



**Brammer Farm House and Arundel Cottage  
Mansfield Road  
King's Clipstone  
Nottinghamshire, NG21**

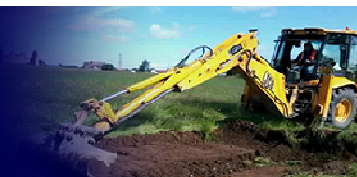
District of Newark and Sherwood

Standing Building Survey Report

April 2013



**Mercian**  
Archaeological Services CIC



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**NG21**

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Standing Building Survey Report

National Grid reference: 460356 364874

*Author: James Wright*

*Graphics: James Wright*

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## Summary

*Mercian Archaeological Services invited James Wright as a private archaeological consultant to investigate and record Brammer Farmhouse and Arundel Cottage, Mansfield Road, King's Clipstone, Nottinghamshire, NG21. The investigation took place in February 2013. The two properties were found to contain five discreet phases of construction. The earliest features on the site were three potentially Mediaeval coursed rubble and ashlar stone walls surviving to first floor height. One of these stone walls related to the northern boundary enclosure of the King's Houses royal palace which lay to the south of the site between the late 12<sup>th</sup> to 15<sup>th</sup> centuries. The other two walls may relate to contemporary structures built against this boundary. A single brick post-Mediaeval cottage was constructed prior to 1766 against the north elevation of the earlier boundary wall as tenant accommodation for agricultural labourers on the Welbeck Estate. By the early 19<sup>th</sup> century this cottage had been extended to the east. The cottage to the east was known as Brammer Farmhouse by the 1880s and also functioned as a village shop from the early 19<sup>th</sup> century, run in turn by the Jepson, Brammer and Bradley families. Less is understood about the history of the cottage to the east which is now known as Arundel Cottage. In 1895 the Welbeck Estate extended Brammer Farmhouse to the west and south in order to provide further accommodation for James and Hannah Bradley's family, and the site was divided into two properties. The site passed into private ownership in 1945. Arundel Cottage was then extended to the south during the early 1970s. The site retains much of its vernacular appearance and contains important survivals of in situ Mediaeval masonry relating to the King's Houses royal palace.*

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# 1 Introduction

## 1.1 Site location and background

James Wright (as a private consultant for Mercian Archaeological Services CIC) carried out an archaeological survey of two adjacent standing buildings, Brammer Farmhouse and Arundel Cottage, Mansfield Road, King's Clipstone, Nottinghamshire, NG21, referred to as the 'site' in this document (Fig 1, Drawing 1). Fieldwork was carried out during February 2013. Ordnance Survey national grid reference to the approximate centre of the site is 460356 364874. The site consists of two cottages bounded by Mansfield Road to the north, Rose Cottage to the east, Castlefield to the south and Maun Cottage to the west. The structures within this survey are limited to the footprint of the two cottages and do not include ancillary buildings within their associated garden enclosures.

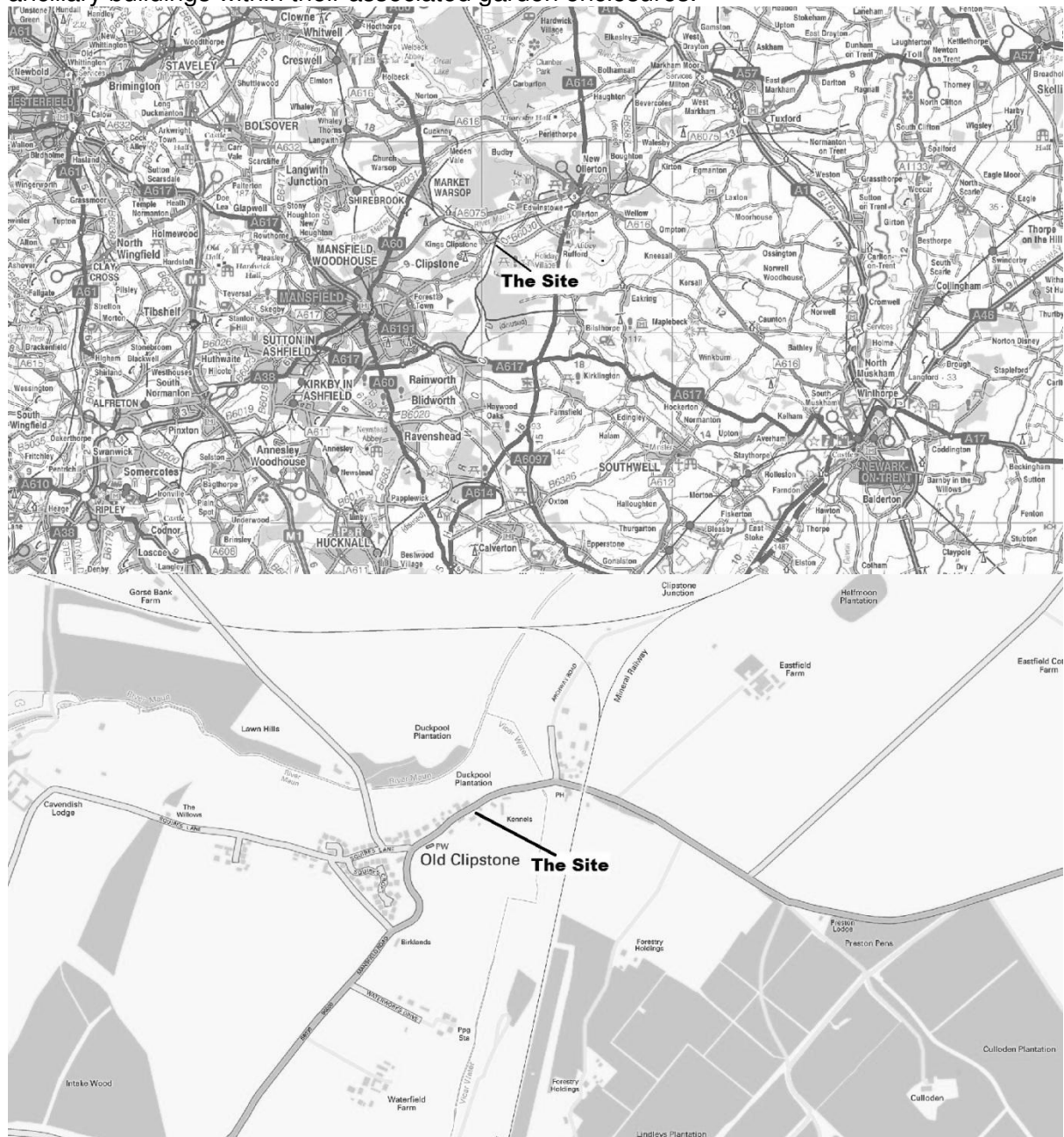


Fig 1 The site location (Source: Ordnance Survey)

## 1.2 Project background

The standing building recording is part of an ongoing research project into the history and archaeology of King's Clipstone. The project has largely focused on Castlefield to the south of the two cottages, and the medieval royal palace known as the King's Houses which once stood there. Previous work on the King's Houses has included an archaeological evaluation (Rahtz 1960), a watching brief (Sheppard 1991), limited magnetic and resistivity surveys (Masters 2004), building condition survey (Wright 2004, Wright 2005), a loose masonry survey (Wright 2007) an 11 acre resistivity survey (Gaunt 2011), two further evaluation excavations (Wessex Archaeology 2012; Gaunt & Wright 2013) and test-pitting within several properties in the village (Budge, Crossley & Gaunt 2013).

The purpose of this standing building survey was to record two cottages which appear on the 1766 Clipstone Estate map (Fig 3), and may also be depicted on the 1630 William Senior map (Fig 2). Information gathered from local residents (Michelle Bradley pers. comm.; Bealby 2001, 165) indicated that there were substantial stone walls of Mediaeval character within the properties. The survey was an attempt to analyse whether these walls existed and, if so, did they relate to in situ Mediaeval structures or re-used masonry relating to the King's Houses. The post-Mediaeval sequential development of the properties was also to be traced up to the modern era.

The site does not contain any listed buildings or Scheduled Ancient Monuments and does not lie in a conservation area. King John's Palace lies approximately 100m south of the site and is a Grade II listed building (List Entry Number: 1370215) and Scheduled Ancient Monument (SAM Number 101).

It was decided that a record to the level of detail, in most respects, of an enhanced 'Level 2' of the relevant English Heritage specifications, *Understanding historic buildings: a guide to good recording practice* (EH 2006), and a commitment to publish the results in suitable form, was considered appropriate. A certain amount of documentary research, usually entailed by 'Level 3' of these specifications, augmented the archaeological survey of the building and enhanced its value as a record.

## 1.3 Research aims and method of work

The project fits into an established regional research agenda as laid down in Knight, D, Vyner, B and Allen, C, 2012 *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midland*. The following paragraphs are particularly relevant to the standing building survey of the two properties:

6.7 High Medieval: 1066-1485

Research Objective 7E

Investigate the morphology of rural settlements

Summary:

The East Midlands preserves evidence of a complex landscape, including zones dominated by a hierarchy of nucleated villages, hamlets and farmsteads, mainly in Northamptonshire, Lincolnshire, eastern Derbyshire and southern and eastern parts of Leicestershire and Nottinghamshire. Away from these zones, landscapes are characterised by dispersed farmsteads and hamlets, notably in Charnwood, Whittlewood and Sherwood Forests, north and west Derbyshire, the Coal Measures of Nottinghamshire and Derbyshire, and the coastal marshes and fenlands of Lincolnshire. This spatial complexity has yet to be fully characterised or explained, and priorities for further work include assessment of the date of establishment of nucleated settlement, the date of origin of the region's many planned villages, and the factors underlying observed variations in settlement morphology. Nucleated settlement appears to have developed, in some areas at least, no later than the ninth century, but the date of establishment of the more obviously planned villages remains unclear. Concentrations of royal

estates in eastern Leicestershire, northern Nottinghamshire and northwest Derbyshire, documented in Domesday Book but acquired over a period of time, are suggested to have been a springboard for the development of planned villages during the eleventh century. They particularly merit further detailed investigation by techniques such as test-pitting in gardens and open spaces in village cores, as has been undertaken at Kibworth in Leicestershire and as part of the Whittlewood project in south Northamptonshire and north Buckinghamshire

#### Research Objective 7F

Investigate the development, structure and landholdings of manorial estate centres

##### Summary:

Regional manorial centres, whether secular or lay, remain poorly investigated and merit further systematic study. The East Midlands preserves a rich resource of manorial sites, ranging in status from castles and granges to more modest establishments that, relative to neighbouring regions, are comparatively rarely moated. Moated sites have received the greatest attention from researchers, and where excavated may preserve elaborate structural remains. Saxilby, for example, was provided with a timber hall and solar, while Epworth preserved an impressive stone-constructed complex. The silted ditches of moated enclosures may also preserve waterlogged artefactual and environmental remains with significant potential for the reconstruction of past environments. Non-moated sites have proved less attractive to archaeologists, with occasional exceptions such as Holyoak in Leicestershire, which preserved a two-storey main building of the thirteenth century. The landholdings associated with these establishments have seldom been examined by excavation, although earthworks often survive well and in many cases have been the subject of field survey. It is recommended that the results of survey should in selected instances be tested by excavation. It is hoped that this will confirm the identity of features and clarify the chronology of manorial development, which in some instances may have roots in the pre-Conquest period.

#### Research Objective 7G

Estates, architecture and power: investigate the relationship between castles and great houses and their estates

##### Summary:

The architecture of many castles and great houses is relatively well-known, but there remains a need to investigate the relationship between these structures and the estates in which they are located. For example, are particular forms of building plan associated with particular magnates, such as William Peverel of Derbyshire, and do the similarities encompass estate components and layout? There are over 250 castles in the region, many of which started as motte and bailey earthwork and timber fortifications in the late 11th and 12th centuries. The date of establishment of the earliest castles, which were important not only for their role in battle but also as visually dominating symbols of overlordship, has long been debated, and the possibility of pre-Conquest origins for some remains a topic for further research. The investigation of Barnard Castle points the way forward in castle and estate studies, emphasising the need to examine the estate core within the context of the estate lands, the wider countryside and the local community. There have been several recent studies of castles in their wider environment, but the approach has yet to be applied to castles and manorial centres in the East Midlands.

### 6.8 Post-Medieval: 1485-1750

#### Research Objective 8C

Establish a typology of regional building traditions

##### Summary:

Further research is recommended to establish a typology of regional vernacular buildings and to investigate temporal and spatial variations in building styles and materials (as indicated, for example, by the distinctive Lincolnshire tradition of mud or cob built structures with timber studs). Dating is particularly problematic for many building types, and it is recommended that further use be made where possible of dendrochronological data – as, for example, in the recent exemplary studies of Newark and Norwell in Nottinghamshire. Further information on the antecedents of post-medieval vernacular buildings could be obtained from the investigation of early structural remains concealed within gentrified urban buildings and by the excavation of deserted or shrunken rural settlements. Reviews of vernacular architectural traditions tend to focus on extant higher status buildings, and survey could usefully be extended to the broad range of lower status structures that survive. A number of valuable sub-regional and local studies have been conducted, some such as the buildings survey published by the Norwell



Parish Heritage Group combining effectively the evidence of documents and maps with archaeological, dendrochronological and architectural information. These are complemented by the Buildings of England volumes, which include reviews of building styles and the range of building materials used, and in north Northamptonshire by a systematic RCHME survey of architectural monuments. Themes which deserve greater consideration include the transformation of individual wealth as reflected in buildings, the impact of church ownership, the transition from timber-framed to brick or stone construction and the study of local landscape settings.

#### 6.9 Modern: 1750-present

##### Research Objective 9H

Characterising the rural environment: identify and record historic buildings and landscape features

##### Summary:

Although agri-environment schemes have for many years paid attention to archaeological features, they have been much less concerned with agricultural impacts on land-holdings in general and with minor buildings and historic landscape features. Many of the latter, such as roadside horse troughs, milk churn stands and the vitally important dew ponds of upland Derbyshire, may elude Historic Environment Records, and may be lost without record as a consequence of agricultural improvements or other developments. There is a pressing need, therefore, to develop a strategy to identify and safeguard the range of features that might be anticipated in rural contexts and to quantify the anticipated variability between geological and topographic zones. This could usefully accompany an extension of vernacular buildings surveys, carried out to the level recommended by the Society for the Protection of Ancient Buildings (SPAB) and including farmhouses, estate buildings, barns and other specialist agricultural buildings. Coverage of the vernacular building resource is sporadic across the region and the level of detail is variable. Some areas have a high level of baseline coverage but few detailed recordings – for example in Nottinghamshire, where SPAB-compliant surveys have been carried out for around only 15% of historic farmsteads. This limits assessment of architectural details and local distinctiveness (for example in barn ventilation slot arrangements, types of roof structure and the internal configurations of farm buildings) and hence studies of historic landscape character.

The overall aim of the programme of investigation and recording of the building was to advance understanding and especially those aspects of it that were of architectural, archaeological and historical interest. Neither of the properties had been archaeologically surveyed prior to this project, although a loose masonry survey within the village in 2007 did investigate both gardens for traces of stonework potentially relating to the adjacent site of King John's Palace (Wright 2007). Reference is made to Brammer Farmhouse within the text of the local history volume *A Celebration of King's Clipstone – 1000 Years of History* (Bealby et al 2001). The site does not appear in the relevant edition of *The Buildings of England* by Nikolaus Pevsner or the Victoria County History edition for Nottinghamshire.

The fabric of the buildings was examined in the course of one day on site in February 2013, and the survey was carried out in accordance with the MAS Health and Safety Policy (MAS 2013). The site is currently under private domestic occupation and as such the record concentrates on the more accessible ground floor and externally visible parts of the buildings. The author did not enter any of the first floor or roof spaces.

On site a ground plan of both properties was made in the form of a measured sketch. Archaeological contexts were not distinguished in the fabric of the building, as this was not part of the remit of the project, but otherwise recording was carried out in conformity with the *Museum of London Archaeological Site Manual* (Museum of London 1994). Photographs were taken to show typical and interesting features, general views and numerous other details. The measured sketches made on site were used to produce an accurate plan of the

buildings (Drawings 1 and 2) in AutoCAD, using English Heritage drawing conventions (EH 2006; EH 2005).

Historical information about the building derives largely from available mapping and published documentary evidence, especially the comprehensive village history published in 2001. Documentary research must be qualified and augmented as a result of examining the physical fabric of the building. More research is possible in future especially within the Welbeck Estate Archive and records held at the Nottinghamshire Archives. Concerning the history of the development of the village, several sources have been considered to a limited extent, sufficient to understand the present site and the buildings in their historical context.

#### **1.4 Organisation of this report and conventions used**

The site is broadly rectilinear in plan with its longitudinal edge orientated south-west to north-east. However for the sake of clarity within the report this has been levelled so that the south-west elevation is referred to as the west elevation and so on. Effectively Mansfield Road to the north is taken to be orientated east-west.

All dimensions are given in metres or millimetres, except for certain brick and timber sizes, and heights are given where appropriate in metres above Ordnance datum (mean sea level), abbreviated 'm OD'.

*Table 1: Abbreviations used in this report*

EH	English Heritage
m OD	Ordnance Datum (mean sea level at Newlyn, Cornwall)
MAS	Mercian Archaeological Services
NA	National Archives
OS	Ordnance Survey
UNA	University of Nottingham Manuscripts and Special Collections

## **2 Historical background**

This section should be read in conjunction with the specific illustrations and references mentioned within the body of the text as well as the selective family tree of the Jepson, Brammer and Bradley families (Drawing 3).

### **2.1 Geology and topography**

The site, lies on level ground immediately to the north-east of the slopes of a low hill overlooking the confluence of the River Maun and Vicar Water, amidst gently rolling countryside. The elevation of the site is approximately 65.7m OD. The underlying geology is characterised by Sherwood Sandstones (BGS Map E113, 1966) overlain by pebble beds.

### **2.2 Outline description**

The site consists of two brick cottages lying immediately to the south of Mansfield Road in the heart of the historic core of King's Clipstone (Fig 1; Drawing 1). Originally one single cottage, the properties show very clear signs of straight joints in their external masonry which when structurally analysed alongside the historic mapping indicates four discreet post-Mediaeval phases of construction with a probable Mediaeval core.

The original single cottage is now subdivided to form Brammer Farmhouse to the west and Arundel Cottage to the east. Brammer Farmhouse is accessed from Mansfield Road and features a dining room and staircase with a hall and laundry to the north. The wing to the east is a late 19th century addition and has a living room to the north and a kitchen to the south.

Arundel Cottage is accessed via a porch from its rear garden. The porch allows access to a WC and small hall beyond, which enters a living room to the south. These rooms are all part of a 20th century extension to the property. The original core of Arundel Cottage is north-west of the entrance and is now the kitchen. The bathroom and dining room with staircase access to the east are part of a late 18th or early 19th century extension.

The historic core of the post-Mediaeval properties was therefore once a single cottage that is now represented by the dining room and staircase of Brammer Farmhouse and the kitchen of Arundel Cottage. Within both cottages are a number of stone walls which potentially relate to a Mediaeval phase of construction pre-dating the existence of the domestic cottages.

### **2.3 Documentary history**

The site lies immediately to the south of Castlefield which contains the archaeological remains of a Mediaeval royal palace known as the King's Houses. A summary of the salient points of the history of the ruin is perhaps appropriate at this stage. The King's Houses were initially referred to in 1164 during the reign of Henry II (1154-89). Significant phases of building took place between 1176-80, when Henry ordered the creation of a Great Pond, deer park, chamber and chapel at the expense of £500. In 1194 Richard I arranged a meeting with William the Lion, King of Scotland, at Clipstone, and in 1290, Edward I convened Parliament at Clipstone. Throughout the Mediaeval period the King's Houses were constantly extended, repaired and maintained. References from the 13th to 15th

centuries describe a large, multi-phased complex of buildings including a gatehouse, stables for 200 horses, individual hall and chambers for the King and Queen, three chapels, a tower, kitchens, and lodgings for the royal household. The importance of the King's Houses declined in the late 15th century when the monarchy began to focus on southern residences. By 1525 a survey of the King's Houses stated that "ther is great decay & ruyne in stone-work tymber lede and plaster".

It is not the purpose of this report to detail the history of the King's Houses and a consultation of the sources listed in Section 1.2 will give further information on this subject. However, within the localised area of the site there is a high potential for the survival of built fabric relating to the northern boundary of the King's Houses.

Gaunt and Wright have analysed the boundaries of the King's Houses (Gaunt & Wright 2013) and the following section is quoted directly from their report:

The north-western boundary of the palace runs along the line of what is now Mansfield Road until it enters a substantial holloway (known locally as Rat Hole). Although the boundary here would originally have been a timber palisade there is compulsive evidence that this was later replaced in stone, especially as this side of the palace was the location for the gateway into the King's Houses.

There are two references to repairs to the Great Gateway in 1348-9 and 1360-3 (NA E 101/460/18-19; Colvin 1963), and also to the construction of "a certain new tower" by William Clerk (the deputy to Clerk of the Works, William Ardene) between 1435-46 (Foreign Accounts E 364/77, rot. B; E 364/81, rot. D; Colvin 1963). The locations of the gateway and tower are not given, however the former would definitely have been constructed in association with the boundary walls. Although late mediaeval free-standing towers are known (for example the 15th century bell tower at Evesham Abbey, Worcestershire) they tend to be constructed on ecclesiastical sites and towers at secular palace sites are more commonly constructed in association with boundary walls. The sums of money involved, the high status of the palace by this point and the architectural convention of the period point towards these being stone-built constructions. By extension it follows that the rest of the enclosure on this side would have been rebuilt in masonry by the 14th century to demonstrate the high status of the site through an impressive visual display on the side of the palace accessed from the principle roadway.

The 1630 estate map drawn for the Earl of Newcastle by William Senior (Fig 2) represents a building in a close to the north-east of the Manorgarth. The property sits in the same location as modern Arundel Cottage, Brammer Farmhouse and Maun Cottage. Prior to 1889 Maun Cottage (Fig 16) was the Fox & Hounds public house. The earliest mention of a public house in the village was The Gate which was recorded in the List of Friendly Societies for 1794 (Bealby 2001, 165). James Cutts was the landlord and was still there in 1813 (Bealby 2001, 165). Cutts died in about 1818 and the business was granted to Robert Lindley by his widow (UNA P1 E12/6/8/3/3). Lindley later passed over the tenancy to Cornelius Amos in 1829, however by this time the building was called the Fox & Hounds (UNA 4/2/6/8/3/4). It is suspected that the name change occurred when Lindley took over from Cutts and reflected the very active hunting community within the area of the Dukeries. Cornelius and then his son, James, and finally his daughter in law, Sarah, continued the tenancy until 1889 when the public house closed its doors for the last time and became a shop until the early 20th century (Bealby 2001, 166). The original name of the public house - The Gate - is considered to be significant as along with the map evidence, the property is known to contain substantial stone walls over a metre in thickness and of similar make-up to the ruin of King John's Palace (Bealby 2001, 165). High status 12<sup>th</sup> century stonework was found in the garden of Maun Cottage in 2007 (Wright 2007).

This enclosure to the north-east of the Manorgarth was eventually truncated and by 1766 (Fig 3) five discreet enclosures are depicted adjacent to Main Road along with a cluster of buildings. The easternmost enclosure is on the site of Brammer Farmhouse and Arundel Cottage. Given that the closes of the village crofts are laid out regularly on the north side of Main Road in both 1630 and 1766 it is apparent that the cluster of structures without regular closes on the south side of the road may have their origin as part of the palace complex. By 1835 (Sanderson 1835) this cluster of structures was

formally encircled by a teardrop-shaped boundary which truncated the northern edge of the Manor Yard, and this boundary has remained in consistent use through to the present day.

The original line of the northern and north-western boundary of the King's Houses is best understood from the 1766 map (Fig 3). A single curving line heads north and then north-east from Rat Hole along Mansfield Road where it intersects with a small rectangular enclosure. This is the village pinfold which is also shown in the same place (albeit larger) on the 1630 map. The line of the boundary then runs immediately to the south of Maun Cottage which is also on the same alignment as Brammer Farmhouse and the property to the east of what would become Arundel Cottage. The south elevation of these properties as depicted in 1766 therefore stood in front of what was originally the northern boundary to the King's Houses.



Fig 2 Clipstone in 1630 depicted by the Earl of Newcastle's cartographer William Senior. Note that west is at the top of the map. (Source: a private collection)



Fig 3 Clipstone Estate map of 1766 (Source: a private collection)

The 1766 estate map of Clipstone is therefore the earliest clear depiction of the site (Fig 3). The map was made shortly after the marriage of Clipstone's landowner William Henry Cavendish-Bentick, 3<sup>rd</sup> Duke of Portland to Lady Dorothy Cavendish, heiress of William Cavendish, 4<sup>th</sup> Duke of Devonshire. The purpose of the map seems to have been part of a mechanism to better understand the nature of the enormous estate created by the recent marriage. The core of the single cottage at the heart of the site is shown on plan as a square structure in the north-west corner of the easternmost enclosure to the south of Mansfield Road. No property number or acreage is recorded.

The name of the property or its tenant is not known at the time of the 1766 estate map, however the 1844 tithe map (Fig 4) reveals that the shopkeeper John Jepson was resident at Property 130 (NA IR 29/26/30; NA IR 30/26/30). Jepson can be traced back as far as 1832 when he was also listed as a shopkeeper (White 1832, 422). John Jepson died in January 1844 and his son Robert moved from Warsop Lane to take up his father's tenancy (Bealby 2001, 173).

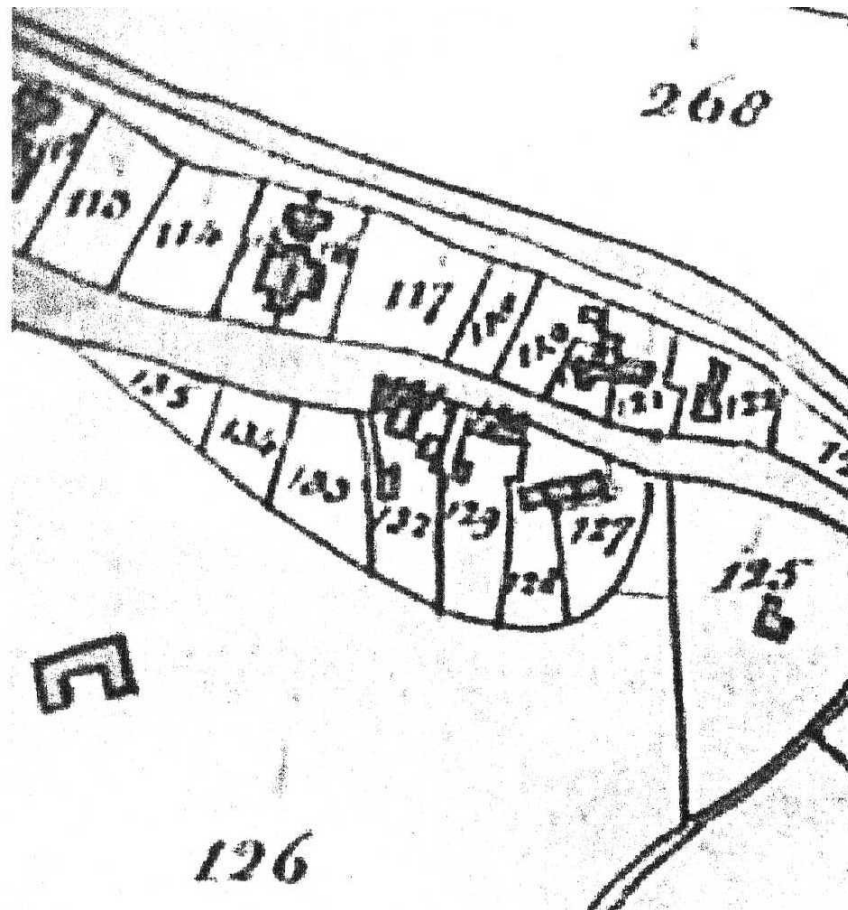


Fig 4 1844 Clipstone tithe map (Source: a private collection)

By this period the teardrop shaped enclosure had been formalised around the properties to the south of Mansfield Road, a feature which first appears on Sanderson's map of 1835 (Sanderson 1835). This map captures the village during a period of transition. William Henry Cavendish-Scott-Bentick, 4<sup>th</sup> Duke of Portland had already instigated the floor meadows irrigation scheme across a stretch of the River Maun between Carr Bank Wood, Mansfield and the parish boundary between Edwinstowe and Ollerton, and during the 1830s he

remodelled the village. The Medieval tofts and crofts shown on the 1630 and 1766 maps to the north of Mansfield Road were reduced in length by the establishment of the flood meadows and then their boundary divisions were altered and many properties demolished to make way for a regular layout of properties with equally sized enclosures. However the properties to the south of Mansfield Road were left largely untouched except for some small scale alterations to their enclosures.

Sanderson's map was drawn at too small a scale to provide any clarity beyond a depiction of the enclosure, however the tithe map of 1844 (Fig 4) shows seven discreet property subdivisions within the teardrop enclosure. The site is labelled as 130 with a strip of land to the south as 129. The east-west orientated property immediately to the east of Property 130 depicted on the 1766 map (Fig 3) had been demolished by 1844. The relationship of the property boundary between 128 and 129 has a dog-leg to the east around the north elevation of the building in Property 127. This boundary is then concluded at the east elevation of Property 130. This conclusion to the boundary between 128 and 129 appears to be in the exact location as the former west elevation of the demolished building. As the east elevation of Property 130 is level with this new boundary it is indicative that subsequent to the demolition of the building to the east, Property 130 was extended itself to the east. This extension fits the structural evidence of a straight joint in the masonry of the north elevation of Arundel Cottage described below (see Section 3.3) and must therefore have been extended between 1766 and 1844.

Robert Jepson, who inherited the tenancy in 1844, was injured by a runaway horse in 1859 and later died of his wounds at Property 130, the house that he was presumably born in. His wife Elizabeth then continued to raise their 12 children whilst running the family shop until at least 1876 (Post Office 1876, 677). By this point in the history of the Welbeck Estate William John Cavendish-Scott-Bentinck, 5<sup>th</sup> Duke of Portland was the landowner of Clipstone. He was a notorious recluse responsible for building the network of underground tunnels and rooms beneath Welbeck Abbey, however was also noted as a philanthropist who paid his labourers much higher wages than the norm (Donaldson 2004, 526-7). William clearly took pity on his tenant Elizabeth and her large family as he provided for the construction of a large brick oven in the garden to the rear of the site which was still standing as late as the 1970s (Fig 5). He also gave Elizabeth's children gleaning rights to collect leftover crops from the fields after harvesting, provided a horse and cart for her deliveries, bins for flour, chickens, a cow and the rights to collect timber and gorse on the estate (Bealby 2001, 173-4). Elizabeth was clearly a redoubtable woman in her own right, but the careful consideration shown towards her by the Welbeck Estate ensured that she was able to thrive despite her difficult personal circumstances. Elizabeth died in 1877.





*Fig 5 Aerial photograph of the site taken in 1964 (Source: Jodi Govan)*

Two of the Jepson's children married into the Brammer family. Mary Jepson married Charles Brammer and moved to Attercliffe where they had three children of their own (Bealby 2001, 277-8). More significant to the history of the site, Hannah Jepson married Charles' brother James Brammer in 1876 (Bealby 2001, 174). Both Charles and James were listed in the 1861 (NA RG 9/2473) and 1871 (NA RG 10/3535) census respectively as agricultural servants at Clipstone Park Farm, the home farm to the Welbeck Estate.

Upon the death of Elizabeth Jepson, Property 130 passed into the tenancy of James and Hannah Brammer. The 1881 (NA RG 11/3371) census confirms James' status as an agricultural labourer, however the 1885 trade directory describes him as a shopkeeper (White 1885, 106). It may be that Hannah ran the day to day business of the shop as her mother before her whereas James was cited as the owner of the business as the male head of the household. James was clearly in charge of an entrepreneurial spirit as he spent what money he could building up parcels of land to create Brammer Farm. It is likely that the site gained its modern name during this era as James Brammer established himself as a notable tenant farmer within the parish. James also purchased a horse and cart from the Welbeck Estate and began a haulage business which was later extended by his son-in-law and existed into the late 20<sup>th</sup> century as John Bradley and Sons (Bealby 2001, 174; 251-6).

1885 also marks the first edition Ordnance Survey map depicting Clipstone, however the scale of the mapping does not allow for accurate comments on the layout of the site until the 1898 1:2500 edition (Fig 6). An extension had been built to the west and south of Brammer Farmhouse in 1895 at the instigation of the nephew of the 5<sup>th</sup> Duke, Sir William John Arthur Charles James Cavendish-Bentinck, 6<sup>th</sup> Duke of Portland. Once again this was a demonstration of the benign landownership demonstrated by the Welbeck Estate towards their tenants at Brammer Farmhouse and was intended to provide accommodation for James and Hannah's three children (Bealby 2001, 174)



It is likely that the division into two cottages occurred at this point, although sadly the documentary history for Arundel Cottage is lacking. The 1916 OS map is the first to show a clear property boundary dividing Brammer Farmhouse and Arundel Cottage (Fig 9) which was later significantly altered to create two large gardens between 1959-78. The notion of the division into two cottages taking place in 1895 is based on the fact that prior to the existence of the western extension, the size of Brammer Farmhouse would have been prohibitively small given its local importance as the centre of a tenant farm and village shop if it only had one downstairs room. The western extension therefore created the additional space for two properties where previously there was only one.



Fig 6 OS 1898 1:2500 edition map of Nottinghamshire (Source: Ordnance Survey)

The Brammer's were photographed outside the front door of the property in 1915 (Fig 7) and the twenty year old extension can clearly be seen in the background. Emma Brammer is shown wearing a black dress in Fig 7 and was the second child of James and Hannah. She had been schooled at Archway Lodge during her childhood, another philanthropic foundation by the Welbeck Estate after the 4<sup>th</sup> Duke of Portland had provided it for use as an educational institution in 1844 (Bealby 2001, 141-4; 153). Emma married John Bradley in 1915 and the pair took over the tenancy of Brammer Farmhouse along with the haulage firm and farm upon the death of her father in 1917 (Bealby 2001, 251). Another early 20<sup>th</sup> century photograph (Fig 8) shows the south elevation of the building with two small children in the foreground. Whilst there is now a single large uPVC window at this point there was a single smaller, rectangular timber window with a segmental head and a doorway immediately to the east. The photograph also shows a brick-built outhouse with pantile roof which is probably

the oven constructed for Elizabeth Jepson by the Welbeck Estate a feature still visible on the 1964 aerial photograph (Fig 5).



*Fig 7 Emma Bradley and family photographed outside of the north elevation of Brammer Farmhouse c 1915 (Source: A Celebration of King's Clipstone)*



*Fig 8 The south elevation of Brammer Farmhouse photographed in the early 20<sup>th</sup> century (Source: Michelle Bradley)*

The 1916 OS 1:2500 edition clearly shows both extensions to the site. This is rare as buildings are more usually depicted as a single polygon regardless of their constructional phases. It is probably a function of the incredibly clear straight joints in the masonry to the east and west of the historic core of the properties that led the surveyors to reflect these phases in their cartography. The same device is also employed on the 1959 OS 1:2500 edition.

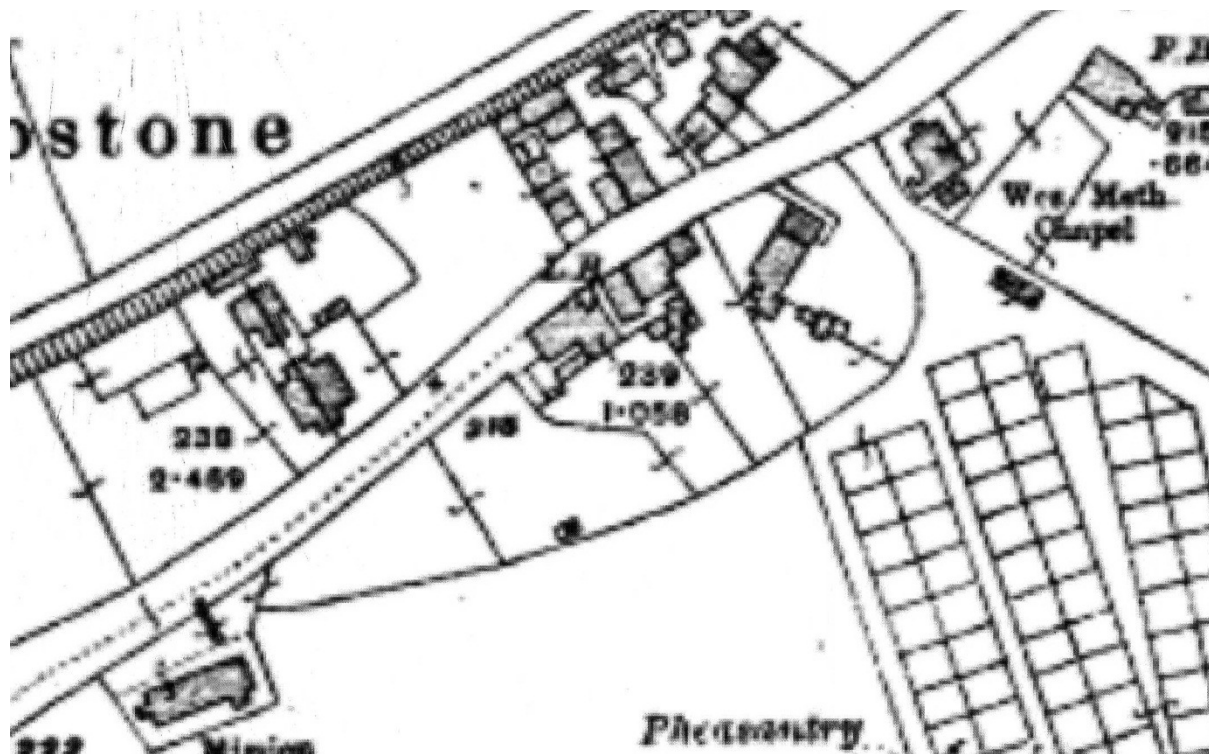


Fig 9 OS 1916 1:2500 edition map of Nottinghamshire (Source: Ordnance Survey)

Mining operations began at nearby New Clipstone under the aegis of the Bolsover Mining Company in 1912 although the outbreak of war two years later suspended work until the 1920s. The village of King's Clipstone was powered by electricity generated from the colliery in 1925 (Bealby 2001, 217) and it is likely that both Brammer Farmhouse and Arundel Cottage were also linked to this power source at this time.

The massive death duties incurred upon the death of the 6<sup>th</sup> Duke of Portland meant that much of the Welbeck Estate including Clipstone was put up for sale to meet the enormous costs (The Times, 22 May 1945). At this time the tenancy of Brammer Farm was held by John and Emma Bradley's daughter Hannah and her husband Roy Wood. They also ran a shop until its closure in early 1947 (Bealby 2001, 175). Michelle Bradley related an account of the shop under the tenancy of her husband Martin Bradley's aunt Hannah's occupancy in her chapter on village shops in *A Celebration of King's Clipstone* (Bealby 2001, 175):

Hannah, in need of an occupation, opened a shop in the front hall of Brammer Farmhouse following the example of her ancestors, once again selling tobacco and sweets and the necessary requirements for everyday living. Local children used to save sweet money for Mondays, knowing that was the day that Hannah was busy with her mother Emma and the weekly wash. Hannah's brother Robert was often called in to keep shop and he very rarely bothered to weigh the sweets so portions were always generous, an added bonus for the children of the village.

This remarkable continuity of land use of Brammer Farmhouse as a village shop existed for over a century and passed through five generations of a single family, often with the female continuing to manage the shop whilst her husband worked as an agricultural tenant.

Hannah's brother Fred Bradley and his wife Molly lived next door at Maun Cottage (Fig 16) and when the adjacent Waterfield Farm was offered for sale Fred purchased it although he allowed the previous tenant, Ernest Belfield, to remain there as his own tenant until 1955. Brammer Farm and Waterfield Farm were then worked as a single unit until Fred's retirement in 1981 when it was split between his son's Martin and Mark (Bealby 2001, 134-5).

The 1978 OS 1:2500 shows an L-shaped extension to the south of Arundel Cottage which was not present on the aerial photograph of the village taken in 1964 (Fig 5). The present owner has stated that the extension was constructed by her father at some point during the early 1970s (Jodi Govan pers. comm. 23/02/2013). This was the last significant addition to the site, although the brick oven at Brammer Farmhouse was also demolished around this time.

During the early 1990s the owner of Brammer Farmhouse, Pat Pulleybank, removed plasterwork from the north-west corner of the dining room and exposed a section of stone wall (Fig 10; Bealby 2001, 165). The current owner, Denise Cooper has stated that since she bought the property in 1996 no significant structural work has taken place within the building (Denise Cooper pers. comm. 23/02/2013).

### 3 Analytical description of the building

The following analytical description of the building should be read in conjunction with the selected archaeological photographs and historic illustrations (Figs 2-28) alongside the measured survey plan and corresponding phase plan (Drawings 1 and 2). All of the archaeological photographs and drawings are listed in Appendices 1 and 2. The development of the two cottages will be analytically described in chronological order rather than as two separate structures. Reference should be made to the outline description (Section 2.2) for an overall basic layout of the buildings.

#### 3.1 Phase 1: Mediaeval

The majority of the walls of Brammer Farmhouse and Arundel Cottage are constructed from post-Mediaeval brickwork. However within the core of the properties are three walls which are built in coursed rubble or ashlar stone. These walls were detected either visually or by deduction from their relationships to one another combined with analysis of their thickness. The brick walls of the site are all between 0.23-0.29m in thickness and relate to the length of a brick plus an internal cladding of plaster. Walls of greater thickness were suspected to have been constructed in stone.

##### 3.1.1 Stone Wall 1

Drawings 1 and 2 depict Stone Wall 1 which is 6.44m in length, orientated north-south running from the junction of Phase 2 and Phase 4 at the north-west corner of the original Property 130 referred to in the Tithe Map of 1844 (Fig 4; NA IR 29/26/30), prior to the addition of Phase 4 in 1895. The wall then terminates at the north jamb of the east window of the Phase 4 kitchen.



Fig 10 The dining room of Brammer Farmhouse, looking south-west



The wall to the north of the kitchen is 0.48m thick and 0.39 to the south. The section of wall north of the dining room chimney breast has been stripped of plaster to reveal coursed, pitch-faced rubble stonework (Fig 10). The masonry is a mix of stone from the Linby/Bulwell quarries 12 miles south-west of the site and Mansfield White quarried 5.5 miles to the south-west of the site. Both stones are magnesian limestones. The chimney breast is abutting the pre-existing masonry of this wall and is therefore structurally later. The mortar is a modern cementitious mix.

The wall is 0.09m thinner to the south of the party wall between living room and kitchen. This may reflect a pre-existing in situ feature, a truncation of the original thickness or a rebuilding of the entire wall during Phase 4.

Two doorways penetrate Stone Wall 1. A door links the dining room and living room of Brammer Farmhouse; and a second door links the hall and the kitchen. It is thought that these openings both relate to the construction of the Phase 4 extension, however it is also admitted that at least one of them could possibly have been contemporary with Stone Wall 1. This latter theory could not be proven at the time of survey due to the jambs and surrounds of the walls being covered with plaster and door architraves.

### 3.1.2 Stone Wall 2

Drawings 1 and 2 depict Stone Wall 2 which is 7.29m in length, orientated east-west running from the east door jamb of the opening between the dining room and hall of Brammer Farmhouse to the south jamb of the opening between the kitchen and corridor of Arundel Cottage. Effectively this wall formed the original south wall of the single Phase 2 structure recorded as Property 130 on the Tithe Map of 1844 (Figs 2 and 4; NA IR 29/26/30).

The wall is 0.51m in thickness along its entire length. Stonework is visible in two sections. Three courses of pitch-faced rubble stonework on the external south elevation of Brammer Farmhouse at first floor level above the lead flashing of the laundry roof and below the eaves of the main roof (Fig 11). The masonry is very similar in appearance to Stone Wall 1 and is also a mix magnesian limestones from the Linby/Bulwell and Mansfield White quarries. The mortar is a combination of modern cementitious and pale white-pink lime mortar made with washed sand.



Fig 11 Stone Wall 2 above the roof of the laundry of Brammer Farmhouse, looking north

A second section of masonry is visible where plaster was stripped in 2011 on the north wall of the living room of Arundel Cottage (Fig 12). Whilst being petrologically from the same sources at Linby/Bulwell and Mansfield the coursed ashlar masonry is more massive in character due to a thicker bed-height. The mortar is a consistent mix of white-grey lime mortar made with washed sand and charcoal inclusions. The character of this mortar is very similar to that of the late 12<sup>th</sup> century rubble core of the ruin of King John's Palace. The mortar of the ruin was analysed in 2005 and found to contain 1 part carbonated lime to 2 parts aggregate comprising a quartz fine/medium sand with clay, very occasional soft red particles and the kiln fuel residue of charcoal ash particles (Ellis 2005).



*Fig 12 A section of removed plaster on the north wall of the living room of Arundel Cottage revealing the ashlar masonry of Stone Wall 2, looking north*

Until Phase 5 of the site the section of wall in the living room of Arundel Cottage was external (Fig 5) and bears traces of white limewash beneath a pale blue paint. Both are probably post-Mediaeval in date.

Two openings penetrate Stone Wall 2. A door links the dining room and hall of Brammer Farmhouse and is an access route created after the blocking of the opening to the east (Drawing 1). A second opening is 0.82m to the east of this door and is now blocked. The opening is 0.98m wide on the south elevation of Stone Wall 2 and 0.82m wide internally. The east and west jambs of the opening are splayed (Drawing 1; Fig 13) and may relate to an original Phase 1 architectural feature. The splay is characteristic of door or window jambs and indicates that this opening was not always blocked. In the post-Mediaeval period would have acted as an access between the Phase 2 cottage and the garden enclosure to the



south. The blocking is 0.15m in thickness and is therefore interpreted to be post-Mediaeval brickwork. It is likely that the opening was blocked up during Phase 4 as the dog-leg north of the door between the hall and laundry partially obscures the access to the opening. The brickwork of the laundry matches that of the rest of the 1895 extension to the west of Brammer Farmhouse and is therefore dated to Phase 4.



*Fig 13 Blocked splayed opening in Stone Wall 2, looking north*

### *3.1.3 Stone Wall 3*

Drawings 1 and 2 depict Stone Wall 2 which is 3.32m in length, orientated north-south running from its junction with Stone Wall 1 and terminating 1.01m south of the south elevation of the laundry within the garden to the rear of the property.



The wall is 0.4m in thickness and is therefore similar to the south end of Stone Wall 2. The section of wall in the garden to the south of the laundry is 1.78m in height and is constructed from both coursed pitch-faced rubble and ashlar masonry (Fig 14). The southernmost 0.13m of the wall has been rebuilt, probably after a collapse, and this is visible as a straight joint in the masonry. The stone only survives to a height of 0.6m in the east wall of the laundry and has been rebuilt in post-Mediaeval brickwork above this level. It appeared that the north end of Stone Wall 3 was bonded into the south elevation of Stone Wall 2 and can therefore be said to be contemporary. The stone is again a mix of stone from the Linby/Bulwell and Mansfield quarries. The mortar is a modern cementitious mix.



*Fig 14 South elevation of the laundry of Brammer Farmhouse and the west elevation of Stone Wall 3, looking north-east*

### 3.1.4 *Dating and purpose of the walls*

As stated above in Section 3.1.2, the analysis of the mortar in Stone Wall 2 demonstrates that it is similar in character to that of King John's Palace. Bradley has pointed out that the stonework within both Maun Cottage and Brammer Farmhouse is similar to that of the ruin (Bealby 2001, 165) and petrological and architectural analysis also confirms this. However the fact remains that all or some of the three walls could reflect the re-use of stone robbed from the site of the King's Houses during the post-Mediaeval period. The site was certainly denuded of standing structures by the time of the survey of 1525 (NA SC 11/12) when only three partially ruined buildings are recorded as still extant. By 1630 only a single roofless structure is depicted on the William Senior map (Fig 2) indicating that by this time the site probably looked very similar to today.

Two factors indicate that not all of the walls relate to re-used material from the King's Houses. Firstly, the presence of the splayed opening in Stone Wall 2. Whilst not being a uniquely Medieval feature (splays were certainly beginning to go out of fashion by the second half of the 17<sup>th</sup> century) none of the other windows and doors from Phases 2-5 are splayed. This is a unique and anomalous feature characteristic of a high status Mediaeval structure as opposed to post-Mediaeval rural domestic building.

Secondly, the southernmost 1.01m of Stone Wall 3 extends out beyond the south elevation of the laundry and yet is bonded into Wall 2 at its north end. If the wall was built from reused material, there would be no requirement to extend it beyond the limit of necessity, a fact that is given further credence by the fact that the laundry dates from the Phase 4 extension of Brammer Farmhouse meaning that the wall was originally a stand-alone structure 3.32m in length. Although this stub wall does not appear on the 1766 map (Fig 3) it may be argued that at the scale that the map was drawn its length could not be accurately represented. However as Stone Wall 3 is structurally bonded to Stone Wall 2 it must in fact have been in existence in 1766 as Stone Wall 2 is shown as the south wall of the Phase 2 property.

Stone Wall 2 runs the entire east-west length of the south wall of the original Phase 2 cottage. It must therefore date to 1766 at the very latest. It is curious that the wall does not extend beyond the limits of the Phase 2 structure into the Phase 3 extension to the east or Phase 4 extension to the west. It may be that the survival of this section of wall dictated the original length of the post-Mediaeval property or other surviving elements were demolished during or after its construction. However it is certainly true to say that Stone Wall 2 runs along what is interpreted to be the northern boundary of the King's Houses palace enclosure (see Section 2.3). Maun Cottage to the west and the 1766 (Phase 2) Brammer Farmhouse and Arundel Cottage all sit to the north of this line and constrict the width of Mansfield Road indicating that they were built forward of an existing boundary structure probably represented by Stone Wall 2 (Gaunt & Wright 2013).

The thickness of the walls represents a problem for the attribution of Mediaeval origin. Although at c 0.4-0.5m in width they are certainly thicker than the brick walls of the site they are thin when compared to other known Mediaeval wall thicknesses in the parish of Clipstone. The surviving walls of the early 14<sup>th</sup> century gatehouse at Clipstone Peel are in excess of a metre in width; the foundation trench of the chapel at the King's Houses was 1.2m in width (Wessex Archaeology 2011, Fig 8); and the walls associated with the ruin of King John's Palace are approximately 1.06m, 1.12m 1.72m and 2.68m (Rahtz 1960, Fig 2). Even the smallest of these dimensions (recorded as 3'6" by Rahtz for the original wall thickness of the west wall of the niche to the south of the ruin) is in excess of double the widest part of the stone walls at the site.

It should be noted that the relative slenderness of the stone walls does not completely discount the possibility that they are in situ Mediaeval features. They may reflect partially robbed walls. Ashlar or coursed rubble faces are only visible in three locations, two of which are on the south elevation of Stone Wall 2. It is entirely possible that robbing took place on the northern elevation leaving a truncated wall with its south elevation left intact. Equally, not all Mediaeval walls are of great thickness. The wall of the 13<sup>th</sup> century chancel south elevation of All Saints, Annesley is approximately 0.7m in width and the mid 14<sup>th</sup> century wall now forming part of the cattle sheds at Greasley Castle is approximately 0.75m in width. Even at the King's Houses the original dimensions of the chapel walls may have been similar to those at Annesley and Greasley if a gap of 0.25m is allowed from the edges of the foundation trench to the beginning of the wall (based on the distance between the foundation trench and start of the ashlar wall at King John's Palace). This would give a foundation width of 1.2m with a corresponding wall thickness of 0.7m. Admittedly this still leaves the stone walls of the current site as relatively slender at a maximum of 0.51m in width, but robbing may account for this variance.

If Stone Wall 2 does indeed represent the in situ partial survival of the Mediaeval boundary wall then Stone Wall 3 must logically be of the same date as the two are structurally bonded. We might therefore begin to postulate that as Stone Wall 3 is a perpendicular to the potential survival of the boundary wall it could represent the in situ remains of a structure built within the enclosure of the King's Houses with the boundary wall as its north elevation. The southern part of Stone Wall 1 may consequently be part of the western elevation of this building with the splayed opening originally having been a window looking north onto Mansfield Road. Stone Wall 3 also appears to survive up to eaves level and the owners of both Brammer Farmhouse (Denise Cooper pers. comm. 23/02/13) and Arundel Cottage (Jodi Govan pers. comm. 23/02/2013) confirmed that the thickness of the wall is maintained at first floor level.

Stone Wall 1 extends to the north of the possible boundary wall. It is entirely conceivable that this is a post-Mediaeval wall built using robbed stonework from the King's Houses to construct the west elevation of the original single cottage during Phase 2. It is equally possible that the wall is in situ, especially as the dimensions of the revealed masonry is very similar in appearance to that at first floor level on the south elevation of Stone Wall 2. If this is the case then we must consider the possibility that the north end of Stone Wall 1 represents an in situ Mediaeval structure built forward of the boundary wall of the King's Houses. It is perhaps too much to suggest that this may relate to part of the gatehouse of the palace without substantial further research, but it should be noted that the wall is a projecting feature in close proximity to Maun Cottage immediately to the west (Fig 16) which is a property also known to have in situ thick stone walls (Bealby 2001, 165), and was also once a public house known as The Gate (Mower & Wright 2011; Gaunt & Wright 2013).

### **3.2 Phase 2: pre-1766**

The original post-Mediaeval single cottage was constructed to the north of the pre-existing Stone Wall 1 of Phase 1. The cottage was 8.32m in length externally by 3.78m in width internally (Drawings 1 and 2). It was constructed in red brick set in stretcher bond (Fig 15) with a white-grey lime mortar which has been extensively repointed in a modern cementitious mortar.

Precise dating of the building is not possible at this stage. The earliest clear mapping shows that the cottage was in existence by 1766. A building is shown in the area of the site on the



1630 map however it is not clear whether this is a Mediaeval structure, a representation of Maun Cottage to the west, or an earlier post-Mediaeval building which was demolished and rebuilt by the time of the 1766 map. There is no date plaque within the building and a verifiable chronology for Nottinghamshire bricks has not yet been established in order to be able to give a firm typological date to the built fabric (Jason Mordan, Senior Practitioner Historic Buildings, Nottinghamshire County Council pers. comm. email 04/03/2013). It is assumed that the cost of construction was met by the Welbeck Estate in order to provide accommodation for agricultural labourers.



*Fig 15 The north elevation of Brammer Farmhouse, looking south*

A single modern timber door accesses the north elevation into what is now the dining room of Brammer Farmhouse (Drawing 1; Fig 15). This doorway has a single ring brick segmental arch and is flanked by two windows, also lighting the dining room, also with single ring brick segmental arches. The cill of the window is probably stone but as it is painted white it is not possible to be certain whether or not it is a modern concrete replacement of a stone original. The window at the east of the north elevation of the Phase 2 property is 1.84m in length but shows extensive modern brick remodelling above and to each side therefore it cannot be said for certain whether there was originally a window here or what its dimension may have been. The two first floor windows are flat headed and break the angled brick cornice directly below the eaves. All of the windows of Phase 2 are of modern uPVC although Fig 7 shows that in c 1915 they were timber casement windows.

The original external elevation to the east of the Phase 2 cottage has been obscured by the construction of the Phase 3 extension between 1766-1844, but was presumably a brick construction with a gable end. The original external elevation to the west of the Phase 2

cottage has been obscured by the construction of the Phase 4 extension in 1895, but appears to be a stone wall relating to Phase 1 and is described in Section 3.1.1. The south elevation of the Phase 2 cottage is largely obscured by the Phase 4 extension except for three courses of Mediaeval Phase 1 stonework between the lead flashing of the lean-to laundry roof and the eaves of the Brammer Farmhouse (Fig 11) and is described in Section 3.1.2. A blocked door in the south elevation (Fig 13) originally allowed access into the garden enclosure to the south, but may have originated as a window or door in Phase 1 (see Section 3.1.2).

The roof to the north is of blue slate over a presumably timber structure which was not observed during this survey. To the south it is orange vernacular pantile. Originally the entire roof would have been in vernacular pantile, as would most of the properties in the village (Fig 16). A masonry firebreak was observed rising above the roofline to divide modern day Arundel Cottage from Brammer Farmhouse. A red brick chimney stack with two pots is still extant at the east end of the Phase 2 cottage, however the chimney stack has been removed above the corresponding chimney breast which rises internally at the west end of the Phase 2 property. The two chimney breasts would have sat at the east and west ends of the single cottage and, as they do today would have warmed two individual rooms linked by a single door adjacent to the south wall. This door is was blocked when the properties were divided in Phase 4 but is visible as a faint scar in the plasterwork in the kitchen of Arundel Cottage (Drawing 1).



*Fig 16 Mansfield Road, King's Clipstone in c 1915, looking east. In the foreground is Maun Cottage, with the site immediately behind. Note the pantile roofs of the village properties.*

The dining room has eleven timber ceiling joists running east-west supported by a central timber beam orientated north-south (Fig 17) with a chamfer on the west side only. The single chamfer, which has no stops may indicate that this beam was re-used from another location

or building or that it is a replacement for an earlier beam which had failed. The timbers are manually sawn and hand hewn and must therefore date to before the invention of water and steam powered saw mills towards the end of the 18<sup>th</sup> century (Damian Goodburn, Museum of London Archaeology ancient timber expert, pers. comm.).



*Fig 17 The dining room of Brammer Farmhouse, looking south-west. Note the timber-framed ceiling joists and beam.*

An extra beam strengthens the three southernmost joists to the east of the central beam and this probably relates to a system to support the staircase which rises immediately to the east (Drawing 1). The staircase is accessed immediately to the east of the front door and was probably always in this location although the quarter turn to the west at the bottom may be a later feature indicating that the treads have been replaced.

The wall to the east of the staircase is probably original and may in fact be timber framed, although it could equally have been originally constructed or later replaced with brick. It originally divided the two ground floor rooms of the single Phase 2 cottage which were linked by the now blocked door to the south. The room to the west (the modern dining room) was probably a multi-purpose living area and hall with the kitchen located to the east in what is still the kitchen of Arundel Cottage.

The kitchen of Arundel Cottage has ten ceiling joists running east-west supported by a single central beam orientated north-south (Fig 18) with a chamfer on both sides. The chamfer has no stops and the beam now comes to rest over the centre of a large window in the north elevation. This structural weakening of the beam and the modern brickwork around the opening externally suggests that the window has been inserted. In common with the beam in



the dining room of Brammer Farmhouse this beam may be re-used as it has a single empty mortice hole (Fig 19) which does not seem to conform to any internal room division. There is also an inverted W chiselled onto the western chamfer to the south of the empty mortice (Fig 20) which may be a merchant's mark relating to the sale of the timber prior to re-use.



*Fig 18 The kitchen of Arundel Cottage, looking north-east*



*Fig 19 Empty mortice hole in the beam of the kitchen of Arundel Cottage, looking south-east*



*Fig 20 Possible merchant's mark on the western chamfer of the beam in the kitchen of Arundel Cottage, looking south-east*

### 3.3 Phase 3: 1766-1844

The original post-Mediaeval single cottage was extended to the east prior to the 1844 Tithe map of Clipstone. The new construction was 5.76m in length by 4.59m in width externally. It was constructed in red brick set in common bond (Fig 21) with a white-grey lime mortar which has been extensively repointed in a modern cementitious mortar. Until recently the entire extension was clad in render and painted white, however this has been removed from the north elevation and part of the east elevation (Fig 22). The extension is very clearly apparent externally as it shows as a straight joint in the masonry, a change in the brick bonding and the use of a longer brick of 0.235m dimension as opposed to 0.22m of the Phase 2 structure (Fig 21). The cornice of the extension mirrors the angled brick cornice of Phase 2 on the north extension, however the south extension has only a slightly jettied single brick course to mark its cornice (Fig 23).



*Fig 21 Straight joint between the Phase 2 single cottage (right) and the Phase 3 extension (left) of Arundel Cottage, looking south*





*Fig 22 The site, looking south-west*



*Fig 23 The south and east elevations of Arundel Cottage, looking north-west*

The purpose of the extension is not known, however the costs would have certainly been met by the Welbeck Estate under the aegis of the 2<sup>nd</sup>, 3<sup>rd</sup> or 4<sup>th</sup> Duke of Portland. The 2<sup>nd</sup> Duke built extensively at the house and grounds of Welbeck Abbey, the 3<sup>rd</sup> Duke was concerned mostly with matters of national and international politics, however the 4<sup>th</sup> Duke was well known for large-scale engineering projects and philanthropic endowments between 1809-54. It may be therefore that the extension of the cottage during this period was related to the 4<sup>th</sup> Duke's remodelling of the village of Clipstone during the 1830s.

A single doorway to the south of the Phase 3 extension accessed what is now a corridor between the kitchen and dining room of Arundel Cottage (Drawings 1 and 2). This doorway has one step down into the cottage and has a flat head. The extension is ill-served for windows and has no natural lighting to the north, a single small flat headed window at ground floor level set into the north end of the east elevation (Fig 22) and flat headed windows on both ground and first floors of the south elevation (Fig 23). The first floor window head is at eaves level. All of the windows of the Phase 3 extension are of modern uPVC although they would originally have been timber casement or sash windows. The cills and heads have also been replaced with modern materials.

The roof is of modern synthetic dark grey pantile over a presumably timber structure which was not observed during this survey. The modern pantile matches that of the Phase 5 extension to the south of Arundel Cottage and was probably reroofed between 1964-78 (Fig 23; Section 3.5). Originally the roof would have been a vernacular red pantile characteristic of this part of the East Midlands (Fig 16). The east end forms a gable end with the chimney stack rising above the ridge. A masonry firebreak was observed rising above the roofline to divide modern day Arundel Cottage from Brammer Farmhouse. A red brick chimney stack is still extant at the east end of the Phase 3 extension. After the division of the cottages in Phase 4 the original chimney to the east of the Phase 2 cottage was included in the kitchen of Phase 3 Arundel Cottage. The door between the Phase 2 ground floor rooms is now blocked but is visible as a faint scar in the plasterwork in the kitchen of Arundel Cottage (Drawings 1 and 2).



*Fig 24 Timber joists and beam in the dining room of Arundel Cottage, looking south-east*



The dining room has eleven timber ceiling joists running east-west supported by an original central timber beam orientated north-south (Fig 24) with chamfers and stops on the east and west sides. The beam has been sanded down which has removed much of the historic patina and eroded traces of how the timber was originally cut, however the joists are all manually sawn and hand hewn.

The hall and bathroom ceilings also feature exposed ceiling joists with those of the hall being orientated north-south whereas those of the bathroom are east-west (Drawing 1). All are manually sawn and hand hewn.

The internal walls of Phase 3 are all plastered and painted however their thickness suggests that they are constructed in brick. A staircase rises from the north-west corner of the dining room of Arundel Cottage to the first floor (Drawing 1).

### 3.4 Phase 4: 1895

The original post-Mediaeval single cottage was extended to the west and south in 1895 and then subdivided into two properties. The new construction was 8.22m in length by 4.75m in width externally to the west. To the south Brammer Farmhouse was out-built 2.22m. It was constructed in brick set in stretcher bond (Fig 25). The entire extension is painted white therefore it is not possible to comment on the nature of the mortar. The extension to the west is very clearly apparent externally as it shows as a rebated straight joint in the masonry and the use of a longer (0.23m) and thicker (0.075) brick of than the Phase 2 bricks (0.22m x 0.068m) structure (Fig 25). The eaves of the north and south gable ends of the Phase 4 extension to the west sit upon the earlier roof of the Phase 2 cottage (Fig 15). The extension to the south is marked by identical brickwork, although the south wall of the laundry has a stone footing 0.86m in height with brick above (Fig 14).



Fig 25 The site, looking south-east

The cottage was extended by the 6<sup>th</sup> Duke of Portland in 1895 to provide extra accommodation for the family of James and Hannah Bradley (Bealby 2001, 174). At the same time the eastern half of the original Phase 2 and Phase 3 extension were divided off to form Arundel Cottage by blocking the door between the dining room and kitchen (Drawing 1).

A single doorway to the south of the Phase 4 extension accesses what is now a hall between the kitchen and laundry of Brammer Farmhouse (Drawings 1 and 2). This doorway has a flat head and a small 20<sup>th</sup> century hood porch. Originally the hall had a lean-to roof which can just be seen in Fig 8 but was extended during the mid 20<sup>th</sup> century with a flat-roof and a flat headed window. The Phase 4 west extension is lit by sash windows at ground and first floor with segmental two ring brick arches to the north (Fig 25), a small segmental uPVC window in the south-west corner (Fig 25), a flat headed uPVC window at ground floor level and a segmental uPVC window at first floor on the south elevation, a segmental window lights the east elevation of the kitchen. The south elevation of the laundry also has a flat headed window (Fig 26). Originally the south elevation of the west extension had a twin ring brick segmental arched window and a door to the east (Fig 8), both are now blocked although the arches of both are still visible (Fig 26). The uPVC windows of the Phase 4 extension on the south and west elevations would originally have been timber sash windows as shown in Figs 7 and 8. The cills of the north and west elevations remain although it is not clear whether they are stone or concrete, those of the south elevation have been replaced with modern materials.



*Fig 26 The south elevation of Brammer Farmhouse, looking north*

The roof is a dark red tile over a presumably timber structure which was not observed during

this survey and the north and south gable ends have substantial timber barge boards. A red brick chimney stack is still extant at the west end of the Phase 4 extension with a single modern chimney pot crowning it (Fig 25). The chimney breast sits at the north-east end of the living room of Brammer Farmhouse. A second chimney stack must once have risen from the breast in the kitchen however it was removed at some point after 1964 when Fig 5 shows it intact.

The lean to roof above the laundry is made of modern synthetic dark grey pantile over a presumably timber structure which was not observed during this survey. The modern pantile matches that of the Phase 5 extension to the south of Arundel Cottage and was probably reroofed between 1964-78 (Fig 23). Originally the roof may have matched that of the Phase 4 extension to the west.

The ceiling of the kitchen and dining room is boarded and plastered over but its structure is presumably a similar build to the widely spaced machine cut joists and beams of the hall and laundry (Fig 27). The covings of the living room and kitchen are modern, as are the tiles of the kitchen, hall and laundry.



*Fig 27 The hall and laundry of Brammer Farmhouse, looking east*

The internal dividing walls of the Phase 4 extension between the kitchen and living room and hall and laundry are presumably of brick based on their thickness. However the dividing wall between the kitchen and hall is much thicker at 0.39m and may be of stone construction relating to Phase 1. The construction of the dog-leg in the northern end of the party wall between the laundry and hall partially blocks the access from the original splayed door and



as a result the door further to the west was punched through to allow communication between the Phase 2 dining room and Phase 4 hall. At the same time the western doors between the dining room and living room and hall and kitchen were inserted through the probable Phase 1 north-south stone wall.

### 3.5 Phase 5: 1964-1978

Arundel Cottage was extended to the south in between 1964-78 (see Section 2.3). The new construction was built in modern red brick set in stretcher bond (visible at ground level on the west elevation – see Fig 14) however this is rendered with pebbledash on the ground floor and weather-boarding at first floor level (Fig 28).

A single doorway enters from the east of the Phase 5 extension and accesses a hall. This doorway has a flat head, as do the windows of the extension which are all of uPVC.

The roof is made of modern synthetic dark grey pantile over a presumably timber structure which was not observed during this survey. The modern pantile matches that of the Phase 3 extension to the south of Arundel Cottage was probably reroofed during Phase 5 (Fig 28). The Phase 5 extension has a gable end to the south and an overshoot roof above the porch which in turn carries a dormer window at first floor level.

Internally the walls and ceilings are plastered and painted. The porch allows access to a WC to the south and a small hall to the west. The hall in turn allows access through the Phase 3 south door into a corridor to the north and into the living room to the south (Drawing 1). The north wall of the living room is Stone Wall 2 of Phase 1 although all other walls relate to Phase 5. A small gap divides the west elevation of the Phase 5 extension to Arundel Cottage from the Phase 1 Stone Wall 3 of Brammer Farmhouse.



Fig 28 The extension to the south of Arundel Cottage, looking north-west

## **3 Publication, archiving and copyright**

### **3.1 Publication and future research potential**

It has proved possible to reconstruct, at least in outline, the history of the structures on the present site, both from archaeological investigation of their fabric and from documentary sources. The scholarly and professional requirement to publish the results of this investigation will be met by reporting the results in summary form in appropriate professional journals, including the annual excavation round-ups in *The Transactions of the Thoroton Society of Nottinghamshire* and *Post-Medieval Archaeology*. Copies of this report will be offered to the landowners, the local planning authority, appropriate local study centres and archives, and English Heritage. It will also be offered as a freely accessible resource via the internet.

Within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MAS, correct at the time of writing. Further archaeological investigation, or more information about the nature of the building, may require changes to all or parts of the document.

There is potential to study the site in greater detail by conducting investigative fieldwork on the first floor and in the roof spaces of Brammer Farmhouse and Arundel Cottage. There is also scope for an exhaustive survey of documentary sources at both the Nottinghamshire Archives and the University of Nottingham Manuscripts and Special Collections.

It is suggested that future work would benefit from an investigation of Maun Cottage immediately to the west of the site. No standing building survey has ever been conducted on this property and local information (Bealby 2001, 165; Michelle Bradley pers. comm.) suggests that further in situ stone walls relating to the King's Houses may be contained within the building. The building is depicted on the 1766 Clipstone Estate map and almost certainly on the 1630 William Senior map. A loose masonry survey (Wright 2007) yielded evidence of high status carved and moulded stonework existing within the garden enclosure. Documentary research points towards the cottage having once been a public house known as The Gate (Mower & Wright 2011; Wright 2013) and the relationship of the building to the stone boundary wall discovered during this survey indicates that Maun Cottage may be in part the location of fabric relating to the 'Great Gateway' of the King's Houses recorded in the mid-14th century (Colvin 1963).

### **3.2 Archiving**

The site records comprise a total of 4 drawings and handwritten site notes with 70 photographic images in digital colour format. No objects or samples were collected. The site records and a copy of this report will be deposited with the Senior Practitioner in Historic Buildings at Nottinghamshire County Council.

### **3.3 Copyright**

James Wright retains copyright of the text and original illustrations of this document, and grants Mercian Archaeological Services a licence to copy and make further use of the text and original artwork, provided that the origin is credited. This report may be made freely accessible to the general public via any medium so long as it is not altered, edited or added to in any way. Copyright in other material rests with the existing copyright-holder. Ordnance Survey plans are reproduced in this document under licence and remain Crown copyright.

## 4 Acknowledgements

The standing building survey was facilitated by Andy Gaunt of Mercian Archaeological Services and Michelle Bradley of Waterfield Farm, King's Clipstone in liaison with Jodi Govan of Arundel Cottage and Denise Cooper of Brammer Farmhouse. The author would like to especially thank Jodi and Denise for allowing access to their properties on a cold and blustery February morning. Thanks also go to Sean B. Crossley of MAS for providing transport to site.

Due credit must be given to the committee and authors who helped to produce the millenium commemoration book *A Celebration of King's Clipstone – 1000 Years of History*. Once again this proved to be an invaluable resource when constructing the documentary history of the site. I have been in possession of my own copy for almost a decade now and it has been thumbed through on so many countless occasions. The information within this fine text has been gleaned from both primary and secondary sources and I shudder to think how many hours were spent sifting through the archives to present such a fascinating and essential collection of accounts. There is also a tremendous amount of oral history which has been captured for the first time in this book which gives an unique insight into the parish during the late 19<sup>th</sup> and 20<sup>th</sup> centuries. I feel somewhat guilty as throughout the text of this report (and in so many other publications) I have only cited one name - Jane Bealby - as the author. However, the fact remains that this was a collective effort from a number of authors of whom Jane Bealby happens to be first in the alphabet, and for clarities sake within the system of Harvard referencing I have only given her name! So for the sake of posterity and gratitude to all of the hundreds of hours of pleasurable research that this book has afforded me, I would also personally like to thank: John Severn, Joy Shaw Browne, Thomas Kirton, Michelle Bradley, John Danbury and Ivy Redfern – your book is never far from my sight!

The survey was undertaken by James Wright as a private consultant for Mercian Archaeological Services. James also took on-site photographs, carried out the documentary research, laid out the cover and other illustrations and produced the site plan in AutoCAD. Michelle-Louise Wright carried out the extensive and exhaustive genealogical research. Assistance was given by Azizul Karim when IT problems attempted to foil the AutoCAD drawings. Michelle Bradley and Jodi Govan provided access to several historic photographs from their own archives. Derek Adlam allowed the use of the 1630, 1766 and 1844 estate maps from a private collection.



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### **National Archives**

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RG 10/3535 - General Register Office: 1871 Census Returns. NOTTINGHAMSHIRE. Registration District 434.SOUTHWELL. Civil Parish, Township or Place: Clipstone.

RG 9/2473 - General Register Office: 1861 Census Returns. NOTTINGHAMSHIRE. Registration District 441. SOUTHWELL. Parish: Edwinstowe (part) (Divided between RG 9/2422 & 2473) Hamlet: Edwinstowe Hamlet: Ollerton Hamlet: Clipstone Hamlet: Budby Hamlet: Perlethorpe.

IR 29/26/30 - Tithe apportionment of Clipstone (township in the parish of Edwinstowe), Nottinghamshire.

IR 30/26/30 - Tithe map of Clipstone (township in the parish of Edwinstowe), Nottinghamshire. Shows bridges. Colouring used. Scale: 1 inch to 6 chains

SC 11/12 - Nottingham Castle, Bestwood Park, Clipston: Certificate as to the state of the castle. View of the deer. Certificate as to the decay of the manor and view of the deer in the park. View of deer and woods.

E 101/460/18-19 - Particulars of the account of William de Emeley of works at Clipston and Beskewod.

E 364/77, rot. B - Exchequer: Pipe Office: Foreign Accounts Rolls

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## **University of Nottingham Manuscripts and Special Collections**

P1 E12/6/8/3/3 - Surrender of a cottage in the manor of Clipstone, Nottinghamshire, to Joseph Watkinson; 24 Jun. 1818

P4/2/6/8/3/4 – Memorandum of an agreement made the twenty seventh day of November in the year of Our Lord one thousand eight hundred and twenty nine.

### **Historic Mapping**

1630 William Senior estate map of Clipstone parish (Source: a private collection)

1766 Clipstone estate map (Source: a private collection)

1835 Twenty miles round Mansfield (George Sanderson)

1844 Clipstone tithe map (Source: a private collection)

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1966-68 – OS 1:10560 – Nottinghamshire

1978 – OS 1:2500 – Nottinghamshire

1984-92 – OS 1:10000 – Nottinghamshire

2002 – OS 1:25000 – Sherwood Forest

## 6 Appendices

### Appendix 1 – List of archaeological photographs

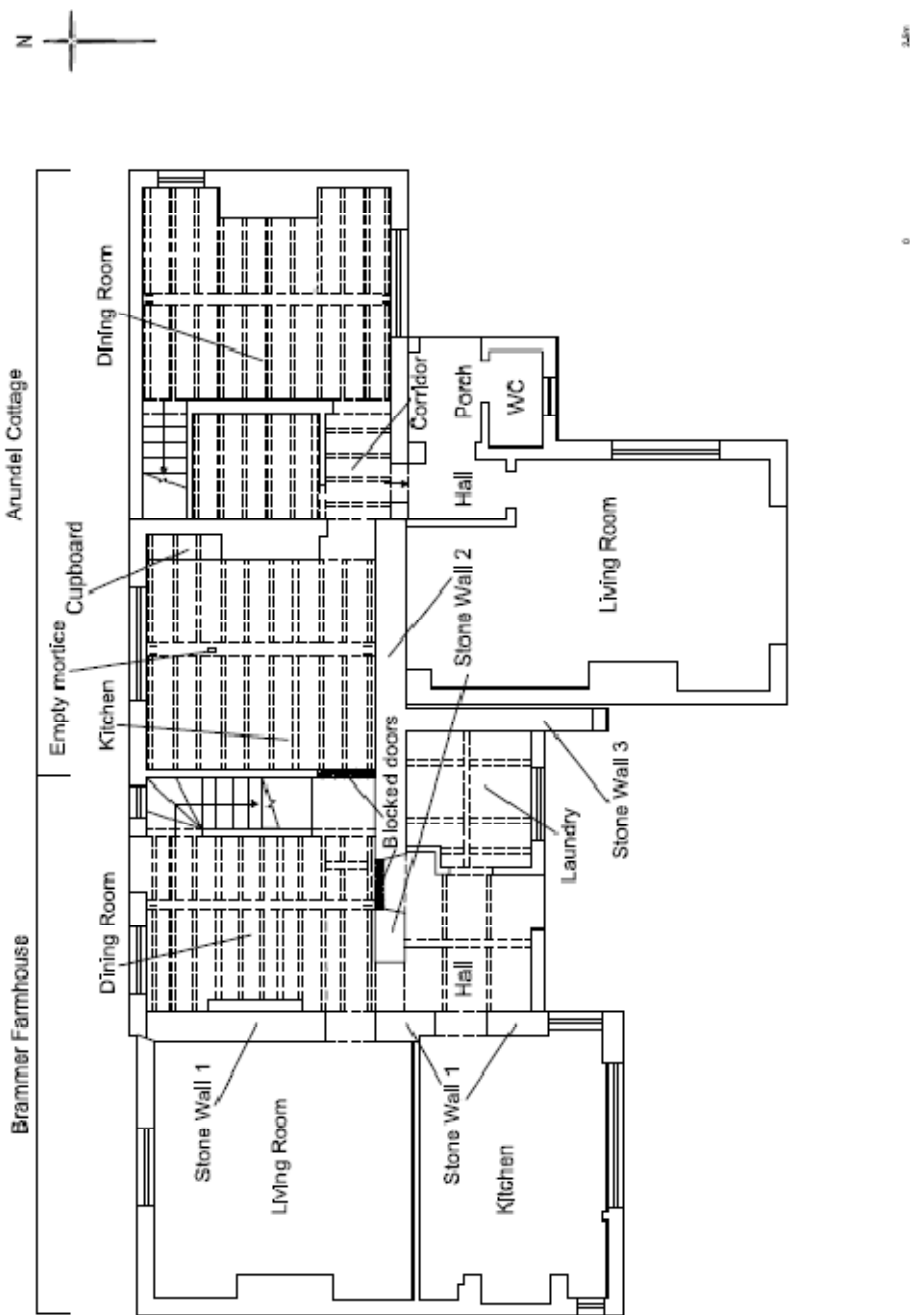
Image number	Direction of view	Description
001	NW	Living room of Brammer Farmhouse (BFH)
002	SE	Living room of BFH
003	NE	Dining room of BFH
004	E	Dining room of BFH
005	NW	Dining room of BFH
006	SW	Ceiling timbers in dining room of BFH
007	SW	Dining room of BFH
008	SW	Dining room of BFH
009	W	Kitchen of BFH
010	E	Kitchen of BFH
011	NE	Hall of BFH
012	E	Hall of BFH
013	N	Splayed opening in hall of BFH
014	NE	Splayed opening in hall of BFH
015	E	Laundry of BFH
016	W	Hall of BFH
017	NE	Splayed opening in hall of BFH
018	NE	Splayed opening in hall of BFH
019	NE	South elevation of BFH and south and west elevations of Arundel Cottage (AC)
020	N	South elevation of BFH
021	N	South elevation of the laundry of BFH
022	N	Detail of Stone Wall 2
023	NW	SE corner of hall external elevation of BFH
024	NE	South elevation of laundry and Stone Wall 3 of BFH
025	NE	South elevation of laundry and Stone Wall 3 of BFH
026	SE	North elevations of BFH and AC
027	SE	North elevations of Maun Cottage (MC), BFH and AC
028	S	Driveway between MC and AC
029	S	North elevation of BFH
030	E	Rebated straight joint between Phases 2 and 4 on the north elevation of BFH
031	SW	East and north elevation of AC and north elevation of BFH
032	SW	East and north elevation of AC and north elevation of BFH
033	S	Straight joint between Phases 2 and 3 of AC
034	NE	Dining room of AC
035	SE	Timber ceiling of dining room of AC
036	SE	Dining room of AC
037	NW	Dining room of AC
038	N/A	Deleted due to poor quality
039	W	Corridor between dining room and kitchen of AC
040	S	Hall of AC
041	S	Hall of AC
042	E	Porch of AC
043	SW	WC of AC
044	N	Living room of AC
045	N	Hall of AC
046	NW	Door jamb of hall of AC
047	N	Bathroom of AC
048	NW	Kitchen of AC
049	NE	Kitchen of AC
050	E	Kitchen of AC
051	N/A	Deleted due to poor quality
052	SE	Empty mortice on beam in kitchen of AC
053	SE	Empty mortice on beam in kitchen of AC

<b>Image number</b>	<b>Direction of view</b>	<b>Description</b>
054	N/A	Deleted due to poor quality
055	SE	Merchant's mark on beam in kitchen of AC
056	N/A	Aerial photograph taken in 1964
057	N/A	Aerial photograph taken in 1964
058	N/A	Aerial photograph taken in 1964
059	NW	Stone Wall 2 in AC
060	NW	Stone Wall 2 in AC
061	N	Stone Wall 2 in AC
062	N	Stone Wall 2 in AC
063	N	Stone Wall 2 in AC
064	N	Stone Wall 2 in AC
065	N	Stone Wall 2 in AC
066	N	Stone Wall 2 in AC
067	N	Stone Wall 2 in AC
068	NW	Phase 5 extension to AC
069	N	Phase 3 and Phase 5 of AC
069	N	Phase 3 and Phase 5 of AC

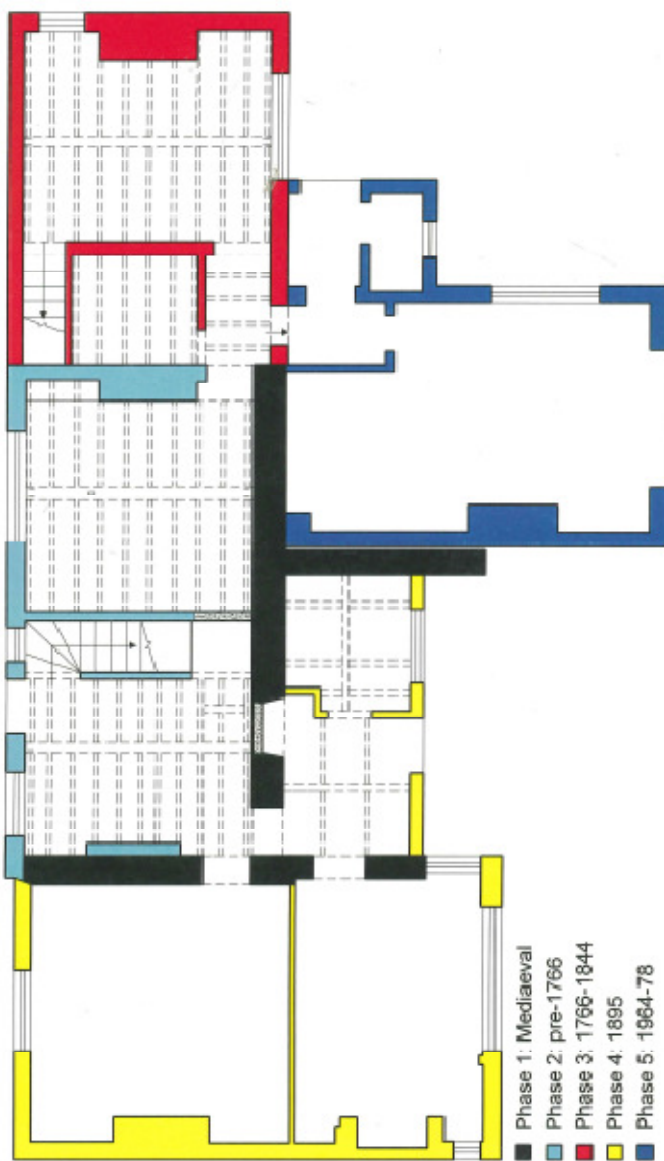
## Appendix 2 – List of archaeological drawings

Sheet number	Description
1	Measured sketch plan of Brammer Farmhouse
2	Measured sketch plan of Arundel Cottage
3	Site notes on Brammer Farm House and Arundel Cottage
4	Site notes and phase plan of Brammer Farm House and Arundel Cottage





Drawing 1 Plan of Brammer Farmhouse and Arundel Cottage, King's Clipstone, Nottinghamshire



*Drawing 2 Phase plan of Brammer Farmhouse and Arundel Cottage, King's Clipstone, Nottinghamshire*

