



Collingham Uncovered

Level 1 historic building survey of selected structures in Collingham, Nottinghamshire; incorporating assessments of 12 Bell Lane and 6 Westfield Lane

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Summary

Collingham Uncovered was a community archaeology project which took place between October 2020 and August 2022. It was conducted by Triskele Heritage and Collingham and District Local History Society. The project sought to understand the archaeological dating and development of historic buildings within the village of Collingham in Nottinghamshire through a Level 1 historic building survey.

The survey initially gathered data on 202 buildings. Of these 46 were identified as having the potential to date to the mediaeval or early modern period. 28 listed buildings and 18 unlisted buildings were included in the Level 1 survey as examples of early Nottinghamshire vernacular architecture.

Collingham probably has its origins in the early mediaeval period as the two separate manors of North and South Collingham. Although the settlement still has two parish churches it is now essentially a single entity. The mediaeval historic cores of the village are centred on Southend and The Green, to the south, and Low Street to the north. The area of the High Street was developed in the post-mediaeval period and the ground between it and Low Street were infilled. Much of the rest of the village was extended to the east in the modern era.

Of the 28 listed buildings, 3 were potentially mediaeval, 15 were possibly early modern and, 10 were likely to be earlier eighteenth century in date. 18 unlisted buildings were identified as potentially being ancient in date – 1 was likely to be mediaeval, 13 were possibly early modern and 4 were potentially earlier eighteenth century.

Two buildings – 12 Bell Lane and 6 Westfield Lane – were selected for more detailed assessment. Both exhibited evidence for surviving timber-framing within later masonry elevations. 12 Bell Lane, a grade II listed building, was originally an L-shaped, timber-framed and Lias stone, early modern building which was substantially remodelled in the Georgian period and extended in the nineteenth and twentieth centuries. 6 Westfield Lane, an unlisted building, probably originated as a timber-framed building dating to a period before the middle of the sixteenth century. It was then largely rebuilt in Lias stone during the early modern period, partially clad in brick during the eighteenth century and extended to the west in the twentieth century.

The project has indicated that there are a substantial number of mediaeval and early modern examples of Nottinghamshire vernacular architecture surviving within Collingham – many of which have not previously been identified.

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Introduction

Collingham is a village located 8.64 kilometres (5.3 miles) to the north-east of, the Nottinghamshire market town, Newark-on-Trent (Figure 1). The north-eastern extent of the village lies at approximately NGR 483358 362603 with its south-western extremity at approximately NGR 482571 361129. The village is approximately 136 square hectares (337 acres) in area and had a population of 2866 during the census return for 2021.

This document constitutes a Level 1 historic building survey of selected structures at [the village of Collingham](#), Nottinghamshire (Figure 2, Figure 3, Figure 4 & Figure 5). A Level 1 historic building survey is defined as 'a basic visual record' which may include a sketch plan, photography and a short, written account of the structures in question (Historic England 2016, 25).

[The project fieldwork](#) ~~Fieldwork~~ took place sporadically from October 2020 until August 2022. The survey was conducted by ~~Triskele Heritage and~~ Collingham and District Local History Society (CDLHS) [under guidance from Triskele Heritage. The work took place](#) in connection with a project entitled *Heritage at Risk*. The latter was commissioned by [Dr Matt Beresford and Dr Helen Bates of](#) Involve Heritage in July 2020 and was sponsored by the Heritage Fund. A major component of the project sought to develop models of socially distanced and online working to deliver activities for freelance workers and heritage organisations during the covid-19 pandemic circumstances (Wright 2020).

This document has been prepared on behalf of Involve Heritage and Collingham and District Local History Society by Dr James Wright FSA of Triskele Heritage. All images were produced by the author or members of CDLHS unless otherwise stated.

Methodology

Collingham Uncovered was run as a community archaeology project. Triskele Heritage provided expert advice and guidance to a team of volunteers from CDLHS. Due to the global pandemic restrictions much of the work, carried out in 2020 and 2021, was affected by social distancing and lockdown rules. Following a socially distanced project start-up meeting with a ~~very~~-small number of CDLHS [members](#) in September 2020, all training was provided to the group online via Zoom, video upload and through the project intranet.

The volunteers were tasked with conducting a basic Level 1 survey of the village to try and draw up a list of buildings which potentially dated to the mediaeval or early modern period. Pro forma recording sheets were developed and filled in from public land only (street frontages, public footpaths etc) and a representative photograph was taken of each structure using digital cameras. The initial fieldwork incorporated 202 properties which was then reduced to the 46 buildings which are incorporated in this report (Figure 2, Figure 3, Figure 4 & Figure 5). Of those structures 28 are listed buildings and 18 are unlisted buildings. [All the buildings which](#) are contained within a conservation area as defined by Newark and Sherwood District Council (NSDC; accessed 28/02/2023). Where the buildings were listed the text of the National Heritage List for England entry was sometimes utilised in the report.

A secondary element of the project involved half-day, visual assessments of 12 Bell Lane and 6 Westfield Lane by Triskele Heritage. The purpose of these site visits was to test the findings of the Level 1 survey and to detect the potential for significant architecture to be concealed within certain properties. The fieldwork took place during July 2022.

All works took place according to the standard guidelines for recording historic buildings (Historic England 2016).

[Within the report it has sometimes been necessary to assign "site north" if the buildings referred to are on an axis which does not absolutely conform to north-south-east-west for the purposes of textual clarity.](#)

Historic Background

Please note that this section has been written with direct reference to Stroud 2001, 3-12, 19-20 as its source material.

Mediaeval Collingham

Collingham lies on the western edge of the river gravels of the Trent Valley at approximately 9-10m AOD (Figure 1). Although there is evidence of prehistoric and Roman activity throughout the wider parish, the current village seems to have been developed during the early mediaeval period. It is very unusual in being a manor ~~with which had~~ two separate mediaeval churches which have continuously existed ~~since from~~ before the period of Norman Conquest (Figure 6 & Figure 7).- This has led to two distinct, yet related, areas of settlement – North Collingham and South Collingham.

~~Archaeological evidence of early mediaeval occupation has been revealed in South Collingham. However, the first written reference to Collingham was first recorded in the Domesday Book of 1086, when it was under the ownership of Peterborough Abbey. However, archaeological evidence of early mediaeval occupation has been revealed in South Collingham.~~

The population of the village increased from 37 sokemen and 8 villeins in 1086 to 50 sokemen and 20 villeins by the period 1125-28. By 1334 North and South Collingham were the second and third highest manors to be taxed in the wapentake of Newark during the Lay Subsidy.

The development of mediaeval Collingham is difficult to comprehend. It may have started out as two separate entities which coalesced. ~~However, but~~ it is also possible that there was a single village which was split. ~~However,~~ North Collingham was eventually developed as a planned linear village defined by ~~the~~ two, roughly parallel, north-south roads – Low Street and High Street which had their junction at The Green. Low Street may originally have been the main road, located to take advantage of the potentially navigable Fleet, a tributary of the River Trent, to the west. As the Fleet declined as a waterway the focus of the village may have shifted to the High Street to the east. Meanwhile, South Collingham was characterised by a network of streets which radiated and interconnected from the area of The Green. The two villages were probably contiguous by the late thirteenth century.

Post-mediaeval Collingham

Following the Dissolution of the Monasteries, Henry VIII allowed the cathedral of Peterborough to retain the manor of Collingham, although it was usually leased out to tenants. Enclosure of the open fields first began to effect North Collingham in 1567 and it was fully enclosed by act of Parliament in 1790 ([Nottinghamshire Archives, EA 111/2; Figure 8](#)):- South Collingham was probably enclosed during the mid-seventeenth century. Estimates of population figures through the post-mediaeval period show only a limited rise from approximately 411 in 1603 to 539 in 1801 at South Collingham and 491 in 1603 to 504 in 1801 at North Collingham.

~~The railway came to Collingham in 1846 and the population continued to rise across the nineteenth century so that by 1901 there were 670 residents in South Collingham and 813 in North Collingham.~~

During the early modern period North Collingham may have been similar in density to the mediaeval settlement. The eighteenth and nineteenth centuries witnessed the infilling of many of the plots between Low Street and High Street; and the west side of High Street began to develop more substantially. Meanwhile, in South Collingham the eastern side of the High Street may have been developed during the seventeenth century alongside a more general rebuilding throughout the village. The railway came to Collingham in 1846 and the population continued to rise across the nineteenth century so that by 1901 there were 670 residents in South Collingham and 813 in North Collingham.

Overall, post-mediaeval Collingham retained a primarily rural agricultural character with some related artisanal crafts noted in the census data. This changed from the mid-twentieth century when the village further expanded to the east as it became a dormitory settlement in the orbit of Newark.


Research Questions


Collingham is a village which has had certain questions raised over its historical development (Stroud 2001, 4-6, 19-21). The village contains 62 listed buildings but only the two parish churches of All Saints (NHL: 1156985) and St John the Baptist's (NHL: 1046050) have been identified as dating to the mediaeval period. Of the remaining listed buildings, a further 19 have been identified as being from the early modern period (Stroud 2001, 22, fig 7). Recent buildings archaeology projects in the Nottinghamshire villages of Kelham (Beresford 2019; Wright 2019) and Southwell (King 2019) have demonstrated the potential for hitherto unrecognised or misdated mediaeval or early mediaeval buildings to lie hidden in plain sight. Consequently, the following research questions were identified for the Collingham Uncovered project:

- Of the listed buildings in Collingham conventionally identified as being early modern or eighteenth century - are the dates correct? Is there any evidence for earlier structures of potential mediaeval date buried within later remodelling?
- Are there other buildings within the village which are not currently identified as heritage assets which still contain visible evidence of early vernacular fabric (including blue Lias stonework, timber-framing, hand-made bricks, projecting brick string courses, steep roof pitches and one-and-a-half storeys height). Is it possible to identify these buildings and to present evidence for their age?
- By creating a more certain chronology for the pre-modern architecture of the village, is it possible to make meaningful statements regarding the archaeological development of Collingham?

Level 1 Survey

Bell Lane


Address	Wicksted Lodge 4 Bell Lane North Collingham	
Grid Reference	SK 82933 61610	
Listing	None	
Building Code	BELL4	
Description	House and Barn/Coach house, early modern with extensive C19 alterations; coursed blue Lias rubble and brick; gabled pantile roof, single ridge, and single wall stacks. 2 storeys.	
Photograph		
Surveyed	Nigel Priestley	28/10/2020

Address	The Nook now Magnolia House 12 Bell Lane North Collingham	
Grid Reference	SK 82890 61623	
Listing	Grade II 1046066 17 October 1984	
Building Code	BELL12	
Description	"House, C17 with extensive C19 alterations; coursed blue Lias rubble and brick, rendered and colourwashed; hipped pantile roof, single ridge, and single wall stacks. 2 storeys, 3 windows., cellar. Central moulded timber doorcase with hood, flanked by single C19 glazing bar sashes; above 3 similar sashes. Interior has considerable remains of timber framing."	
Photograph		
Surveyed	Nigel Priestley	28/10/2020


Besthorpe Road


Address	Butter Cross Cottage 2 Besthorpe Road Collingham	
Grid Reference	SK 8231 62442	
Listing	Not listed	
Building Code	BESTHORPE2	
Description	Cottage with Lias stone walling and handmade brickwork to upper walls, steep roof pitch. 1.5 storey structure and visible timber framing internally suggests early modern date. See estate agents leaflet for internal photos.	
Photograph		
Surveyed	Pat & Keith Morgan	22/10/2020


Dykes End


Address	Tudor Cottage 15 Dykes End South Collingham	
Grid Reference	SK 83042 61378	
Listing	Grade II 1156836	
Building Code	DYKES 15	
Description	<p>"House, C17, with C20 alterations; coursed blue Lias rubble and brick, pantile roof, brick dressings, brick coped gables, 2 gable stacks, single ridge stack, 2 brick bands on east gable. 2 storeys, L-plan. West wing has central C20 door flanked by single 2 light casements; above, 2 similar casements; south gable has single blocked opening on each floor and above, wall ties with initials 'I.G.' South front has C20 door to east and to west, 2 C20 2 light leaded casements; above, 2 C20 gabled dormers, each with 2 leaded casements."</p>	
Photograph		
Surveyed	C and D Barker	2/11/2020

The Green


Address	The Thatched Cottage 3 The Green South Collingham	
Grid Reference	SK 82890 61319	
Listing	Grade II 1369947	
Building Code	Green Thatched Cottage	
Description	<p>"GV II* Cottage, late C16 and late C17 with late C18 extension to north. Brick on rubble plinth and timber framed with steep pitched thatched roof and shallow pantile roof, two pairs of large C19 ridge stacks. One and a half storeys, five bays. Off-centre C20 timber porch with C20 half glazed door flanked by two C19 two-light Yorkshire sashes, that to north with segmental head; to south C20 single glazing bar top hung casement and single C20 three-light glazing bar casement, both with timber lintels. South gable has C19 gabled brick porch with C19 single light glazing bar casement above. C18 extension to north, coursed blue Lias rubble and brick, dentillated eaves, pantile roof, single gable stack. Single storey with garret. A single C19 single light top hung casement and a single C19 two-light Yorkshire sash with segmental head. In the north gable, a single C19 three-light Yorkshire sash. Interior has substantial remains of an aisled hall or barn, with arched braces and blackened timbers. Some stud partitions, the C17 timber staircase, and chamfered spine beams also survive. Outside, boundary wall, C18. Coursed blue Lias rubble with rubble coping. Ramp changing height from approximately 1 metre to approximately 1.5 metres."</p> <p>Roof structure tree-ring dated 1404.</p>	
Photograph		
Surveyed	C and D Barker	02/11/2020


Address	Trotters Cottage 10 The Green South Collingham	
Grid Reference	SK 82893 61362	
Listing	Not listed	
Building Code	Green 10	
Description	Possible early modern. Originally a barn attached to Yew Tree Farmhouse. Gable end with roof parapets. Stands end on to the road. Blue Lias evident on lower wall.	
Photograph		
Surveyed	C and D Barker	05/11/2020


Address	The Barn 12 The Green South Collingham	
Grid Reference	SK 82824 61384	
Listing	Not listed	
Building Code	Green 12	
Description	Possible early modern. Originally a barn part of Yew Tree Farm complex. Pantile roof with parapets. Blue Lias evident on lower walls. End of tie beam visible in gable end wall.	
Photograph		
Surveyed	C and D Barker	05/11/2020


Address	Yew Tree Farm House 20 The Green South Collingham	
Grid Reference	SK 86 82876 61361	
Listing	Grade II 1046073	
Building Code	Green 20	
Description	<p>"Farmhouse C17, remodelled late C18 with C19 addition to east. Buff brick with red brick dressings, pantile roof, brick coped gables, 2 gable stacks; 2 storeys, 3 windows, L-plan. Central pedimented C20 timber porch containing C19 half glazed door with scroll brackets supporting pediment, flanked by single C19 canted timber bays with flat lead roofs and margin-light sashes. Above, 3 C20 aluminium glazing bar sashes. C19 addition to east with steep pitch pantile roof, coped gable, dentillated eaves, single gable stack. Central C20 plain sash; rounded corners on east end. Rear wing C17, coursed blue Lias rubble and brick, timber post at north-east corner; cogged eaves, eaves band, single ridge stack, irregular C20 fenestration."</p>	
Photograph		
Surveyed	C and D Barker	02/11/2020

High Street


Address	The Nook 2 High Street South Collingham	
Grid Reference	SK 82956 61374	
Listing	Not listed	
Building Code	High 2	
Description	Cottage, seventeenth or eighteenth century. Timber framing visible in interior as photographed by estate agents.	
Photograph		
Surveyed	C and D Barker	05/11/2020


Address	20 High Street Collingham	
Grid Reference	SK 82984 61465	
Listing	Grade 2 UID 1046037	
Building Code	HIGH20	
Description	<p>"House, C17 with C18 and C19 additions. Coursed and squared rubble and brick: hipped pantile roof, brick eaves, stone sills, single wall, single ridge and single gable stacks. West front, 2 storeys, one bay has single C18 glazing bar sash with segmental head; above, another similar sash; south side has similar windows in similar arrangement. Rear range, C17, 1½ storeys, single coped gable, has to west C18 part-glazed door flanked to east by C20 brick and timber bay window. Above, dormer containing 3 light Yorkshire sash. C19 projecting wing to east, 1 storey, 1 bay, has single C19 fixed light and C19 glazing bar sash. South gable has C19 half-glazed door and C19 shop window."</p>	
Photograph		
Surveyed	Pat Smedley	08/11/2020


Address	Woodgate 22 High Street Collingham	
Grid Reference	SK 82988 61471	
Listing	Grade 2 UID 1369930	
Building Code	HIGH22	
Description	<p>"House, early C18 with C20 rear extension. Coursed blue Lias rubble and brick, pantile roof, single ridge stack, first floor band on west gable; colourwashed. Rear extension rendered and with imitation timber framing. 2 storeys plus garrets, L-plan. West gable has single C19 fixed light; above, C19 3 light Yorkshire sash; above again, 2 light Yorkshire sash, both with segmental heads. North front has to east C20 weatherboarded porch, flanked to west by 2 C19 3 light Yorkshire sashes. Above, single 2 light casement. Rear extension has, above, single 2 light casement."</p>	
Photograph	 <p style="text-align: center;"><i>22 High Street</i> <i>20 High Street</i></p>	
Surveyed	Pat Smedley	13/11/2020


Address	37 High Street Collingham	
Grid Reference	SK 82983 61574	
Listing	Grade 2 UID 1046076	
Building Code	HIGH37	
Description	<p>"Pair of cottages, 1744 and C18, with C19 alterations. Brick with steep pitched pantile roof, 2 gable stacks, 1½ and 2 storeys, 4 bays. South range has paired central C19 close boarded doors with common timber lintel, flanked to south by C19 margin pane sash with segmental head, to north by single fixed light in modified segmental head; above, 2 dormers with single Yorkshire sashes. 2 storey range to north has off-centre C20 glazed door flanked by single C19 shop windows; above, 2 plain sashes. North gable has C19 shop window and, above, single plain sash. Lean-to rear extension. Rear elevation and interiors have considerable remains of timber framing."</p>	
Photograph		
Surveyed	Pat Smedley	17/11/2020


Address	Fern and Darcy's Cottage 47,49 High Street North Collingham	
Grid Reference	SK 82991 61626	
Listing	Grade II 1369910	
Building Code	Fern Cottage	
Description	<p>"Cottage, C18 with early C19 extension. Brick with pantile roof, brick and stone sills, brick first floor band, cogged eaves, 2 gable stacks. 2 storeys 3 windows. West section (Fern Cottage) has central panelled door, flanked to west by a 2 light glazing bar casement, to east by C19 2 light Yorkshire sash all with segmental heads. Above, central blank panel, flanked by single 2 light glazing bar casements. East section (Darcy's Cottage), 2 storeys, 1 bay, has off-centre C19 panelled door and single C19 2 light Yorkshire sash, both with segmental heads. Above, 2 light glazing bar casement. East gable has off-centre C19 door and to north, single C19 shop window; above, single C19 fixed light. Included for group value only."</p>	
Photograph		
Surveyed	Pat Smedley	17/11/2020


Address	55 High Street North Collingham	
Grid Reference	SK 83007 61669	
Listing	Grade II 1302663	
Building Code	High 55	
Description	<p>"Pair of houses, C18, refaced C19. Coursed blue Lias rubble and brick, steep pitched pantiled roof, first floor brick band on south gable and rear, eaves band on north gable, 2 ridge stacks, one external gable stack. 2 storeys plus garrets, 4 windows. Southern facade has off-centre C19 half-glazed door, flanked to south by 2 pane shop window and door above, single C19 2 light Yorkshire sash and single smaller Yorkshire sash. South gable has single C19 glazing bar casement, and in garret 2 light Yorkshire sash. Northern facade has central C19 panelled door flanked by single margin pane sashes with segmental heads; above, 2 similar sashes. North gable has single C20 fixed light; above, single C19 2 light Yorkshire sash; above again, wall ties in the form 'W D'. C19 extensions to rear now in separate occupation."</p>	
Photograph		
Surveyed	C H Hasman	03/11/2020

Address	57 High Street North Collingham	
Grid Reference	SK 83009 61679	
Listing	Grade II 1302663	
Building Code	High57	
Description	<p>"Pair of houses, C18, refaced C19. Coursed blue Lias rubble and brick, steep pitched pantiled roof, first floor brick band on south gable and rear, eaves band on north gable, 2 ridge stacks, one external gable stack. 2 storeys plus garrets, 4 windows. Southern facade has off-centre C19 half-glazed door, flanked to south by 2 pane shop window and door above, single C19 2 light Yorkshire sash and single smaller Yorkshire sash. South gable has single C19 glazing bar casement, and in garret 2 light Yorkshire sash. Northern facade has central C19 panelled door flanked by single margin pane sashes with segmental heads; above, 2 similar sashes. North gable has single C20 fixed light; above, single C19 2 light Yorkshire sash; above again, wall ties in the form 'W D'. C19 extensions to rear now in separate occupation."</p>	
Photograph		
Surveyed	C H Hasman	03/11/2020

Address	75,77,79 High Street North Collingham	
Grid Reference	SK 83017 61761	
Listing	Not listed	
Building Code	High 75/77/79	
Description	Now three cottages possible early modern. Would have been thatched, now pantiles. Suspect timber framing evident inside. Blue Lias at base of walls.	
Photograph		
Surveyed	C Stothard & F Graff	07/11/2020

Address	87 High Street Collingham	
Grid Reference	SK 83036 61791	
Listing	Grade 2 UID 1046077	
Building Code	HIGH87	
Description	<p>"Pair of cottages, 1656, with C20 alterations; now one property. Coursed and squared rubble and brick, timber framing, rendered. C20 pantile roof, single ridge stack. 1½ storeys, 2 bays. Pair of similar facades, that to south has C19 moulded architrave containing panelled door, flanked to south by single shop window; that to north has C19 half-glazed door, flanked to south by C19 3 light leaded casement. Above, single central C20 gabled dormer with 3-light leaded casement. North gable has 2 C20 fixed lights; above single 2-light casement."</p>	
Photograph		
Surveyed	C Stothard & K Graf	07/11/2020

Address	Bank House 94 High Street North Collingham	
Grid Reference	SK 83073 61868	
Listing	Grade II 1046038	
Building Code	High 94	
Description	<p>"II G.V. House, C18, with C19 additions. Coursed blue Lias rubble and brick, pantile roof, ashlar and moulded brick dressings; 2 gable stacks, brick coped gables with pale headers, brick first floor and eaves bands. 2 storeys plus garrets, L-plan. Central C18 moulded doorcase with scroll brackets to moulded triangular pediment, containing C19 half-glazed door, flanked by 2 C19 2 storey canted bay windows, each with 3 C19 glazing bar sashes. Above, central C18 glazing bar sash with rubbed brick head, flanked by bay windows each with 3 C19 glazing bar sashes, lead roofs and parapets. South gable has in garret, 2 light glazing bar sash. Brick boundary wall with blue brick coping, 2 piers with pyramidal stone caps."</p>	
Photograph		
Surveyed	N Priestley	04/12/2021

Address	100 High Street Collingham	
Grid Reference	SK 8307861899	
Listing	Grade 2 UID 1334938	
Building Code	HIGH100	
Description	<p>"House. c.1700, raised late C18, with minor C19 alterations. Red brick with dentillated eaves and pantile roofs. Single ridge and single rear wall stack. 2 storey. First floor brick band. Street front has 3 windows. Central doorway with wooden moulded surround and bracketed hood. To left a large 2-light sliding sash with glazing bars inserted within original narrower opening, and to right another 2-light sliding sash with glazing bars under a segmental head. Above central narrow window with glazing bars and segmental head, either side small 2-light sliding sashes with glazing bars. Rear catslide with C19 extension, and C20 fenestration. INTERIOR retains chamfered spine beams to ground floor rooms, C18 panels doors and C18 wooden winder staircase. Upper floor has lime-ash floors, panel doors and beams. Roof structure replaced early C20."</p>	
Photograph		
Surveyed	Nigel Priestley	04/02/2021

Address	Old White Hart 119 High Street Collingham
Grid Reference	SK 83072 61971
Listing	Grade 2 UID 1369911
Building Code	HIGH119
Description	“House, formerly inn, 1664, altered late C19. Coursed blue Lias rubble and brick, partially rendered, with stucco eaves and lintels, brick eaves, brick eaves band on south gable, steep pitched pantile roof, brick coped gables, 2 gable stacks, that to south external. L-plan. 2 storeys, 3 windows. Central C19 margin light sash flanked by single C19 half-glazed doors; flanked again by single C19 margin light sashes. Above, 3 C19 margin light sashes. South front has irregular C19 and C20 fenestration. Interior has oak span beam inscribed '1664 RB CB'.”

Photograph



Surveyed


Phil Docherty & Bridget Castle


28/10/2020


Address	Vine Farm 121 High Street Collingham	
Grid Reference	SK 83081 61997	
Listing	Grade 2 UID 1302667	
Building Code	HIGH121	
Description	<p>"Farmhouse, C18, with C19 second floor and rear additions. Brick with hipped Welsh slate roof, stone plinth, ashlar quoins and first floor band, dentillated eaves, central ridge stack, 2 external gable stacks. Central C19 gabled brick porch, slate roof, moulded timber doorcase with C19 part-glazed door with rectangular overlight, flanked by 2 glazing bar sashes; above, central blank panel flanked by 2 glazing bar sashes; above, 2 glazing bar sashes. Rear wing has rubble plinth, one coped gable. Cellar and garden test pits suggest site of older house."</p>	
Photograph		
Surveyed	Phil Docherty & Bridget Castle	28/10/2020


Address	Aberdeen House 129 High Street Collingham	
Grid Reference	SK 83107 62071	
Listing	Grade 2 UID 1046078	
Building Code	HIGH129	
Description	<p>"Farmhouse, c.1800, second floor addition C19. Brick with concrete tile roof, stone details, dentillated eaves, brick plinth with stone drip, brick coped gables, central ridge stack, single gable stack. First floor brick band and 2nd floor band on gables only. 3 storeys, 3 windows, large C19 2 storey rear extension. Central reeded timber doorcase with curved brackets to hood and to hood and rectangular overlight, containing C19 6 panelled door, flanked to west by C19 canted flat leaded-roofed bay with 3 glazing bar sashes, to east by C19 glazing bar sash in segmental head; above, 3 glazing bar sashes in segmental heads; above again, glazing bar sashes. Single storey C19 addition to north has to south half-glazed door with segmental head, flanked to north by 2 shop windows; beyond, door; beyond again, shop window, all C20. Boundary wall, C19, brick with stone coping and caps to square brick piers; ramped to join house front. Remains of malt house on west side sunken garden."</p>	
Photograph		
Surveyed	Phil Docherty & Bridget Castle	28/10/2020


Low Street


Address	Manor Farm 7 Low Street South Collingham	
Grid Reference	SK 82776 61450	
Listing	Not listed	
Building Code	Low 7	
Description	Early modern dovecote, could be earlier. Blue Lias and brick. Pantile roof. Cottage adjoining. Was part of the Manor estate. Farm buildings and barn, C18.	
Photograph		
Surveyed	David Barker	08/02/2021


Address	12 Low Street Collingham	
Grid Reference	SK 82827 61446	
Listing	Not listed	
Building Code	Low 12	
Description	Formerly a farm building, possibly early modern. Blue Lias stonework and tumble brick coped gables. Single ridge pantiled roof.	
Photograph		
Surveyed	David Barker	03/11/2020

Address	Lime Tree House 14 Low Street South Collingham	
Grid Reference	SK 82835 61474	
Listing	Grade II 1369933	
Building Code	Low 14	
Description	<p>"House, C17 with C18 additions. Brick with steep pitched patterned plain tile roof, 1st floor brick band, brick plinth, tumbled brick coped gables, single ridge and 2 gable stacks. 2 storeys plus garrets, L-plan. East front, 3 bays with 3 Yorkshire sashes above, central C17 fixed light flanked by 2 Yorkshire sashes, all with segmental heads. North front, 2 bays, 2 C19 Yorkshire sashes, that in gable with segmental head; above 2 similar Yorkshire sashes; above again, single C19 leaded fixed light. East addition, C18, brick with pantile roof, rendered plinth, 2 brick bands, moulded eaves, 2 storeys 2 bays, has 2 light Yorkshire sash and single 2 light casement; above 2 light Yorkshire sash and 2 light casement. C19 outbuilding has panelled door. Rear elevation has irregular fenestration and C19 gabled brick porch. Interior has C18 doors, fireplaces with oak bressummers; garrets have gypsum floors and wattle partitions; roof has halved and pegged rafters tenoned into purlins."</p>	
Photograph		
Surveyed	David Barker	01/11/2020

Address	The Little House 20 Low Street South Collingham	
Grid Reference	SK 82837 61525	
Listing	Grade II 1046042	
Building Code	Low 20	
Description	<p>"House, now divided into 2 dwellings, early C18 with C19 additions either end. Coursed blue Lias rubble and brick, partly rendered, pantile roof, central section steep pitched; single ridge stack and 3 gable stacks. Central section, 2 storeys, 4 bays, has off-centre C19 ogee-headed timber porch containing door with 4 glazed lancet panels, flanked to south by single C19 Yorkshire sash with segmental head, to north by re-set C18 glazing bar sash; beyond boundary wall, C20 door. Above, single C20 glazing bar casement, single Yorkshire sash and a barred C19 2 light Yorkshire sash. South addition, 2 storeys, one bay, has 3 light Yorkshire sash, above C19 2 light Yorkshire sash. North addition, 2 storeys, one bay, has C20 flush door and one C19 plain sash on each floor. Rear elevation has irregular C19 and C20 fenestration."</p> <p>Potentially built on the hall house plan and might be mediaeval or early modern.</p>	
Photograph		
Surveyed	Pat Smedley	01/12/2020

Address	Fleet Cottage 30 Low Street North Collingham	
Grid Reference	SK 82832 61655	
Listing	None	
Building Code	Low 30	
Description	Originally two cottages now combined to form a single dwelling. Timber framing evident, stone Lias at base of walls. At one time was the western dwellings to a terrace of cottages to the south east. Likely to be early modern.	
Photograph		
Surveyed	Nigel Priestley	27/10/2020

Address	Southdeane 44 Low Street North Collingham	
Grid Reference	SK 82870 61734	
Listing	None	
Building Code	Low 44	
Description	South facing terraced cottage. Evidence of timber framing, and blue Lias stone on northern wall. Likely to be early modern.	
Photograph		
Surveyed	Nigel Priestley	27/10/2020

Address	Lane End was The Homestead 58 Low Street North Collingham
Grid Reference	SK 82908 61820
Listing	Grade II 1156974
Building Code	Low 58
Description	"House, mid-C18 with C19 additions. Brick with pantile roofs, cogged eaves, coped gables, 2 gable stacks: 2 storeys plus garrets, 3 windows, L-plan. Central C19 gabled porch colour washed, containing panelled door, flanked by single C20 gables bay windows with 3 light casements. Above C18 glazing bar sashes, C19 addition to south."
Photograph	
Surveyed	Charles Stothard and K Graff 7/11/2020


Address	White House 68 Low Street North Collingham
Grid Reference	SK 82919 61892
Listing	Grade II 1046043
Building Code	Low 68
Description	<p>"House, C16 and C17 with C19 and C20 additions and alterations. Coursed blue Lias rubble and brick with extensive remains of timber framing in interior and at rear. Partly mud and stud and rendered. Hipped C20 pantile roof, single external stack on north gable single ridge stack. 2 storeys, 3 bays, L-plan. Off centre C20 panelled door flanked by single C20 2 light glazed bar casements: beyond to south C19 close boarded door. Interior has on 1st floor 3 bays of timber framing, later staircase cutting through span beam, oak bressummer fireplace dated 1757."</p> <p>Potentially built on the hall house plan and could be mediaeval or early modern.</p>


Photograph





Surveyed	David and Carol Barker	8/02/2021
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Address	Grange Farm 80 Low Street North Collingham	
Grid Reference	SK 82967 62105	
Listing	Not listed	
Building Code	LOW80	
Description	Nottinghamshire vernacular with blue Lias ground floor. Signs of blocked doors/windows. First floor in handmade brick. Steep roof pitch with pantile roof and parapet gables. Internal beam with 1656 date.	
Photograph		
Surveyed	Phil Docherty	19/10/2020


Address	The Malthouse 86 Low Street North Collingham	
Grid Reference	SK 82961 62159	
Listing	Not listed	
Building Code	LOW86	
Description	Nottinghamshire vernacular with blue Lias ground floor. First floor in render on timber frame. Steep roof pitch with pantile roof. The name refers to malthouses which stood behind this house and have since been demolished.	
Photograph		
Surveyed	Phil Docherty	20/10/2020


Address	Ercles Cottage 104 Low Street North Collingham	
Grid Reference	SK 83022 62271	
Listing	Grade 2 UID 1369935	
Building Code	LOW104	
Description	Nottinghamshire vernacular with blue Lias ground floor gable. First floor part in render possibly timber framed. Steep roof pitch with pantile roof. Parapet gable walls.	
Photograph		
Surveyed	Phil Docherty	22/10/2020


Address	The Willows 105 Low Street North Collingham	
Grid Reference	SK 82950 62218	
Listing	Not Listed	
Building Code	LOW105	
Description	Much altered and extended early modern house. Walls are rendered but has blue Lias walls at low level. Steep pitched roof with parapet gables. The floor plan shows the rear part of the house has 1m thick walls with a typical vernacular layout.	
Photograph		
Surveyed	Phil Docherty	24/10/2020


Address	Holly Farm 119 Low Street North Collingham	
Grid Reference	SK 82983 62289	
Listing	Grade 2 UID 1046040	
Building Code	LOW119	
Description	"Farmhouse, C17, coursed blue Lias rubble and brick, part rendered, Welsh slate roof, stone sills, brick coped gables, 2 ridge stacks, 2 storeys, 3 windows. Off-centre moulded doorcase with scrolled brackets to hood, containing C19 half-glazed door, flanked to west by 2 light glazing bar Yorkshire sash with segmental head; beyond, C19 half-glazed door. To east, 2 C19 2 light leaded Yorkshire sashes. North elevation has, above, single glazing bar casement, 2 C19 2 light Yorkshire sashes, single fixed light."	
Photograph		
Surveyed	Phil Docherty	25/10/2020

Address	The Old Hall 122 Low Street North Collingham	
Grid Reference	SK 83116 62356	
Listing	Grade 2 UID 1302583	
Building Code	LOW122	
Description	Early modern manor house with later extensions. Blue Lias and hand made brick walls. Steep pitch roofs with parapet gables to some parts of the house. Listing includes the boundary and garden walls and out buildings. Test pits and metal detecting has produced early medieval/late Saxon pottery and coins, seal matrix and other metal finds back to 13C.	
Photograph		
Surveyed	Pat & Keith Morgan	29/10/2020


Address	Valian Cottage 126 Low Street North Collingham	
Grid Reference	SK 83169 62384	
Listing	Grade 2 UID 1046046 (This looks like an error as address is wrong)	
Building Code	LOW122	
Description	Early modern house with later extension. Blue Lias and hand made brick walls. Later hipped and pantiled roof. Small section of original first floor timber framing still visible.	
Photograph		
Surveyed	Pat & Keith Morgan	29/10/2020

Address	134 Low Street North Collingham	
Grid Reference	SK 83196 62390	
Listing	Not Listed	
Building Code	LOW134	
Description	Early modern house. Hand made brick walls. Blue Lias walls at low level. Steep pitched pantile roof.	
Photograph		
Surveyed	Pat & Keith Morgan	06/11/2020

Address	The Forge 136 Low Street North Collingham	
Grid Reference	SK 83212 62395	
Listing	Not Listed	
Building Code	LOW136	
Description	Early modern house. Hand made brick walls. Blue Lias walls at low level. Steep pitched roof. Original window bricked up in the Lias wall. Records show its use as a forge in early 1900's. Possibly a cottage prior to this.	
Photograph		
Surveyed	Pat & Keith Morgan	08/11/2020



Address	Malt Kiln Cottage 165-167 Low Street Collingham	
Grid Reference	SK 83171 62418	
Listing	Grade 2 UID 1302629	
Building Code	LOW165-167	
Description	<p>"Pair of cottages, late C17, coursed blue Lias rubble and brick, steep pitched pantile roof, two coped gables, 2 off-centre ridge stacks, 1st floor and eaves brick bands. Part rendered. 2 storeys with garrets, 5 windows. Off-centre C20 gabled brick porch, containing C20 glazed door, flanked by single C19 2 light glazing bar casements; beyond, C20 glazing bar French window, C20 glazing bar fixed light in segmental head. C20 flat roofed extension to north has C20 Tudor style door and C20 casement. Above, 3 two and 3 light glazing bar Yorkshire sashes, that to south in segmental head, and 2 C20 2 light glazing bar (top hung) casements."</p>	
Photograph		
Surveyed	Pat & Keith Morgan	8/11/2020


Queen Street


Address	The Old House 4 Queen Street Collingham	
Grid Reference	SK 83187 62319	
Listing	Grade 2 UID 1157022	
Building Code	QUEEN4	
Description	<p>"House, 1680. (The beam inscribed with this date has been removed by the present owner). Coursed blue Lias rubble and brick, brick eaves, steep pitch pantile roof, remains of timber framing; off-centre ridge stack, single external stack on south gable. 2 storeys, 3 bays. Off-centre C20 gabled porch containing C20 close-boarded Tudor style door, flanked by single C19 3 light glazing bar casements in segmental heads; beyond, C19 close-boarded door and single C19 3 light glazing bar casement in segmental heads. Above, 3 C19 2 light glazing bar Yorkshire sashes, single C19 light glazing bar casement. South gable has C19 2 light casement on 1st floor, single C19 fixed light to garret, both in segmental heads."</p>	
Photograph		
Surveyed	Pat & Keith Morgan	23/10/2020

Southend


Address	The Beeches 5 Southend South Collingham	
Grid Reference	SK 82670 61253	
Listing	Grade II 1046039	
Building Code	Southend 5	
Description	<p>"Cottage, C17, coursed blue Lias rubble and brick with remains of timber framing in 1st floor walls: steep pitch pantile roof, brick coped, gables and kneelers, single gable and single off centre ridge stacks; 1st floor band on west gable. 2 storeys, 3 windows C19 half-glazed west door flanked by single C20 2 light casements; beyond, to east 2 light C20 casement, C19 half glazed east door, all with segmental heads. Living room is 2+ feet below street level and on two levels. Beams visible internally. Was originally 2 cottages and could be 1600s"</p>	
Photograph		
Surveyed	Jeremy Lodge	11/11/2020


Address	The Nunnery 8 Southend South Collingham	
Grid Reference	SK 826016 61269	
Listing	Grade II 1046048	
Building Code	Southend 8	
Description	"Farmhouse, late C16. Coursed blue Lias rubble and brick, timber framing with pargetted rendering, steep pitch pantile roof, brick coped gables, off-centre ridge stack, eaves level brick band. 2 storeys with garrets, 3 bays, 5 windows, I-plan. Gables not at right angles to front elevation. Small first floor windows."	
Photograph	 	
Surveyed	Jeremy Lodge	11/11/2020

Address	Fruit Farm 15 Southend South Collingham	
Grid Reference	SK 82620 61238	
Listing	Not listed	
Building Code	Southend 15	
Description	Formerly 3 cottages now joined. Early C18, with blue Lias foundations. Small door hatches in gables. May have been living quarters for labourers, bedding and clay pipes once found in the roof. Asymmetric roof profile at north end.	
Photograph		
Surveyed	Jeremy Lodge	01/11/2020

Address	16 Southend South Collingham	
Grid Reference	SK 82526 61220	
Listing	Not listed	
Building Code	Southend 16	
Description	Cottage, early C18 and C19. Extensive blue Lias. Bricks covering or replacing Lias on roadside suggest timber framing.	
Photograph		
Surveyed	Jeremy Lodge	11/11/2020

Westfield Lane

Address	The Old House 6 Westfield Lane Collingham
Grid Reference	SK 82712 61366
Listing	None
Building Code	Westfield6
Description	Vernacular cottage with Lias and handmade brick walls, thatched roof replaced with pantiles in 1953 and modern single storey extension added in 1980's. Evidence of pre-1550 timber framing internally.
Photograph	
Surveyed	Jeremy Lodge 25/10/2020

Address	One Acre or Crockers Cottage 7 Westfield Lane Collingham
Grid Reference	SK 82707 61363
Listing	None
Building Code	Westfield7
Description	North Notts vernacular cottage with Lias walls and timber framed and rendered upper floor, one and a half storey with steep pitched roof with a central chimney. Single storey extension added in early 1900's. A post pad survives in the north-east corner, the rendered north elevation is stepped back from the Lias below and is suggestive of timber-framing and, the west gable has evidence for a clasped purlin roof structure
Photograph	
Surveyed	Jeremy Lodge 25/10/2020

Woodhill Road

Address	Potters Cottage 12 Woodhill Road Collingham	
Grid Reference	SK 83304 62429	
Listing	None	
Building Code	WOODHILL12	
Description	Recently modernised and rendered. On the 1790 map and has a 1.5 storey timber framed structure with a steep angle pitched roof and parapet gable.	
Photograph		
Surveyed	Pat & Keith Morgan	29/10/2020

Historic Building Assessments

12 Bell Lane

12 Bell Lane (known as The Nook) lies to the north of Bell Lane at NGR [SK 82889 61628](#) ([Figure 9](#) & [Figure 10](#)).^{***} It is a grade II listed building (NHLE 1046066) dated to the seventeenth century, with later remodelling. The building is two storeys in height, with a cellar ([Figure 11](#)) and attic ([Figure 12](#)). The main frontage, facing south, is three bays wide. It has blue Lias stone footings, but is otherwise rendered brickwork ([Figure 9](#)). The property is now a double pile structure, with later, single and double storey extensions to the west and north respectively ([Figure 10](#)). The building fabric is a mixture of blue Lias stone, handmade and machine-made brick. The roof is clad with pantiles.

The property is represented on the ~~enclosure~~ map of North Collingham, dated 1790, as an L-shaped building with a structure at its ~~the~~ crook ([Figure 13](#)).^{(NA) ***} Only the eastern arm of the L-shape could be sensed archaeologically, and this is taken to be the oldest surviving phase of the house. ~~At ground floor this comprises, comprising~~ the dining room (to the south ([Figure 14](#))) and ~~the~~ study (to the north ([Figure 15](#))), with a chimney stack and party wall between. The east-west wing of the L-shape appears to have been demolished; it would have lain beneath what is now the kitchen ([Figure 16](#)). The structure at the crook of the L-shape was possibly a porch, ~~that may have incorporated incorporating~~ a stair, but has been remodelled beyond recognition or, more likely, demolished and replaced as part of the current entrance hall.

Phase 1 of the building is represented by a combination of blue Lias stonework and timber-framing. Blue Lias was observed as low footings to the south and north elevations ([Figure 17](#)) and a longitudinal wall on the east elevation ([Figure 15](#)). This pattern of stone footings to the transverse elevations and walls reaching ~~top~~ first floor on the longitudinal elevations can be seen throughout Collingham, including at 6 Westfield Lane ([see below](#)). There is a small, stone-lined cellar, accessed from the entrance lobby, beneath the eastern bay of the south range ([Figure 11](#)). It contains the stone foundations of the chimney stack which ~~appears appear~~ to be part of the primary build.

Timber-framing is visible internally at first-floor level. The south-eastern bedroom has an exposed wall plate to the east and south with a jowled post at the junction ([Figure 18](#)). The southern wall plate has relict mortices on the soffit ([Figure 19](#)). ~~These are taken to be which are~~ evidence for the removal of wall studs. A double-chamfered spine beam, with scroll stops, runs east-west and supports north-south orientated ceiling joists ([Figure 20](#)). To the north,

the dressing room features an east-west orientated spine beam with relict mortises in the soffit that may indicate the reuse of ~~a reused~~ timber from another location (Figure 21). This is supported by a jowled post to the east, much of which is buried within ~~the~~ later brickwork. The ceiling joists are aligned north-south. The timber-frame of the eastern arm of the building, represented on the 1790 map, was probably from groundwall to gable on the north and south elevations and, at first floor, rising from the blue Lias masonry on ~~to~~ the east and west elevations. A similar arrangement was observed at 7 Westfield Lane in Collingham (Figure 22) and at 4 Blacksmiths Lane at nearby Kelham (Wright 2019).

Relatively little dating evidence survives from Phase 1, but it is anticipated from the presence of a masonry chimney stack, the spine beam scroll stops (Figure 20), combined use of stone and timber, and location of the property midway between Low Street and High Street that the earliest fabric dates to the early modern period.

During Phase 2 the western arm and structure at the crook of the L-shaped building were ~~was~~ demolished or remodelled and the vernacular-style house was given a polite Georgian makeover. The south elevation was developed in rendered brick with a new build to the west of the surviving Phase 1 structure (Figure 9). The original timber-framed element of the eastern arm of the L-shaped building was clad or buried in brickwork. This presented a symmetrical appearance with sash windows and a central doorway, with a porch canopy supported on volute scrolls, leading into an entrance passage (Figure 23). The standard Georgian arrangement of dining room and withdrawing room at the front of the building was achieved and it is anticipated that a kitchen may have been situated where ~~is~~ the modern study is now located (Figure 10). Above, the roof structure was reconfigured to the extent that there is no evidence for the early modern arrangement surviving. Instead, a hipped, single purlin, common rafter roof rests on the inserted brickwork rather than the relict wall plate observed at first floor level (Figure 12 & Figure 18).

Dating evidence for ~~the Georgian period~~ Phase 2 comes from the use of red-purple handmade brickwork (uncommon in Nottinghamshire before the very end of the seventeenth century), the formal symmetry of the south elevation, the sash windows and porch. Internally, features from this era include surviving window shuttering in the withdrawing room (Figure 24) and a latch lifter on the attic door (Figure 25). It is anticipated that the lime ash flooring of the attic may also date to this period.

A small rectangular Phase 3 build, now largely buried within twentieth century extensions to the west and north, can be observed to the north of the eastern Georgian extension (Figure 10 & Figure 26). It survives as a clear straight joint in the masonry of the first-floor west

elevation and the brickwork is an orange-coloured, ~~and~~ machine-made fabric rather than red-purple and handmade.

Phase 4 involved building out to the west and north of the Phase 3 structure (Figure 10 & Figure 26). This took place during the twentieth century and was carried out using modern machine-made red bricks. This work created an entrance hall to the west and involved a reconfiguring of the ~~space~~ to the north to include an open plan kitchen-diner (Figure 16).

The original configuration of 12 Bell Lane was probably an early modern, L-shaped, two-storey, stone and timber-framed structure now represented by the two eastern bays of the building. This was then substantially remodelled, in brick, during the eighteenth or early nineteenth century to give the appearance of a polite Georgian house – especially on the south elevation which faces onto the street frontage. Further additions were made to the north and west during the nineteenth and twentieth centuries.

Conventionally, the building has been listed as seventeenth century in origin, with nineteenth century remodelling (NHLE 1046066). The present study has, to an extent, confirmed the early modern origins of the structure. It-but-it is recommended that dendrochronology could be employed to refine the date of the Phase 1 timber-frame, ~~—especially of the wall plate, spine beam or post in the south east bedroom.~~ Elsewhere, the complexity of the development of the building has been demonstrated and it is recommended that a more detailed understanding of the structure could be gleaned via an archaeological building survey.

6 Westfield Lane

This property is an unlisted building, standing within South Collingham, to the north of Westfield Lane at NGR 482716 361370 (Figure 27 & Figure 28). The oldest part of the building is a two-bay, brick and stone, two-storey structure with a pantile roof. A single storey, three-bay brick and pantile modern extension lies immediately to the south-west.

The primary evidence for Phase 1 of the building can be found at first floor. It constitutes part of the wall and cross frames of a timber structure which ~~appear~~ appears to predate the later external masonry walls (Figure 29 & Figure 30). The wall frame is a relict feature which is visible at the top of the staircase only. It consists of a post and brace supporting a longitudinal wall plate and a transverse tie beam. The wall plate has evidence for relict mortises on its upper face which once supported common rafters (Figure 29). A single example of a relict common rafter is ~~intact in situ~~ at the north end of the visible wall plate (Figure 30). The cambered tie beam does not span as far as the north masonry elevation of the property. However, due to the support of the post it still functions as part of the cross frame between the two bays of the building. A low door allows access between the stair landing and a bedroom to the south. To the north of the door there are two wall studs visible below the tie beam on the east elevation (Figure 29); to the south are four wall studs on the west elevation (Figure 31).

A floor has been inserted below the original tie beam and the roof structure has been reconfigured above. It appears that the visible frame relates to a pre-masonry timber building which has been partially retained. Similar bracing is known from 4 Blacksmiths Lane, Kelham and 4 Queen's Head Court, Newark which ~~have been~~ are dated to the fifteenth and sixteenth century respectively (Wright 2019; NHLE 1277417). Cambered tie beams are generally a feature of buildings which were originally open to the roof structure and are unusual after the mid-sixteenth century. It is therefore conceivable that Phase 1 of 6 Westfield Lane is late mediaeval in date.

Phase 2 is probably represented by the cladding of the surviving Phase 1 timber structure in blue Lias stone. As with 12 Bell Lane, the transverse east elevation has ~~only~~ a low groundwall, whereas the longitudinal walls reach much higher – up to eaves level in this instance (Figure 27). ~~It is likely that Phase 2 took place during the early modern period in keeping with the use of blue Lias stonework throughout the village.~~ It is unclear whether the present roof structure dates to Phase 2 or Phase 3.

~~It is likely that Phase 2 took place during the early modern period in keeping with the use of blue Lias stonework throughout the village.~~

During the very late seventeenth or, more likely, the eighteenth century the western bay of the south elevation and the east elevation were faced in light-orange handmade brickwork (Figure 27). It is possible that the present roof structure may date to this phase, although it is acknowledged that it may also be the product of Phase 2. Despite this uncertainty, the use of pantiles as cladding will date to Phase 3 or later. The chimneys in the kitchen and living room, and staircase also probably date to Phase 2 or 3 (Figure 32). The latter seems to fit with the insertion of an inglenook fireplace and a spine beam in the living room (Figure 33), plus two transverse beams in the kitchen (Figure 34). The western kitchen beam has a variant of the shouldered chamfer stop (Figure 35). Elsewhere there are ~~threetwo~~ plank and batten doors with characteristic butterfly or tapering hinges featuring rounded ends on the living room (Figure 36), stair (Figure 37) and bedroom doorways (Figure 38 & Figure 39).

The bedroom door has 14 examples of the letters "IB" on its rear face – possibly burned on with a heated stamp (Figure 40). An assemblage of scribed lines and arcs, on the outer face, may be evidence for the use of the door as an impromptu workbench for setting out by a carpenter (Figure 41). There are also six inscribed circles or partial circles (Figure 42) and a complete ~~rosette~~ (Figure 43) ~~daisywheel~~ which may be apotropaic marks. The presence of such graffiti is known from other vernacular buildings of the eighteenth century including Kibworth Harcourt Windmill, dated 1773 (Wright 2021).

A combination of evidence including the use of handmade brickwork, the insertion of an inglenook fireplace, bridging beams with shoulder stops and the details of the historic doors (especially the hinges) point to a major Phase 3 refitting of the house during the late seventeenth or eighteenth century.

Phase 4 is represented by a single storey, three-bay brick and pantile modern extension built immediately to the south-west of the older structure during the late twentieth or early twenty-first century (Figure 44). It has a chimney stack in the west gable. The Phase 4 building replaced a smaller lean-to structure which is hinted at by a roof scar on the west elevation of the living room (Figure 45).

From the surviving evidence it is difficult to be certain about the extent of the Phase 1 building. ~~However, however~~ the physical relationships between the structures do seem to make it clear that it predates the masonry building. It may be possible to sample the post, tie beam and wall plate using dendrochronology to establish a date of construction. Phases 2 and 3 seem to have incorporated the development of a two-bay, two-storey house with chimneys in the gable end. It is suggested that the building had a hall-kitchen and parlour at ground floor with two bedchambers above. A more comprehensive buildings archaeology survey may be able to further elucidate the development and use of the property.

Discussion

Historiography

Although Collingham is a reasonably sized and accessible East Midlands village, with significant numbers of extant historic buildings (of which 62 are listed), it has received only limited historic architectural research. The earliest county antiquarian, Dr Robert Thoroton, largely failed to record any notes on architecture in his mid-seventeenth century *Antiquities of Nottinghamshire* (he was more concerned with manorial ownership and archival references). However, his editor, John Throsby (1790, 374), recorded “*about eighty dwellings, some tolerably well built*” in the same year as the enclosure map of North Collingham was surveyed (Nottinghamshire Archives [EA 111/2](#)). During the ensuing nineteenth and earlier twentieth centuries, most commentators chose to concentrate almost entirely on the ecclesiastical architecture of the village (Brown 1891, 123; Mee 1938, 187-88, 260-61).

The beginnings of interest in the vernacular architecture of the village came with Nicholas Pevsner’s observations that North Collingham contained: “*Many interesting houses, for example in Low Street a C16 timber-framed cottage, originally tiled, and, N of the church, Church Farm, late C17 brick*” (Pevsner 1951, 120). It is no longer possible to identify either building and it is feasible that both were removed during the nationwide demolition of historic buildings during the third quarter of the twentieth century (Amery & Cruikshank 1975, 10). Pevsner’s first editor drew attention to other vernacular buildings across the village: “*Yew Tree Farmhouse [20 The Green] has an C18 to early 19C façade, but a C17 wing to the rear which may have been timber-framed (see the corner posts) and C17 outbuildings. The Nunnery [8 Southend] is C16 or early C17, with a pargetted upper floor and some early lead casements*” (Pevsner & Williamson 1979, 105). The pargetting of 8 Southend has been entirely stripped and replaced with plain render. More recently, Clare Hartwell (Pevsner, Williamson & Hartwell 2020, 189) has expanded on the discussion but noted: “*There is much to engage, little of which jars, but too much to describe in detail.*” She made brief notes on The Nunnery (8 Southend), Fruit Farm (15 Southend), White House (68 Low Street), Old Hall (122 Low Street), Thatched Cottage (3 The Green), Yew Tree Farmhouse (20 The Green) and Tudor House (15 Dykes End) - which she dated to the sixteenth or seventeenth centuries. Additionally, Hartwell considered the Malthouse (86 Low Street) as dating to the eighteenth century.

To date, there has not been a comprehensive history of the village published (Brook 1998, 226-27; TNBO, accessed 06/04/2023) and the most detailed account of the settlement is that by Gill Stroud (2001). The latter document is concerned mostly with morphology, urban development and social history of Collingham and, consequently, does not deal with individual

buildings in any detail. Only one building in the village has been dated using dendrochronology (Laxton, Litton & Howard 1995, 48; ITDBN, accessed 06/04/2023) and the *Bibliography of the Vernacular Architecture Group* has no entries for Collingham (BVAG, accessed 06/04/2023). There is a brief reference to 3 The Green, which largely repeats the 1984 listing description (NLHE 1369947), in Jason Mordan's book on Nottinghamshire vernacular architecture (Mordan 2004, 15). Data is available on individual properties via the National Heritage List for England (NHLE, accessed 06/4/2023) and the Heritage Gateway (HG, accessed 06/04/2023) - the latter often relying on the former but having the versatility to be updated more frequently. It is clear from the descriptions that most of the surveys were carried out from the street frontages only and references to internal features are limited and infrequent.

Dating

Within the limitations of the Level 1 survey, 4 houses have been identified as potentially originating in the mediaeval period. It is acknowledged that more detailed survey may alter that figure. A review of the currently available literature on the architecture of the village has demonstrated that, although most authorities continue to agree that the primary construction of 3 The Green dates to the sixteenth or seventeenth century (Pevsner, Williamson & Hartwell, 2020, 189; Mordan 2004, 15; NHLE 1369947), dendrochronology has yielded a felling date of 1404 for the roof structure (Laxton, Litton & Howard 1995, 48). Similarly, the assessment of 6 Westfield Lane pointed to the presence of an unlisted, relict, timber frame including bracing and a cranked tie beam that would be stylistically inconsistent with a date much after the middle of the sixteenth century. Elsewhere, there may be an argument for suggesting that mediaeval hall house planforms, with off-centre cross passages, could possibly be detected within later remodelling at 20 Low Street (listed as eighteenth century) and 68 Low Street (listed as sixteenth century).

Most buildings within the survey are probably early modern in date (c 1550-c 1700). Of these, 17 are grade II listed buildings, identified as being sixteenth, seventeenth or early eighteenth century in date, and 14 are unlisted structures. The precise date of a small number of the buildings have been identified through archival references and dated stones or timbers. These include 87 High Street (1656), 119 High Street (1664), 80 Low Street (1656) and 4 Queen Street (1680). Although this represents just 8.7% of the total buildings in this survey it is intriguing to speculate that there may have been a spike in construction during the quarter century after the end of British Civil Wars in England. However, most buildings can only be dated broadly to the period. 15 Dykes End appears to have a lobby entrance plan which would be consistent with a date in the later sixteenth to mid-seventeenth century. Meanwhile, the

double pile planform of 105 Low Street might date to the late seventeenth or early eighteenth century. Projecting brick string courses were identified at 14 Low Street and 165-167 Low Street. Within Nottinghamshire such features are generally evidence of construction between c 1675 and c 1750; it is anticipated that both properties date to the later seventeenth century.

Lias stone was used in high status mediaeval buildings, such as the 1130s gatehouse of Newark Castle and thirteenth century structures at both parish churches in Collingham. However, it was not commonly used in Nottinghamshire vernacular architecture until the post-mediaeval period - in keeping with the adjacent East Midlands county of Lincolnshire (Pevsner, Williamson & Hartwell 2020, 44; Parry & Lott 2017, 10; Pevsner Harris & Antram 2002, 35). Collingham has been noted as a significant example of this tradition: "*Buildings are mainly C18, of brick, some with signs of early phases in blue-grey Lias stone*" (Pevsner, Williamson & Hartwell 2020, 8, 44, 189). Although it would go too far to suggest that the presence of Lias stone in a building automatically dates it to the early modern period, there is some evidence which points to its principal use during the sixteenth, seventeenth and earlier eighteenth centuries. At 6 Westfield Lane the probable mediaeval timber-frame is entirely independent of the secondary phase of Lias cladding which points towards the introduction of the masonry during the early modern period. The assessment of 12 Bell Lane revealed that the primary timber-frame was early modern in date and sat directly on contemporary Lias walls.

The use of Lias stone may have persisted into the middle years of the eighteenth century, but it was gradually superseded by brick which, along with pantile, became ubiquitous throughout Nottinghamshire (Pevsner, Williamson & Hartwell 2020, 10). Many earlier buildings were wholly clad in brick during this period, as occurred at 20 The Green. In other cases, timber-framed elements were either masked or replaced with brick – including 8 Southend, 12, Bell Lane, 7 Westfield Lane and 75-79 High Street. There is a strong potential that some buildings which can be largely dated to the eighteenth century, such as 129 High Street, may also incorporate traces of Lias stonework that could indicate an earlier property which has been substantively remodelled in brick beyond meaningful recognition. Other structures, such as 37 High Street, dated 1744, are wholly of the eighteenth century and are noticeably in the brick and pantile tradition which came to dominate the later period.

Project Outcomes

It is common to find that listed buildings are incorrectly dated (Wright 2023, accessed 07/04/2023). This trend can be connected to the nature of the surveys, carried out principally in the mid-twentieth century, which sought to rapidly gather data largely from street frontages with only limited access to interiors. Dendrochronology and buildings archaeology surveys

have frequently been able to amend dating. The first research question posed by this project was to see whether the survey could test the dating of listed buildings in Collingham. In certain cases, this has been possible. For example, 3 The Green, listed as being late sixteenth century, has previously been dated by dendrochronology to 1404 (Laxton, Litton & Howard 1995, 48). Within the present study 20 Low Street (listed as eighteenth century) and 68 Low Street (listed as late sixteenth century) have the potential to be mediaeval hall houses.

The second research question asked whether it was possible to identify and date unlisted buildings from the mediaeval and early modern period. In total, 18 unlisted buildings were identified as potentially being ancient in date – 1 was likely to be mediaeval, 13 were possibly early modern and 4 were possibly earlier eighteenth century. Of these buildings there were a small group that were considerable in significance. For example, 6 and 7 Westfield Lane both have evidence for early fabric. It has been demonstrated above that the former is probably mediaeval with substantial early modern remodelling. The latter was only viewed from the street frontage but appears to be an early modern timber framed building with a clasped purlin roof.

Finally, it was asked whether the survey was able to contribute to the discussion of the archaeological development of Collingham. Broadly speaking the observations made by Stroud (2001) were confirmed. The oldest buildings in the village do seem to cluster in three locations – the area around The Green (including Dykes End), Southend and Low Street. The post-mediaeval development of the High Street, with the concomitant infill of the land between it and Low Street was also backed up by the survey data. This present study has been able to build on these observations through a discussion of individual properties. It has also added to the data by proving the potential for the survival of previously unidentified, or misidentified, mediaeval and early modern buildings.

Recommendations

Level 1 is the most basic type of historic building survey. It is intended to be a large data-gathering exercise that signposts the potential for future research. Although there is not a more detailed follow up project currently anticipated, the present study has been able to make meaningful statements about the buildings archaeology of Collingham. Future researchers will be able to use this baseline data as a springboard towards understanding which buildings in the settlement have the greatest significance and potential for survey.

The two assessments have demonstrated the potential for more detailed surveys. There is great capacity to refine the date of many buildings. It is recommended that a programme of

targeted archaeological building surveys at Level 2 or 3, coupled with dendrochronology, would develop the understanding of the vernacular architecture of Collingham.

Conclusions

The investigation of the vernacular architecture of Collingham has broadly aligned with the findings of other settlement-wide studies in Nottinghamshire (Beresford 2019; King 2019). Given that most historic domestic buildings have either not been researched previously or have received only a cursory assessment there are many structures whose dating has been uncertain. Collingham Uncovered has been able to point the way towards several buildings whose origins can be pushed back in time. These include both listed and unlisted buildings.

The discovery that 6 Westfield Lane is possibly be mediaeval in origin should alert future researchers to the potential of Collingham for the deeper study of vernacular architecture. It seems highly likely that further work within the village would be a rewarding exercise that could yield further ancient houses hidden in plain sight.

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[North Collingham Parliamentary Enclosure Map, 1790](#)

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Author Credentials

Dr James Wright FSA is a buildings archaeologist and architectural historian with both undergraduate and postgraduate qualifications in Archaeology from the University of Nottingham. He has specialised in the recording and analysis of historic buildings for over twenty years. He has operated as a consultant at Triskele Heritage since 2016. Formerly, he worked as a Field Archaeologist at Trent & Peak Archaeology, Conservation Stonemason at Nottingham City Council / Mark Stafford Stonemasonry, Archaeological and Historic Buildings Assistant at Nottinghamshire County Council and Senior Archaeologist (Built Heritage) at Museum of London Archaeology.

He is a Fellow of the Society of Antiquaries of London, affiliate member of the Institute of Historic Building Conservation and serves on several heritage committees including the Council of the Thoroton Society of Nottinghamshire. In 2018, he was recognised for his work at the National Trust property Knole (Sevenoaks, Kent) with an award for Best Archaeological Project at the British Archaeological Awards. Recent relevant projects on vernacular architecture include work at Stock Cottage, Haskayne (Lancashire), Kelham Revealed Project (Nottinghamshire), Allesborough Farmhouse, Pershore (Worcestershire), The White Horse, Sible Hedingham (Essex) and Cerney House, North Cerney (Gloucestershire).

Statement of Indemnity

The evidence, statements and opinions contained within the text of this report are based entirely on the works undertaken for the project and are produced according to professional industry guidelines (Historic England 2016). No responsibility can be accepted by the author for any errors of fact or opinion arising because of data supplied by third parties.

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Illustrations



Figure 1 Location of the site (Mapping Source: Wikimedia Commons / Apple Maps)

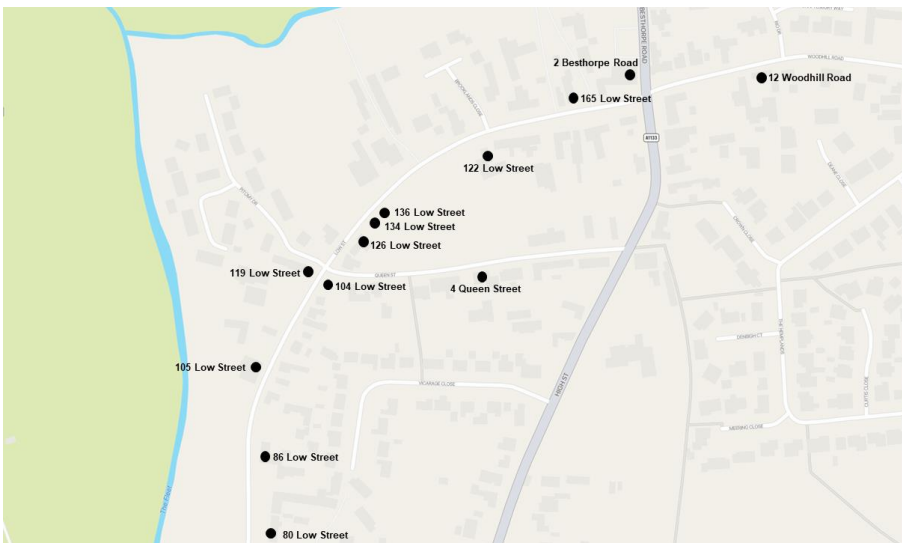


Figure 2 Map 1: Locations of Level 1 survey buildings (Mapping Source: Apple Maps)

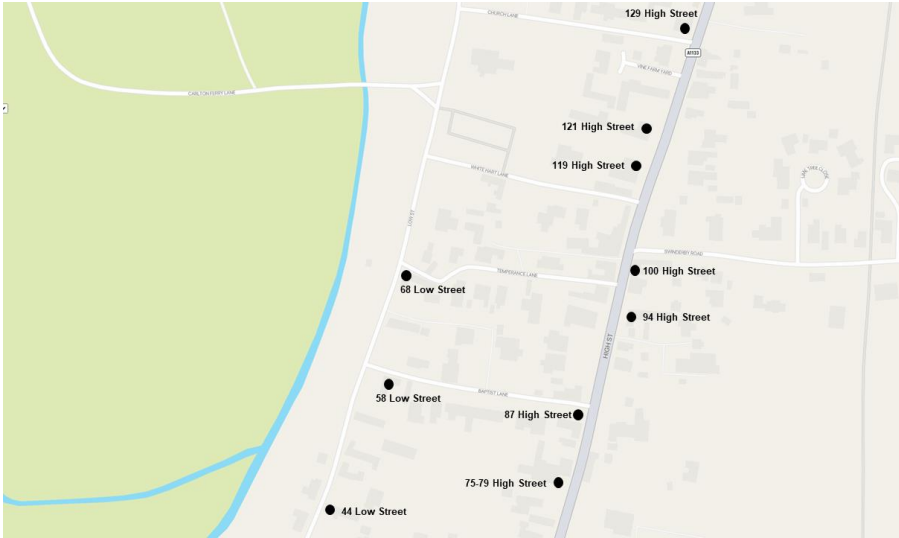


Figure 3 Map 2: Locations of Level 1 survey buildings (Mapping Source: Apple Maps)



Figure 4 Map 3: Locations of Level 1 survey buildings (Mapping Source: Apple Maps)



Figure 5 Map 4: Locations of Level 1 survey buildings (Mapping Source: Apple Maps)



Figure 6 All Saints, Low Street. Looking north.



Figure 7 St John the Baptist, Southend. Looking north-east.



Figure 8 Enclosure map of Collingham, 1790. Photographed by David Barker, 2015 (Picture Source: Nottinghamshire Archives EA 111/2)



Figure 9 12 Bell Lane. Looking north-east.

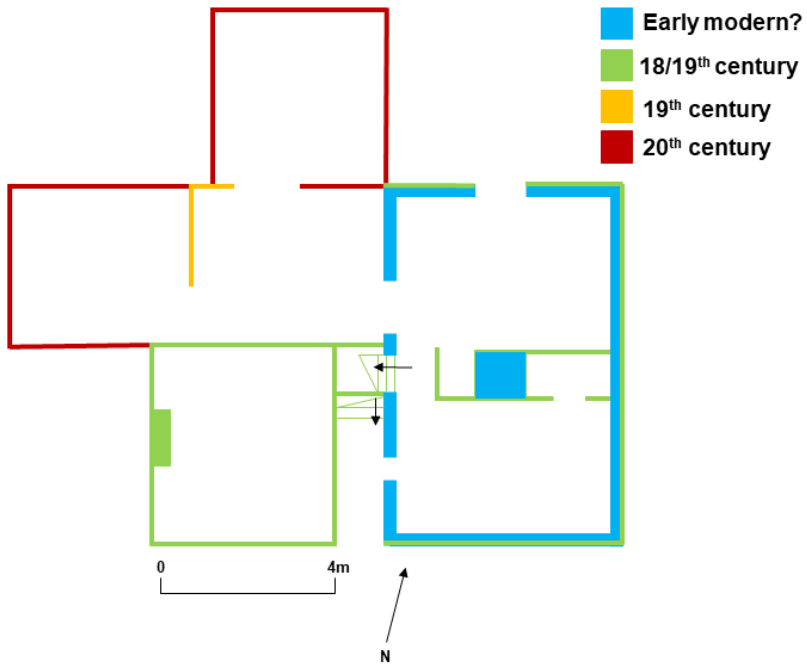


Figure 10 Schematic phased ground floor plan of 12 Bell Lane. Not metrically accurate.



Figure 11 Cellar of 12 Bell Lane. Looking north. Note the chimney foundations behind the wine racks.



Figure 12 Attic of 12 Bell Lane. Looking south-east.



Figure 13 12 Bell Lane on the 1790 enclosure map of North Collingham (Picture Source: Nottinghamshire Archives, EA 111/2)



Figure 14 Dining room of 12 Bell Lane. Looking north-east.



Figure 15 Study of 12 Bell Lane. Looking east.



Figure 16 Kitchen of 12 Bell Lane. Looking west.



Figure 17 North elevation of 12 Bell Lane. Looking south. Note the presence of blue Lias stonework (highlighted in blue).



Figure 18 South-east bedroom at first floor of 12 Bell Lane. Looking south-east.



Figure 19 Soffit of south wall plate in south-east bedroom at first floor of 12 Bell Lane. Looking south-east. Note the relict mortises for wall studs.



Figure 20 Detail of the spine beam of the south-eastern bedroom at the first floor of 12 Bell Lane. Looking north-east. Note the chamfer stop.



Figure 21 North-east bedroom at first floor of 12 Bell Lane. Looking east. Note the relict mortises in the spine beam.



Figure 22 7 Westfield Lane, Collingham. Looking south-west. Note the blue Lias to first floor height on the north elevation.



Figure 23 Porch of 12 Bell Lane. Looking north-east.



Figure 24 Window shuttering for the ground floor withdrawing room of 12 Bell Lane. Looking south.



Figure 25 Latch lifter of the attic door at 12 Bell Lane. Looking north-east.



Figure 26. West elevation of 12 Bell Lane. Looking south-east.



Figure 27 6 Westfield Lane. Looking north.

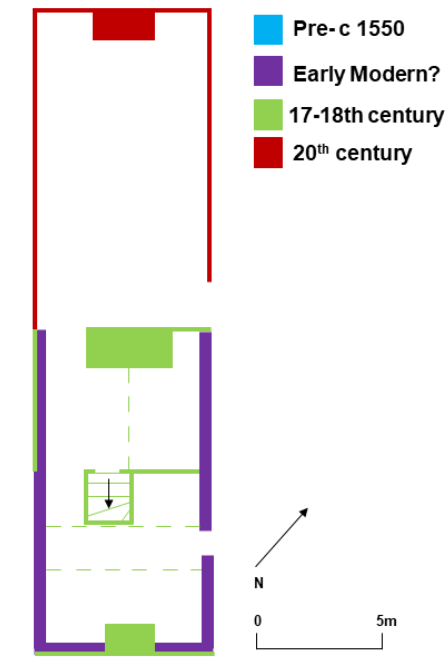


Figure 28 Schematic phased ground floor plan of 6 Westfield Lane. Not metrically accurate.



Figure 29 Transverse tie beam and wall studs (left) and longitudinal wall plate with brace and relict mortises for common rafters (right) at 6 Westfield Lane. Looking west.



Figure 30 Post, bracing, wall plate and in situ common rafter at 6 Westfield Lane. Looking north.



Figure 31 West bedroom of 6 Westfield Lane. Looking east.



Figure 32 Staircase of 6 Westfield Lane. Looking east.



Figure 33 Inglenook fireplace in the living room of 6 Westfield Lane. Looking west. Note the spine beam.



Figure 34 Kitchen of 6 Westfield Lane. Looking south.



Figure 35 Chamfer stop of the western kitchen bridging beam at 6 Westfield Lane. Looking west.



Figure 36 Door between the kitchen and living room at 6 Westfield Lane. Looking west.



| Figure 37 Stair door at 6 Westfield Lane. Looking east.



Figure 38 Inner face of the door between the stair and western bedroom at 6 Westfield Lane. Looking east.



Figure 39 Outer face of the door between the stair and western bedroom at 6 Westfield Lane. Looking east.



Figure 40 "IB" graffiti on the rear face of the door between the stair and western bedroom at 6 Westfield Lane. Looking east. Photograph has been interpreted with over-drawing.



Figure 41 Scribed lines and arcs on the outer face of the door between the stair and western bedroom at 6 Westfield Lane. Looking east. Photograph has been interpreted with over-drawing.



Figure 42. Scribed circles on the inner face of the door between the stair and western bedroom at 6 Westfield Lane. Looking east. Photograph has been interpreted with over-drawing.



Figure 43 Scribed rosette on the inner face of the door between the stair and western bedroom at 6 Westfield Lane. Looking east.



Figure 44 6 Westfield Lane. Looking east.



Figure 45 West elevation of the living room at 6 Westfield Lane. Looking east. Note the roof scar highlighted in blue.

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