided were included in an auction of houses, cottages and small parcels of land in various parishes on their east Derbyshire estate held by the Trustees of the Chatsworth Settlement in 1954.³ The vendors' title to several of the lots, including the Old Hall, was drawn from a mortgage taken out by the 9th duke of

Devonshire on much of his Derbyshire estate with the Prudential Assurance Company in 1915. No earlier deeds were produced to the purchasers,⁴ nor have any documents relating to the Old Hall become available among muniments returned to Chatsworth by Messrs Currey & Co., the estate's London solicitors.⁵ The best clue to the earlier history of the house comes from a conveyance of 1857, when part of the estate on which the Old Hall stands was sold to James Bownes, a Mansfield tobacco manufacturer, who received from the 6th duke of Devonshire a covenant to produce the earlier deeds to the property of which Bownes's purchase formed part. The deeds in question were evidently handed to the duke as the purchaser of the greater portion of the estate. The conveyance to Bownes, and the covenant from the duke, have survived among the muniments of Earl Bathurst, whose ancestor must later have bought Bownes's estate and added it to his extensive holdings in Scarcliffe.⁶

The earliest deed scheduled in the covenant of 1857 was a conveyance of 1726 between Humphrey Clayton, Hannah Hislop and Joseph Briggs the younger on one part, and Joseph Briggs the elder on the other. Without sight of the original deed it is impossible to determine the exact nature of the transaction, but the appearance of a woman, and a father and son, suggests that it may have been a marriage settlement. The date coincides with that on the fireback in no. 3, which also bears the initials IB, evidently those of either the older or younger Joseph Briggs. In a slightly different form the same initials appear over the doorway of no. 2 and (in the past) no. 3.⁷

The Claytons were a well-established yeoman family in Scarcliffe in the late 17th century, about the time the Old Hall was built.⁸ Of the 67 houses assessed to the hearth tax in the constabery (which included Palterton as well as Scarcliffe) in 1670, all but three had only one hearth or two. The remaining three each had three hearths and two were either owned or occupied by Humphrey Clayton (or possibly two men of the same name).⁹ When Humphrey Clayton of Scarcliffe Lanes, yeoman, died in March 1680 his personal estate was appraised at £952 12s. 6d., of which £200 was represented by 'desperate debts by bond' and a further £352 9s. 10d. by other debts secured by bonds and bills which were presumably regarded as good.¹⁰ The remainder of the inventory described a well-stocked mixed farm and a comfortably furnished house. The names of the rooms, however, do not obviously match the layout of the Old Hall. Clayton's house had a kitchen, hall, great parlour, little parlour, maids' parlour, dairy and boulting room downstairs, with far and near cellars beneath; upstairs there were chambers over the kitchen, hall and great and little parlours, as well as a menservants' chamber and apple chamber. There was barley in the upper garrets, wheat and blend corn in the upper chamber, and wheat and barley in the lower chamber, as well as corn in the barns. Other buildings included an 'iron house'. The inventory appears to be describing a bigger house than the Old Hall, with extensive farm buildings, which the Old Hall does not have, and Clayton seems more likely to have lived at Scarcliffe Lanes farm. This in turn possibly suggests that, if the Old Hall was standing in its present form in 1670, it should be identified with the other three-hearth house in the tax assessment.

Humphrey Clayton died intestate and his widow Isabel obtained letters of administration. She lived on until 1706,¹¹ and another Humphrey Clayton, who was presumably one of the parties to the conveyance of 1726, was a freeholder in Scarcliffe when Lord Bathurst had the estate surveyed in 1717. He owned what was called 'Coggan's House' and 24 acres of inclosed land.¹² Humphrey died in 1728, by which date he was living at Pleasley.¹³ A relation, Josiah Clayton, was also a freeholder in Scarcliffe in 1717: his estate was considerably larger, comprising a farmstead, 58 acres of inclosed land and 16 acres of common-field arable. He



Plate 1: The Old Hall, Scarcliffe Lanes: general view from the south-east, 2012 (*Richard Sheppard*)

died in 1727¹⁴ and his widow Dinah, who was of Chesterfield when she died in 1733,¹⁵ was one of the freeholders to whom an allotment was made when the remaining open fields and common waste of Scarcliffe and Palterton were inclosed in 1729.¹⁶ Neither Humphrey nor Josiah was a tenant of either Lord Bathurst or the earl of Scarsdale (the main owner in the Palterton portion of the parish) in 1717. A third Humphrey Clayton was of Scarcliffe Lane in 1766,¹⁷ and three years later he helped to appraise the personal estate of one of the Briggs family.¹⁸

Joseph Briggs of Langwith Bassett, yeoman, who seems likely to be the older of the two men of that name who were parties to the deed of 1726, died in 1737.¹⁹ He had been a tenant of the Cavendish estate in Langwith since at least 1685 and in 1733 took a new lease of 151 acres in the parish at a rent of £34.²⁰ He left a daughter, Mary, who married Thomas Hind at Clowne in 1714²¹ and was to have the land at Shirebrook that had been his wife's. He also left three sons, John, Benjamin and Joseph, of whom the last is the younger man of that name mentioned in 1726. John was left an estate at Thornhill and Winhill in the parish of Hope which his father had bought from Henry Thornhill of Stanton, and (at least for a time) a farm near the blast furnace on Whaley brook at the eastern end of Scarcliffe parish.²² John was to hold this farm until such time as his brother Joseph should convey to him the portion of the great tithes of Scarcliffe which his father owned, arising out of another farm in the parish, which were worth £2 14s. 6d. a year. John also inherited his father's farm in Langwith, of which he was granted a new lease in 1756, taking a total of 130 acres at £28 10s. a year.²³ Just over ten years later, however, when he was about 70, John assigned the lease to John Turner of Langwith, who was about to marry his niece Elizabeth Scorer.²⁴ Although the evidence is not conclusive, he appears then to have retired to live at the Old Hall in Scarcliffe, dying there in 1770.²⁵

Joseph's youngest son Benjamin Briggs received three houses and about 40 acres of land at Bolsover, where he died in 1781.²⁶ The remainder of their father's real estate was to go to Joseph, the eldest son, who was to share with his brother John their father's personal estate; the two were also joint executors. Joseph was to pay his sister £80 if he hindered her enjoying the land she had been left at Shirebrook, and was in any case to pay £20 to each of Mary's three children when they reached the age of 24 out of other land his father had bought at Shirebrook. In 1734, three years before his father died, Joseph leased a farm of 41 acres in Langwith from the Cavendish estate.²⁷

The baptisms of all four children of Joseph Briggs and his wife Elizabeth can be found in the Langwith register: Mary in 1693, Joseph in 1695, John in 1697 and Benjamin in 1703.²⁸ On the evidence available, Joseph appears to have moved to Scarcliffe, probably to the Old Hall, in 1726. He was clearly favoured by his father in his will and seems to have prospered from about the time of his father's death. In 1739 he married a woman named Frances Flint. The wedding took place at St Benet's and St Peter's, Paul's Wharf, in London,²⁹ but there is no clue as to how the two met or why Joseph came to be in London. Joseph was then in his early forties and his age alone, combined with the deed of 1726 that may have been a settlement on his first marriage, suggests that Frances was his second wife. She was about ten years younger than her husband.³⁰

From the 1740s, if not before, Joseph Briggs was a senior officer of the dowager countess of Oxford, the head of the Welbeck branch of the Cavendish family, acting on her behalf in wood sales and other business,³¹ and as a rent collector.³² In 1756, then living at the Lanes in Scarcliffe, he substantially increased his holding on the Devonshire estate in Langwith by leasing a total of 221 acres for £45 5s. a year. This included what had been his father's farm together with another previously held by William Coupe.³³ He enlarged it again in 1759 when he took a further 107 acres for £19 10s. a year which had previously been a separate farm leased to the Tue family.³⁴ By this date he was presumably the Cavendishes' largest tenant in Langwith. In 1762 Briggs was appointed a JP for Derbyshire³⁵ and, possibly for this reason, described himself as 'esquire' in his will, although other documents call him 'gentleman'. By contrast, his brother John, who died a year earlier, remained a yeoman all his life.³⁶

Although traditionally the Old Hall has been assumed to be the home of Joseph Briggs, rather than his brother John, this is not entirely clear from their probate grants. John's will, drawn up in December 1767, a few months after he gave up the farm in Langwith, is for the most part a straightforward mixture of cash legacies to quite a wide circle of friends and relations, small gifts to servants and the poor of Scarcliffe and Langwith, and a bequest of his residual estate to his wife Mary, including the house at Scarcliffe in which they lived and all his lands there and elsewhere. A gift of £150 to his brother Joseph, on condition that he give Mary, as his executrix, a release from all actions, possibly hints at a family disagreement. There is no mention of any children and this, combined with the transfer of the lease to the prospective husband of a niece, suggests that he and Mary had no issue.

Rather unusually for this date, an inventory of John's personal estate was exhibited and retained by the court. This describes a comfortably furnished house, whose contents included such characteristic features of 18th-century consumerism as a pewter case, dresser and pewter, a delft shelf with plates, an eight-day clock, a tea table and tea board, and a looking glass with sconces, as well as the usual tables, chairs and cupboards. The inventory also lists the stock and crops of a mixed farm (wheat, oats and barley, peas and lentils, hay and clover; and also three cows, two heifers, seven pigs and seven horses). John's personal estate was worth £441 18s. 6d., of which the corn (£163) was by some way the largest item.

What is most interesting are the names of the rooms and sequence in which they appear. Although the match is not perfect, the arrangement fits the layout of the Old Hall remarkably closely. The appraisers began in the 'House', proceeded through the hall and parlour and then went upstairs to the chambers over the parlour, hall and house (in that order), before listing items in the garrets over the parlour and hall. Going back downstairs they went into a back parlour, the kitchen and a little back room before listing the farm stock and implements. A comparison with the plan of the Old Hall strongly suggests that the appraisers entered by the present front door of no. 3 (into the living room they called the 'House', now the dining room of no. 3), went from there into the hall (the sitting room of no. 3) and the parlour (the modern kitchen-diner of no. 2) which lies on the other side of the main staircase (i.e. the one that serves no. 2). They went up these stairs, back through the chambers to the other staircase (the one that serves no. 3), and used that to reach the second-floor garrets (the main staircase rises only to the first floor). Finally, they came down the staircase in no. 3 to the ground floor and listed the contents of a kitchen attached to the outside east wall of the house (where the modern kitchen extension stands). They concluded by itemising the farm stock and equipment. If this reconstruction is correct, what is now no. 1 must then have been used as storage space for crops, animals and equipment, or all three, not as living accommodation. Certainly in the mid 19th century there were no detached farm buildings belonging to the Old Hall.³⁷

If John Briggs's inventory is not describing the Old Hall, then it must relate to a rather similar house; it is clearly not the one in which Humphrey Clayton died in 1680. On the other hand, if John was living at the Old Hall, there remains the mystery of where his brother Joseph and his family were living. It also appears that the house was not physically divided between the two brothers. If John's inventory does relate to the Old Hall it includes all the rooms in the house (and all the contents of those rooms), not half of them, although presumably Joseph could have been living there as well.

Joseph made his will a few years earlier than his brother, on 30 January 1764.³⁸ The timing is obviously connected with the wedding of his youngest daughter Katherine (always, it seems, known as Kithe) the same month. On 9 January Kithe married, at Scarcliffe, Thomas Tibbs, a merchant of the parish of St Andrew's, Holborn.³⁹ As with her father's marriage, how the family came to have connections in London which led to the couple meeting is unclear. A few days before the wedding Joseph settled a house in Shirebrook and other premises on Alexander Barker of Edensor and Thomas Isatt of Marylebone as trustees of Kithe's marriage settlement.⁴⁰ Barker was a wealthy lead merchant and receiver for most, if not all, the duke of Devonshire's Derbyshire estates.⁴¹ The Isatts lived in London but had local connections: Thomas was steward of the countess of Oxford's manor of Marylebone from 1753, if not before.⁴² In his will Joseph Briggs described the settled lands as worth £60: they were to be held by the trustees to the use of Thomas Tibbs for his life, with remainder after his death to Kithe for her life, and thereafter to their issue in tail male. Briggs also entered into a bond with Barker and Isatt by which he agreed to settle, within six months of the birth of the first child of the marriage, further lands worth £1,000, which after the death of both Thomas and Kithe were to pass to Kithe's heir. In March 1765 Briggs added a codicil to his will by which, if Kithe had no children with Thomas, all his copyhold estate within the manor of Bolsover and at Rylah within the manor of Temple Normanton⁴³ was to pass to Kithe for her life and after her death to Joseph's heir. Kithe and Thomas had been married for fourteen months when Briggs made this change and he may already have sensed (as was to prove the case) that the couple would not have any children.

Joseph Briggs had two other daughters besides Kithe, Frances and Elizabeth, born in 1740 and 1741,⁴⁴ who were both unmarried in 1764. They were left the residue of Joseph's estate, real and personal, subject to his widow having the use of one fourth of the household goods for her life. All the rest of his estate was to be divided into two lots and Frances was to have first choice of which half she wished to take. Each portion was charged with an annuity of £30 a year payable to their mother Frances in lieu of dower for her life; if she remarried the payments would be reduced to £10 from each daughter. Frances and Elizabeth were also appointed their father's executrices.

Their first step after obtaining probate was to break up their father's very large leasehold estate in Langwith. In May 1770 they surrendered his leases of 1756 and 1759⁴⁵ and a year later the duke's steward issued new leases of the two farms, but with the land rearranged and divided more equally between them. What had been Joseph Briggs's homestead was leased to Frances and Elizabeth with some of the land for £31 15s. a year, while the rest, with Samuel Tue's old farmhouse, was leased to their cousin Burrow, the only surviving son of James and Elizabeth Briggs, for £33.⁴⁶ Neither lease stated the acreage but each farm must have been around 160 acres.⁴⁷ Burrow Briggs already had another holding on the Devonshire estate in Langwith, inherited from his father James and augmented following the enclosure of the commons in Langwith and Pleasley in 1748. When Burrow's lease was renewed in 1756 the farm extended to 54 acres, compared with 30 acres twenty years before.⁴⁸

Neither Frances nor Elizabeth married and both evidently lived with their mother, apparently at the Old Hall, for the remainder of their lives. Frances died young, in 1774, aged only 33.⁴⁹ She left a small annuity to one of her servants for as long as he remained in service with her sister Elizabeth, to whom she left all her estate, real and personal. The former included land and buildings at Scarcliffe Lanes, Whaley Furnace and Scarcliffe itself, Pleasley Hill (in the parish of Mansfield, just inside Nottinghamshire), and Lowdham and Bulcote in south Nottinghamshire.⁵⁰ This was presumably the half-share of her father's real estate which she was promised in his will. Joseph's widow Frances died in 1786, aged 82,⁵¹ having never remarried. She left the whole of her estate, which was valued at less than £100, to her remaining daughter Elizabeth 'as gratuity for the great assistance she has been and acted to me during the many years since the death of my dear husband'.⁵² Elizabeth herself lived on until 1796, when she died aged 55.⁵³ She appears not to have left a will, nor has a grant of administration been found.⁵⁴ In these circumstances her estate would have passed to her one remaining sister, Kithe, who was both Elizabeth's heir and their father's last surviving coheir.

Kithe's marriage to a London merchant meant that she led a quite different life from that of her two sisters, although not apparently a very happy one.⁵⁵ When her husband Thomas Tibbs died in 1784 the couple were living in Dartmouth Street, Westminster, on the south side of St James's Park. This was a far more fashionable address than Holborn and suggests that Tibbs had prospered as a merchant over the previous twenty years. No evidence has been found as to what trade he was in, although he appointed two 'oil men', William Eamson and Joseph Butterworth (together with a lawyer, Joseph White), as his executors and trustees. If Tibbs was in the same business, importing whale oil from the Baltic, much of which entered at Hull as well as London, this may explain how he met the daughter of a minor Derbyshire landowner who worked for a major Nottinghamshire estate, since Hull's commercial hinterland extended up the Trent valley at least as far as Nottingham.⁵⁶

Kithe and Thomas's marriage had remained childless and it is pretty clear from his will that he had sought solace elsewhere. As well as a gift of £200 to Elizabeth Compton, the daughter

of his servant Mary Compton, the size of which suggests that the child was his daughter, Thomas left most of his estate to Elizabeth Thomas, a three-year-old then living with Mrs Shoobroke in Crown Court, Dean Street, Soho, and to Ann Bentley, a single woman of Great Mary Cone Street,⁵⁷ also in Soho, who appears to have been her mother. Elizabeth was to receive £10,000 at the age of 21 or on her wedding day, as long as she married with Ann's consent. Ann herself was left an annuity of £200. If, as Thomas asked, she took Elizabeth into her home and undertook her care, maintenance and education to the age of 21 or when she married, Ann was to have a further £300 a year. If Ann died before Elizabeth came of age or married, Thomas's trustees were to take over responsibility for her. Once she turned 21 or was married, Elizabeth was to receive for life, for her sole use, the income from Thomas's residual estate, which until then the trustees were to invest and add the interest to the principal. After her death, the capital was to be distributed between Elizabeth's children in equal shares, either when they came of age (in the case of sons) or at 21 or when they married before then (in the case of daughters). The trustees were also to meet the cost of the children's maintenance and education from the income at their disposal. If Elizabeth left no issue, or if all her children died under age, the trustees were to augment various annuities left to others, including giving Ann Bentley an additional £200 a year.

The other beneficiaries of the will included Thomas's sister Elizabeth Cooke, who was to have an annuity of £200 (increased to £400 if Elizabeth Thomas had no children) as well as the interest on £2,064 7s. 3d. left for her benefit in Thomas's hands as their parents' executor, and his niece Mary Blissett, who was to have £50, again with a further £50 if more capital became available. The generosity of these provisions, out of what was clearly a considerable estate, helps to emphasise how little Thomas left to his widow. Kithe was to have an annuity for her life of £600 a year (rising to £800 on the same terms as the other two annuities), in place of one of £80 secured to her in her marriage settlement (and presumably in lieu of any claim for dower). She was not even left her own household goods as was usual. These were to be divided between Kithe, Elizabeth Cooke and Ann Bentley, who were to choose what they each wanted and pay a fair price for it.

Kithe's annuity of £800 a year, together with an income from those of her father's estates which were left to her in his will, would have left her reasonably comfortably off and in a position to make a suitable second marriage. Indeed, she wasted little time in doing so, perhaps further evidence that she and Thomas had been leading separate lives under the same roof. Tibbs's will was proved on 20 May 1784; seven weeks later Kithe married an Army officer named George Vaughan at St Mary's, Marylebone.⁵⁸ Vaughan retired from the Army in 1782 as a major⁵⁹ and, at least in their later years, he and Kithe made their home in Great Cumberland Street, also in Marylebone.⁶⁰ Her income would have been further augmented by the death of her last surviving sister, Elizabeth, in 1796, when she would have inherited the Old Hall and the remainder of their father's estate, the two portions into which it had been divided under his will having been previously reunited in Elizabeth's hands when their sister Frances died in 1774.

Nothing has been discovered of Kithe's life during her second marriage, although it is clear from her will, made in 1813, eight years before she died, that during this period she was much wealthier than one would expect, given her relatively modest family background, her unhappy and unproductive first marriage, and the fact that her second husband rose only to the rank of major during his service career. Marylebone was not Westminster, and to describe the Old Hall (as Kithe does in her will) as her 'Country House' was perhaps a little ambitious, but her will

not only disposes of a considerable real and personal estate, but also mentions connections in both London and the country that point to a secure upper middle-class position.⁶¹

Although Kithe lived mainly in London,⁶² she asked to be buried in the family vault at Langwith, where her parents and sisters were interred. Indeed, as the last member of this branch of the family, she gave instructions that the vault was to be closed up and not used again after her burial, unless her husband also wished to be interred there. This he did, and his burial in 1823 is the last recorded on a monument which remains in the church at Langwith. It is noticeable that the burials listed there do not include those of John Briggs, the younger Joseph's brother who died in 1769, or his widow Mary, who died in 1787.⁶³ This is perhaps further evidence of a rift in the family. Kithe also left money to the minister and churchwardens of Langwith to close up the vault, and gave instructions that whoever came into possession of her freehold estate at Scarcliffe Lanes should keep the family monuments in the church in good repair. In addition, in her only charitable bequests from a large estate, Kithe left £20 a year to the parish of Scarcliffe, of which £6 was to be used for the education of poor children of Scarcliffe (where a school had been established by Lord Bathurst in the early 18th century), nominated by the vicar and churchwardens, and the rest used to buy clothing for the poor; and a further £3 to Langwith, also for clothing.⁶⁴

With no daughters or sisters to whom she could leave items of jewellery or apparel, Kithe was generous to her friends. To Mrs Geledneke of Broad Street, Crutched Friars, presumably the wife of a City merchant of central European descent,⁶⁵ she left two necklaces, her coral bracelets and £100. Mrs Anne Eamonson, the wife of her first husband's executor, who was then living at Bush Hill to the north of the City, received a gold enamelled watch and chain, a gold seal and key, and a pair of gold earrings. Miss d'Aubnant of Devonshire Place, a neighbour in Marylebone, was to have a pair of pearl earrings, and Mary Elizabeth Rudd of Great Queen Street in Holborn was to have first choice of Kithe's clothes. Those she did not want were to be divided between present and former women servants. Any apparel at the Old Hall was to be shared between the wife of George Jackson of Scarcliffe and the wife and daughters of Samuel Flint of South Leverton (Notts.).

Several servants were left annuities, including one of £90 to Samuel Thring, who had been in Kithe's service since 1769. She also asked that her husband keep him on in his service, and left £5 a year to his wife Mary and £52 a year to his daughter Anne Thring. Others received £5 or £10 a year, or in one case £15 12s., and all the servants were to be given £5 for each year's service in addition to their wages. Kithe left an annuity of £50 to William Eamonson of Bush Hill, to be continued after his death to his wife Anne and after her death to her sister Mrs Vetch; and £40 to Elizabeth Webb of Chelsea. Cash bequests to friends included £60 to Miss Rudd; £10 each to Richard and Percival, the sons of the Revd Richard Sandilands; £60 each to John Isatt and Thomas Isatt, the sons of the late Thomas Isatt of Wigmore Street, presumably the trustee of Kithe's first marriage; and £10 to Joseph Butterworth, the son of the late Mr Butterworth of Cannon Street, William Eamonson's partner in the whale oil business. In Derbyshire Thomas Hallowses of Glapwell was left £100 and George Jackson of Scarcliffe (a tenant whose rent was not to be raised) £20. There were annuities for Charles Pearce of Bolsover (£20); John Briggs of Sheffield, the son of Burrow Briggs of Langwith (£10); and John Robinson, the vicar of Scarcliffe (£52).

The major beneficiary of the will, however, was a young lady, then aged about three,⁶⁶ named Kithe Caroline Smith Wright, who was Kithe Vaughan's goddaughter (and presumably christened Kithe for that reason) and the eldest daughter of John Smith Wright (1773–1848)

and his wife Lydia (Gray).⁶⁷ J.S. Wright was the second son of Thomas Wright (d. 1790), who was in turn the second son of Ichabod Wright (d. 1777), the founder in about 1760 of Wright's bank in Nottingham.⁶⁸ Until they turned to banking the Wrights had been Baltic merchants at Nottingham, with connections at Gainsborough and Hull, and this may explain both how Kithe and Thomas Tibbs came to meet and how in later life she was a close friend of one branch of probably the wealthiest business family in the East Midlands in this period.⁶⁹ J.S. Wright was a partner in the bank in the 1790s with his elder brother Ichabod Wright and their cousin John Wright (the son of John Wright, Thomas's Wright elder brother).⁷⁰ He lived for a time at Bulcote (where Frances Briggs left property at her death in 1774), later at Wilford House near Nottingham, and from about 1825 at Rempstone Hall in south Nottinghamshire.⁷¹ Lydia was his first wife; in 1820 John married Sarah Caroline, the daughter of James Stovin and widow of Sir Sitwell Sitwell Bt, who retained her previous married title until her death in 1860.⁷²

Under Mrs Vaughan's will, her goddaughter was to receive, at the age of 21, what was clearly her best jewellery: a pair of diamond earrings, a diamond crescent, a diamond wheat-ear, three diamond chains, a diamond pin which could be worn as a ring, two necklaces, four diamond brooches for the forepart of a dress, a diamond clasp for a belt, a diamond pin for a handkerchief, a yellow topaz brooch set round with diamonds, and a pair of pearl bracelets with blue enamelled clasps set round with diamonds. Her mother was to have these items if Kithe died before she came of age.

More important, Mrs Vaughan left the income from her late sister Elizabeth's estate, as invested in the public funds, to John Smith Wright for his life, reserving a life interest to her husband George. After J.S. Wright's death her trustees were to pay the principal to his daughter Kithe, for her sole use notwithstanding any marriage she might make, with remainder in the event of Kithe's death before the age of 21 to J.S. Wright's other children. There was a further remainder, which is of interest for the light it sheds on Mrs Vaughan's connections, although it never took effect, in favour of Thomas Denman, the son of Dr Thomas Denman (1733–1815), a leading London physician and man-midwife who was born at Bakewell. The son was none other than the future Lord Chief Justice, ennobled as Lord Denman of Dovedale in 1834, whose daughter Theodosia in 1825 married Ichabod Charles Wright (1795–1871), the son of J.S. Wright's elder brother Ichabod.⁷³ Mrs Vaughan also bequeathed the portion of her father's estate inherited from her sister Frances on the same lines. Her husband was to have a life interest in her freehold and copyhold estate at South Leverton, Scarcliffe and Scarcliffe Lanes, Whaley Furnace, Shirebrook, Pleasley Hill, Lowdham and Bulcote, Bolsover, Palterton and Rylah. After his death the copyhold estate at Bolsover, which Kithe had been given by her uncle Benjamin Briggs, was to go to three brothers (John, Charles and Edward Pearce) and their sister Elizabeth Pearce, and her tenant at South Leverton, Samuel Flint, was to be allowed to keep his farm there for this life. All her other copyhold estate and all her freehold estate were to go to J.S. Wright for life and thereafter to his daughter Kithe, with the same remainders as before. In this case an extra remainder was added, should Thomas Denman have no sons, in favour of Thomas Hallowses of Glapwell.

In addition to these major bequests, Mrs Vaughan left the residue of her real estate over which she had power of disposal to her husband and heirs outright. Finally, the trustees of her marriage settlement had, with her consent, advanced £4,000 on a mortgage on two houses in St James Street, the interest on which (and the principal when the mortgaged was redeemed) she left to her husband for his life; after his death her trustees were to apply the money to the same uses as the capital she had invested in the funds.

Kithe did not die until early in 1821, when her executors (her husband and J.S. Wright) obtained letters of administration with will annexed, the court determining that George Vaughan was the sole person entitled to the personal estate of the deceased not disposed of by the will. A month after obtaining the grant Vaughan made his own will, in which he left all his estate to J.S. Wright, subject to an annuity of £250 to his sister Sarah Vaughan for her life, and after her death £50 a year to a Miss King, who appears to have been Miss Vaughan's companion.⁷⁴ George Vaughan died in April 1823 and was duly buried in the vault at Langwith, aged 91.⁷⁵ It is not clear whether he had been married before he met Kithe, who was about ten years his junior, but if so he appears to have had no children or grandchildren alive at the time of his death.

The life interest in Mrs Vaughan's estate which passed to J.S. Wright in 1823 would not have transformed his position, given his own wealth and social standing, but it provided him with a useful source of capital when his daughter Kithe was married, aged just 18, in 1829. Although no copy of the settlement appears to have survived, it was included in the schedule of deeds drawn up in 1857, which shows that Wright conveyed to Kithe's trustees, on her marriage to Sir Francis Alexander Mackenzie of Gairloch (Ross-shire), the fifth holder of a baronetcy created in 1703,⁷⁶ at least some, and probably all, of her godmother's estate centred on the Old Hall. Wright also had two younger daughters to provide for, Mary Neville, who in 1835 married Jesse David Watts Russell, and Lydia Rachel, who in 1842 became the wife of Egerton Leigh.⁷⁷ Both her sisters enjoyed lengthy marriages and died in old age;⁷⁸ Kithe sadly did not. After giving birth to two sons, Kenneth Smith and Francis Harford, in 1832–3, she died in childbirth in 1834, aged only 23, together with an infant son.⁷⁹ Her husband remarried in 1836 and died in 1843, when Kenneth Smith Mackenzie succeeded to the baronetcy as an 11-year-old.⁸⁰ Sir Kenneth's minority in turn explains why, when Scarcliffe was surveyed for the Tithe Commission in 1848, the Old Hall estate, which then extended to at least 263 acres in that parish alone, was said to be owned by J.S. Wright, who was presumably holding it in trust for his grandson.⁸¹

Wright died in 1848, leaving most of his real estate to his two surviving daughters, and dividing his personal estate between his widow and daughters; Lady Sitwell was also left £3,500 and an annuity of £500. His two grandsons, Kenneth and Francis Mackenzie, received only £100 each, 'because I know they are amply provided for'.⁸² In the case of Sir Kenneth this was certainly true, since once he came of age in 1853 he came into his mother's estate, inherited from her remarkably generous godmother. Four years later he sold the former Briggs estate in Scarcliffe to various purchasers, including it is said Earl Bathurst, the principal owner in the parish.⁸³ Among the other buyers, as we have seen, was James Bownes of Mansfield, who bought several parcels of land known as 'Furnes', because they lay near the site of the charcoal blast furnace on the Whaley brook, and the 6th duke of Devonshire, who acquired the Old Hall itself and probably about 79 acres of land.⁸⁴ By this date the house had been divided into three tenements,⁸⁵ two occupying the main south-facing range and the third the shorter range which faces east.

There is a persistent tradition that the Old Hall was shut up for many years because of a family dispute.⁸⁶ The date of this episode varies and the details are clearly confused, but if there is a kernel of truth in the story it seems likely to have occurred between the death of Kithe Vaughan and her husband in 1821–3 and the sale of 1857. There is nothing in Mrs Vaughan's will to suggest that the Old Hall was not in her hands and occupied exclusively by her on occasional visits to Derbyshire. According to one version, the period of closure ended when

two young men arrived at the house, opened it up and ordered it to be sold. Their names were recalled as Smith Wright but perhaps, if the event really occurred, the pair were Sir Kenneth Mackenzie, then in his early twenties, coming down from Scotland to inspect his inheritance under the will, proved more than thirty years earlier, of a long dead lady whom he never knew, and his brother Francis. It is worth noting in passing that, although the family's connection with Kithe Vaughan was very slight, the Mackenzies preserved her memory by continuing to use the distinctive Christian name 'Kythé' for another two or three generations.⁸⁷

If there was a dispute, it may have been between the Mackenzies and the Smith Wrights, but seems more likely to have involved either Smith Wright or the Mazkenzies on one side and the Briggs family on the other. By her will Kithe Vaughan effectively alienated her family's considerable estate to someone with whom she had, as far as one can establish, no blood relationship. She had accumulated her wealth largely, if not entirely, by outliving both her father and also her two sisters, who were left the bulk of his estate in 1770. The fact that neither of her sisters married, and none of the three women had children, also contributed to the position in which she found herself when she came to make her will. In this Kithe left only small bequests to a few other members of her family and it is possible that her heir at law challenged the will as inequitable. Who precisely was her heir is unclear. If, as seems to be the case, her father's next oldest brother John Briggs had no children, representation would have passed to the heir male of Benjamin, Joseph's other brother, or for want of any descendants from his marriage, to the heirs general of their sister Mary and her husband Thomas Hind. There might, by the 1850s, have been several possible claimants to the estate. It may be significant that the probate copy of Joseph's will, alone of those at Lichfield examined for this study, has fallen to pieces at the folds, suggesting significant handling, and is marked up and priced for copying. Joseph's will, rather than Kithe's, would presumably have been the starting point of any attempt to secure some of her estate for her heir. If there was such an attempt it was evidently unsuccessful, but a protracted challenge in Chancery, beginning in 1823, could conceivably have continued until Sir Kenneth Mackenzie came of age. Or it could have started when he turned 21, and it is possible that he did not obtain a clear title to sell until 1857.⁸⁸

The tradition of a family dispute remains no more than that, but what this essay has perhaps shown is that, even for small estates that only existed as a separate entity for a few generations and have left no archive of muniments behind them, it is possible to piece together a connected story from external sources. The history of the Briggs family also demonstrates how wide a social and geographical range a single family can span over a comparatively short period.

Discussion⁸⁹

The dateable elements of the fabric of the Old Hall are the doorcases, which are comparable to those at Bradshaw Hall in Bakewell (1684),⁹⁰ and the main staircase, which has balusters and pendants like those at Eyam Hall (1676), and a handrail like that at Beeley Old Hall (which dates from the mid 17th century). The thin, widely spaced studs in the partition walls must be late. The fireplaces are extremely plain, and the roof structure is appropriate to any date in the 17th century. Dormers like those in the Old Hall, flush with the front wall of the house but with their own side walls, are uncommon in Derbyshire but where found, as at Unstone (1663),⁹¹ Derwent Hall (1692; demolished)⁹² and Repton Hall (1680),⁹³ they date from after the mid 17th century. The plan is so difficult to interpret that it can give no help with dating. Taking all the evidence together, a date of construction of *c.* 1680 seems likely.

The building had two front doors but it seems likely that the interior was not initially subdivided. All the garrets, for instance, were probably reached by the staircase in no. 3, and the cellars of nos. 1 and 2 inter-communicated. There may, however, have been some internal segregation, as if two brothers, or a father and son, occupied the house. The front doorway of no. 2, which carries a shield with initials, opens into what must have been the hall, although it has a parlour fireplace. The front doorway of no. 3, although equally fine, opens into what must have been the kitchen, because of the wide hearth, but the room in the north-west corner (the modern kitchen-dining room of no. 2) could also have had a large fireplace originally and is far too plain to have been a room of any consequence.

If it was known what the rooms in no. 1 originally looked like (since Mrs Hoyland's recollections do not necessarily describe the original arrangement, but that which existed until the alterations of the early 1960s), it might be possible to decide whether they were service rooms or parlours. If the larger, heated room was a parlour, how was it reached from the centre of the house without going through the poor quality room in the north-west corner? It may of course be wrong to dismiss this latter room as 'poor', since it is not known if the fireplace in the central downstairs room was the same or better. A curious feature of the house is the contrast between the superb joinery of the staircases and the workmanlike but plain masonry, as shown in the fireplaces. Even the shield over the doorway of no. 2 is extremely plain.

It is not certain that the whole of the present house was built at the same time. The two ranges are not aligned precisely at right-angles, nor (until the alterations of the 1960s) did the heights of the first-floor windows match. It is possible that the east-facing range (no. 1), which had a plain doorway in contrast to those on the south-facing range, is earlier than the rest of the house. One interpretation is that no. 1 was originally the only building on the plot, and was a two-cell cottage with a central doorway and two rooms on each floor. As a stone-built house, this might have dated from the late 16th century or early 17th, and could have replaced a timber-framed house on the same site. At some date around the middle of the second half of the 17th century the south-facing range may have been added and the earlier east-facing range rebuilt to match the new work, including the addition of two garrets. The house evidently changed hands, from the Claytons to the Briggses, in 1726, but there is no evidence that it was divided into two at that date. The inventory of 1769, if it relates to the Old Hall, suggests that in the mid 18th century only the rooms in the south-facing range were in residential use, and the east-facing range may have contained a barn, implement shed or beast house (or all three).

The Old Hall appears to have been divided into three tenements in the early 19th century, possibly after the estate changed hands again in 1823. It may have been about this time that no. 1 acquired the layout which Mrs Hoyland remembered from the early 1960s, a four-roomed cottage with a plain surround to the front door, a much poorer quality staircase than those in nos. 2 and 3, and no internal communication (except in the cellar) with no. 2. Dividing the south-facing range into two tenements would have been relatively straightforward, since there were already two entrances and two staircases, although an additional staircase would have to have been inserted to give no. 2 access to the garret over that part of the house. The Old Hall remained divided until it came to be sold, as three cottages, in 1954,⁹⁴ an arrangement retained by the purchaser on that occasion. He sold the cottages within a few years to three different purchasers, effectively ensuring that this subdivision would continue. In 2010 no. 2 Old Hall, which in its present layout has only two bedrooms and only one ground-floor reception room (although the first-floor sitting room could be made into a third bedroom), was on the market for £325,000. To reunite the three into a single dwelling would thus be a considerable undertaking.

ENDNOTES

- ¹ This section incorporates the text of Derby Buildings Record 194, written by Mrs Hutton in 1995, following a survey made in November that year in which she was assisted by Alwyn and Joan Davies and Peter and Dorothy Hoyland.
- ² This section is the work of Mr Riden who, to simplify the text, has referred to himself in the first person in footnotes. Documents from the Devonshire Collection at Chatsworth are used here by kind permission of the Duke of Devonshire KCVO, CBE, DL.
- ³ Sale catalogue in Chesterfield Local Studies Library, lot 62.
- ⁴ Deeds in the possession of Mr Peter Hoyland as owner of no. 3.
- ⁵ i.e. in the Devonshire Collection, L series.
- ⁶ Gloucestershire Record Office, D2525, box 24.
- ⁷ Above, previous section.
- ⁸ There was, however, no-one named Clayton listed in the Langwith, Pleasley, Scarcliffe and Palterton sections of the free and voluntary present of 1660 (H. Stephenson, *A Bit about Upper Langwith and Thereabouts* (Author, 2002), 57–8).
- ⁹ D.G. Edwards (ed.), *Derbyshire Hearth Tax Assessments 1662–1670* (Derbyshire Record Society, vii, 1982), 162–3.
- ¹⁰ Lichfield Record Office (LRO), B/C/11, Humphrey Clayton, 12 March 1679/80.
- ¹¹ LRO, B/C/11, Isabel Clayton, 2 Oct. 1706.
- ¹² Gloucs. RO, D2525, box 31.
- ¹³ LRO, B/C/11, Humphrey Clayton, 3 Oct. 1728.
- ¹⁴ LRO, B/C/11, Josiah Clayton, 7 April 1727.
- ¹⁵ LRO, B/C/11, Dinah Clayton, 31 Oct. 1733.
- ¹⁶ Derbyshire Record Office (DRO), QRI/83 (there is a more legible copy of the award and a print of the inclosure bill of 1726 in Staffs. Record Office, D1798/HM42/2).
- ¹⁷ Rotherham Archives, 213/C/71/1.
- ¹⁸ LRO, B/C/11, John Briggs, 2 May 1770.
- ¹⁹ LRO, B/C/11, Joseph Briggs, 21 Oct. 1737; both Joseph and James Briggs, his brother, the sons of Joseph Briggs and his wife Helen (Eastwood), who were married at Chesterfield in 1656, appear in a Langwith glebe terrier of 1698 (Stephenson, *Upper Langwith*, 54–5). In his will, proved at Lichfield on 16 April 1724, James Briggs of Upper Langwith, husbandman, left land at Ashop (in Hope), which he was left in 1695 by his mother's brother James Eastwood, to his son James and the residue of his estate to his wife. The younger Joseph Briggs was a witness of the will and both he and his father helped to appraise the inventory of James's personal estate (*ibid.*, 55–7). James inherited the 30-acre farm at Langwith leased in 1694 from the Cavendish estate by his mother Helen Barker (as the widow of Arthur Barker, her second husband), of which he was granted a new lease in 1712. After he died in 1724 the farm passed to his widow Elizabeth who, together with her only surviving son Burrow, was granted a new lease in 1733 (Devonshire Collection, H 295/20; H 294/1, 16).
- ²⁰ Devonshire Collection (DC), H 295/10, 14; H 294/6, 14.
- ²¹ International Genealogical Index (IGI), in which can also be found the baptisms of their sons Thomas and Joseph at Bolsover in 1715 and 1717, but not that of their daughter Mary, also mentioned in her grandfather's will.
- ²² For the furnace see P. Riden, *A Gazetteer of Charcoal-fired Blast Furnaces in Great Britain in use since 1660* (1994), 95. Joseph acquired other lands at Thornhill under the will of his uncle, James Eastwood, his mother's brother, who in 1695 left an estate there to his sister Ellen for her life, with remainder to her son Joseph, on condition he pay his sister Sarah Spray £20 and his half-sister Ellen Barker (the daughter of his mother's second marriage) £30 (Stephenson, *Upper Langwith*, 55).
- ²³ DC, H 258/10A.
- ²⁴ DC, H 258/10B; see below for John's baptism in 1697.
- ²⁵ See below.
- ²⁶ LRO, B/C/11, Benjamin Briggs, 2 May 1781.
- ²⁷ DC, H 294/15.
- ²⁸ IGI.
- ²⁹ IGI.
- ³⁰ Her age at death given on the family monument in Langwith church places her birth c.1704. There is no trace in the IGI of an earlier marriage between Joseph Briggs and Hannah Hislop c.1726, or of a burial of a Hannah Briggs between then and 1739 who might have been Joseph's first wife.
- ³¹ Notts. Archives, 157 DD/3P/7/10; 157 DD/P/60/23; 157 DD/3P/14/26; 157 DD/P/7/27; 157 DD/P/42/34, 44; DD/4P/62/1–5; DD/P/6/4/3/17, 19.

- ³² DRO (DRO), D187/31/1.
- ³³ DC, H 258/11, H 294/20.
- ³⁴ DC, H 258/12, H 294/17.
- ³⁵ The National Archives (TNA), C 202/150/4.
- ³⁶ LRO, B/C/11, Joseph Briggs, 26 June 1770; John Briggs, 2 May 1770. The MI in Langwith church gives Joseph's date of death as 9 May 1770; John is not commemorated there but the inventory exhibited by his executors is dated 20 Oct. 1769, roughly fixing his date of death. The documents in the Portland muniments cited above, and the Chatsworth leases, generally describe Joseph as a 'gentlemen'.
- ³⁷ DRO, D2360/3/59.
- ³⁸ LRO, B/C/1, Joseph Briggs, 26 June 1770.
- ³⁹ IGI.
- ⁴⁰ Sheffield Archives, Bag C/3211–3212.
- ⁴¹ For the Barkers see Sheffield Archives, Bagshawe Collection, passim, and his accounts in the Devonshire Collection at Chatsworth; this material is discussed in G.G. Hopkinson, 'Five generations of Derbyshire lead mining and smelting', *DAJ*, lxxviii (1958), 9–24, and L. Willis, 'The Barker family and the 18th-century lead business', *DAJ*, xciii (1973), 55–74.
- ⁴² Notts. Archives, DD/4P/53/8, where Thomas is said to be of Milnthorpe (in Norton, the parish in which Welbeck Abbey lies), suggesting that he may originally have been from Nottinghamshire. In 1766 he bought a house in York Street, Marylebone (said to be at the corner of Union Street, which has evidently been renamed) (London Metropolitan Archives, ACC/0391/001–5). He died in 1771 (TNA, PROB 11/967) and Kithe's will of 1813 (see below) makes small bequests to two sons of the late Thomas Isatt of Wigmore Street, also in Marylebone.
- ⁴³ The copyhold at Rylah, near Palterton in Scarcliffe parish, must have been part or all of the land which belonged to the Knights Hospitallers' manor of Temple Normanton included in the sale of the manor to George Talbot, 6th earl of Shrewsbury, in 1564 (*Calendar of Patent Rolls* 1563–6, 163; cf. *ibid.* 1557–8, 318).
- ⁴⁴ Dates of birth inferred from age at death given on the MI in Langwith church, which does not give the same information for Kithe. Elizabeth's baptism at Scarcliffe on 23 April 1741 appears in the IGI; those of Frances and Kithe cannot be found there.
- ⁴⁵ DC, H 258/11–12.
- ⁴⁶ DC, H 258/5–6.
- ⁴⁷ i.e. the 221 acres leased by Joseph Briggs in 1756 plus the 107 acres he leased three years later, divided into two farms of roughly, but not exactly, the same size. For the whole 328 acres the combined rental of £64 15s. is very close to 4s. an acre. On this basis Frances and Elizabeth may have had just under 160a. and Burrow about 165a.
- ⁴⁸ DC, H 294/16, H 258/4; there is a copy of the enclosure award in L 38/50.
- ⁴⁹ MI in Langwith church.
- ⁵⁰ LRO, B/C/11, Frances Briggs, 8 Nov. 1774; the will uses the name 'Langwith Lanes' rather than Scarcliffe Lanes, as does Burdett's county map of 1767.
- ⁵¹ MI in Langwith church.
- ⁵² LRO, B/C/11, Frances Briggs, 26 June 1786.
- ⁵³ MI in Langwith church.
- ⁵⁴ No grant has been found either at Lichfield or in the Prerogative Court records.
- ⁵⁵ Except as indicated, the source for what follows is Thomas's will (TNA, PROB 11/1066, ff. 27v.–31). The will is dated 13 May 1783 and I have inferred his date of death from that of probate (20 May 1784). I have not found a burial entry for him.
- ⁵⁶ G. Jackson, *Hull in the Eighteenth Century* (1972), esp. ch. 7.
- ⁵⁷ I have failed to locate this street on a modern map, although the name is clear enough in the will.
- ⁵⁸ IGI.
- ⁵⁹ The name of his corps is given on the MI at Langwith as 'RHA', i.e. the Royal Horse Artillery, but this was only raised in 1793. The George Vaughan who married Kithe appears to be the officer who was gazetted Exempt and Captain in the 2nd Troop of Horse Guards in 1771 (*London Gazette*, 6 April), promoted Guidon and Major in Feb. 1779 (*ibid.*, 6 Feb.) and Cornet and Major in Aug. the same year (*ibid.*, 7 Aug.). He was superseded in the latter rank in 1782 (*ibid.*, 8 June) and this appears to mark his retirement from the Army.
- ⁶⁰ The address given in both their wills of 1813 and 1821 (see below). Great Cumberland Street is presumably the modern Great Cumberland Place.
- ⁶¹ Except as indicated what follows is taken from Kithe's will (TNA, PROB 11/1640, ff. 119–22).
- ⁶² This is clear from the way in which she disposes first of her apparel in London, before adding a similar bequest in respect of her clothes in Derbyshire, 'if any should be there'.
- ⁶³ LRO, B/C/11, Mary Briggs, 7 Oct. 1787.
- ⁶⁴ *Report of the Charity Commissioners* (1826), 776, 787–8.

- ⁶⁵ The surname is apparently derived from Geletnek in Slovakia, of which medieval forms include Gelednuk and Gelednek.
- ⁶⁶ Her age was given as 23 when she died on 11 May 1834 (*Derby Mercury*, 21 May 1834).
- ⁶⁷ IGI, marriage at Rempstone, 10 Jan. 1811.
- ⁶⁸ J.W. Clay (ed.), *Familiae Minorum Gentium* (Harleian Society, 1894–6), 57–8; *Burke's Landed Gentry* (1921 edn), 1347, 1921; J.M. Hunter, 'Sources of capital in the industrial development of Nottingham', *East Midland Geographer*, no. 16 (1961), 35
- ⁶⁹ In the absence of a detailed study of the family see P. Riden, *The Butterley Company 1790–1830* (1990), 13–14, 45–6 and other references as indexed for a brief indication of their standing.
- ⁷⁰ Lincolnshire Archives, 1 PG/2/7/3/4.
- ⁷¹ The pedigree in *Familiae* gives his residence as Bulcote; he was of Wilford when Kithe made her will in 1813; the date of the move to Rempstone is given in the *Derby Mercury*, 14 Nov. 1860.
- ⁷² *Derby Mercury*, 14 Nov. 1860.
- ⁷³ *Oxford DNB*, snn. Thomas Denman, 1st Baron Denman of Dovedale, and Ichabod Charles Wright.
- ⁷⁴ TNA, PROB 11/1669, ff. 374r.–v.
- ⁷⁵ MI in Langwith church.
- ⁷⁶ *Burke's Peerage* (1912 edn), 1250; IGI (marriage at St James, Westminster, 10 Aug. 1829).
- ⁷⁷ *Derby Mercury*, 10 June 1835; 28 Sept. 1842.
- ⁷⁸ Mrs Leigh died in 1893 aged 81 (*The Times*, 5 April); Mrs Russell in 1894 (death registration, Oundle RD, Dec. quarter), both in widowhood.
- ⁷⁹ *Derby Mercury*, 21 May 1834; Francis's second Christian name reflects a family connection with the well-known Bristol merchant dynasty: Bristol Record Office, 28048/D46.
- ⁸⁰ *Burke's Peerage* (1912 edn), 1250.
- ⁸¹ DRO, D2360/3/59. The Scarcliffe tithe award only dealt with about 40 per cent of the area of the parish, the rest being tithe free, and the figure given in the text includes only titheable land. Wright was also one of the freeholders to whom a small rent-charge was awarded in lieu of the tithes previously owned by Joseph Briggs, mentioned in his will.
- ⁸² TNA, PROB 11/2075, ff. 315v.–318v.
- ⁸³ According to a typescript account of the Old Hall dated 1970 among Mr Hoyland's notes.
- ⁸⁴ Gloucs. RO, D2525, box 24 (deeds of 1857); a Bathurst survey of 1873 (D2525, box 31) states that the 7th duke owned 79 acres in Scarcliffe; since the 6th duke was not an owner at the time of the tithe award in 1850, the whole of this holding appears to have come from Mackenzie's sale. The extensive area currently owned by the Chatsworth Settlement Trust in the parish derives principally from a purchase from the Bathurst estate in 1943.
- ⁸⁵ This is clear from the tithe award (DRO, D2360/3/59).
- ⁸⁶ This is mentioned in several of the notes in Mr Hoyland's file.
- ⁸⁷ *Debrett's Illustrated Peerage and Baronetage* (1954 edn), 552–3 lists Kythé (b. 1883), Marjory Kythé (b. 1892), Cicely Kythé Mary Hamilton (b. 1916), Nora Kythé (b. 1917) and Susan Kythé (b. 1949). It is possible that the accented form indicates how Kithe Briggs's name was pronounced.
- ⁸⁸ I cannot locate a Chancery action or a suit in the Prerogative Court of Canterbury concerning either Joseph Briggs's will or Mrs Vaughan's, although without knowing who the plaintiffs might be the search is not easy.
- ⁸⁹ All but the two final paragraphs of this section, which embody my conclusions based on a study of the documentary evidence presented in the previous section, are taken from Mrs Hutton's report of 1995, supplemented by a letter she wrote to Mr Hoyland shortly after writing the report, in which she suggested that the north-facing range of the Old Hall is older than the rest of the building.
- ⁹⁰ Mrs Hutton's conclusion from her survey in 1995; the statutory list describes the doorcases as 18th-century additions.
- ⁹¹ Illustrated in M. Craven and M. Stanley, *The Derbyshire Country House* (2001 edn), 227.
- ⁹² The dormers are visible in a photograph of c.1910 published in Craven and Stanley, *Derbyshire Country House*, 82.
- ⁹³ Derby Buildings Record no. 56.
- ⁹⁴ For the memories of a tenant of one of the cottages between the two World Wars see Stephenson, *Upper Langwith*, 113.