

Lyddington Manor History Society

Historic Building Survey

1 The Green, Caldecott, Rutland



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HISTORIC BUILDING SURVEY REPORT

1 THE GREEN, CALDECOTT

Survey

Date of survey: 1st December 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

This house was constructed in 1684, as a date-stone, together with tree-ring dating, indicate. The date-stone initials show that it was built for Robert Colwell, who married Elizabeth Renolds at Lyddington in 1680. The house was of compact two-unit plan form. On the ground floor there were a hall and parlour, with two unheated bedchambers on the first floor. The original house had further space at attic level, well-lit by gable windows but obstructed by low-set roof collars. A large stone barn was added in the 18th century, though now survives only in cut-down form.

In 1810 (as indicated by tree-ring dating) the roof structure was replaced. The obstructive collars were removed and replaced with slender tie-beams, connected to the principal rafters only by iron straps, with no carpentry jointing. An extension was also added at this date, providing a separate kitchen.

Site

OS Ref: SP868936

Orientation: For report purposes, the main front is taken as facing S.

The house is set back a short distance from the road frontage of The Green, behind railings. An entrance to the E leads into the rear yard, which has a range of buildings to the W (fronting onto Church Close). The E side of the yard is formed by the buildings of the adjoining property, The Plough, with a freestanding outbuilding to the SE.

Materials

Coursed ironstone, with roofs of Collyweston slates.

External features

The main block of the house is of two-room form, and has two storeys with attic rooms. Attached to the E is a two-storey extension. At the rear, the house has been more recently extended into former outbuildings.

The main block S front has well-coursed, neatly cut ironstone walling, with good ironstone/brownstone quoins and chamfered plinth. The walling is of larger courses above the mid-height level of the 1st floor windows. The elevation has a symmetrical design, with two 3-light windows to ground floor, and two similar windows to the 1st floor, set directly above. Between the upper windows is a blank limestone plaque – no evidence of inscribed initials or dates, though it may originally have been painted.

All 4 windows may originally have had stone mullions, but these have been lost. The ground floor windows retain the original jambs, with the outer chamfer retained but the ovolo moulding cut back; the cill is square and of C18/19 date; the heads, with thin cornices, are modern. The 1st floor windows retain their ovolo-moulded heads, jambs and chamfered cills; the plain stone over the heads may be a cut-back cornice. The heads to both windows have a most unusual feature: the central section is formed as a voussoir with sloping sides, rather than the straight joint usually seen over the vertical mullions. It seems that the head has been re-worked when the mullions were removed. The original masonry here is all of finely-grained Ketton stone.

The main block W gable has similar masonry to the S front, with well-coursed ironstone, good quoins to N and S, and chamfered plinth. The windows are arranged irregularly, probably to accommodate the fireplace flue. Single-light window, of ironstone not limestone, offset to ground floor. 3-light ovolo-moulded mullioned window of Ketton stone to 1st floor, with cyma-moulded cornice, the left light blocked with brick. Set directly above this is a similar 2-light window (though both windows are offset from the central axis of the gable). Cyma-moulded cornice and brick-blocked light to left. Both windows have the peculiar feature, as noted on other windows locally, that the ovolo moulding at the junction of the mullion and head is 'unshot', ie the corner of the head has been finished short of the mullion. Above, offset further left, is a plain, square date-stone of Ketton stone, with quite well-formed, incised lettering:

C
R E
1684

One might expect the date-stone to have been set centrally over the attic window, and there is indeed an area of disrupted masonry here, perhaps indicating its original position. Coped gable parapet of brownstone, with ogee half-pendant corbels. At the apex the gable has been re-worked, and there is no seating to the coping for the chimneystack. Single-flue stack of Ketton, with square-cut projecting plinth, slab shaft and ovolo/cyma moulded cornice, with square blocking course above.

The main block E gable is largely blocked by the later extension. It has good quoins and a copied gable parapet with ogee half-pendant corbels, like the W gable. Attic window offset to the S, the lower part blocked by the extension; a former 2-light mullion, of Ketton stone with ovolo-moulded jambs and head, and cyma-moulded cornice, the mullion lost. Single-flue stack, with no seating to coping, square-cut Ketton plinth (as stack to W gable), but the upper part replaced in modern brick.

The E extension S front has well-coursed ironstone; front door set to the W, and 3-light ground floor window, both with deep, flat brownstone lintels. 3-light 1st floor window set directly above; both windows have square brownstone cills. E gable with copied parapet, plain kneelers, seating for a single-flue stack of brick; chamfered corner to NE to ease access into yard. The N side of this block is largely blocked by a modern extension.

The main block N side is blocked to the W by an added outbuilding. Much of the ironstone walling is of lesser quality than the front, though there are some large

blocks. The ground floor has a 2-light timber window which seems originally to have been a larger window, of which some chamfered cill stones survive; re-worked, with a partial straight joint to lower right, and a timber lintel, suggesting it may also once have been a door. Another re-worked window to 1st floor, with ovolo-moulded jambs and chamfered cill – probably a 2-light stone mullion originally, though the timber lintel has early-looking ogee chamfer stops. Small modern window to W, for inserted bathroom.

Internal features

Ground floor

The ground floor of the main block now forms a single space, as a cross-wall has been removed and replaced with a cased-in RSJ. The larger E room had an inglenook fireplace against the E gable, but this was dismantled and rebuilt a little further W in the late C20, re-using the slightly arched angle beam. To the side of the angle is a winder stair, with curved recess into both the S and E walls. It has an old newel and bearer timbers, but is probably of C18-19 date, not original. The transverse beams to the E and W parts have good chamfer stops: ogee with bar, and raised flat section with chamfered corners. The W gable has a shallow projecting chimneybreast, but the fireplace has been blocked up and is not visible. In the ceiling by the small window in the W gable is an old timber, perhaps a trimmer for a former 1st floor hearth.

The E extension has another former inglenook fireplace, with plain, square-edged oak beam. Crudely chamfered transverse ceiling beam.

First floor

A W-E spine beam runs the length of the building. It is only 150mm wide, but has chamfers of the same type as the ground floor beams: ogee and bar, with a chamfered flat. There is a scarf joint and stops at the partition slightly W of centre, which must be an original subdivision (over the missing wall below). Against the W gable there is a narrow, flat piece of ironstone set just above floor level, towards the N side – probably part of a former 1st floor hearth.

The E extension has a large chimneybreast over the inglenook. There is a central roof truss on the N side, with cased-in timber.

Attic floor and roof structure

The winder stair leads on up to the attic floor. The former stone mullioned window in the E gable has its base set near attic floor level, so may have been intended as a stairs window. There is a large, stepped chimneystack against this wall, for the inglenook fireplace below. The partly-blocked 2-light mullioned window in the W gable is set a little above floor level, and has a corbelled flue above, probably due to re-working of the chimneystack.

The attic is divided into three small rooms by two trusses with studding. The trusses have principal rafters, a tenoned collar (with two close-set pegs), a bridled apex and tenoned purlins. Both trusses have a very unusual feature: the lower tie-beam, which is quite thin, is located above the attic floor boards and has no joints to the principal

rafters (probing showed there are no tenons). The attic floor structure is carried by the W-E spine beams of the 1st floor ceiling, quite independently of the roof structure. The tie-beams are fixed with iron straps, formed of pieces from iron cart tyres. In the absence of any other jointing, the iron straps must be original to the roof structure. There are similar straps to the principal/collar joints, though these are also tenoned and pegged. Studs are thin and irregular, some probably of ash poles. They are stub tenoned at the foot and nailed at the head; reed is fixed with nailed lath to one face and lime-plastered both sides. The purlins are tenoned and in-line, with an unusual and fully consistent series of carpenter's marks, to either end of the purlins: II, III, IIII, V, VI, VII; the marks I and VII were presumably on the W ends of the E purlins, but are no longer visible. No numbers were needed on the purlin ends bearing into the masonry gable walls. The rafters, probably original to the roof structure, are of softwood and run over the back of the purlins and are nailed to a ridge-board, which is supported by nailed battens at the truss apex. The W bay has two raking braces which rise from the purlins to the apex of the W gable wall.

Truss T1 to the W has a puzzling feature: there are empty joint matrices for a former cogged, lapped collar, with some skew pegs still in situ. This truss also has some cut-off trenched timbers, probably the remains of previous purlins. Truss T2 has no such matrices, though the trusses are otherwise identical in detailing, and the whole structure, with its numbered purlins, fully consistent. Tree-ring dating (see below) has shown that the principal rafters of truss T1 date from the 1680s, whereas the principals of truss T2 and the purlins date from 1810. So it seems that the roof was fully rebuilt in 1810, re-using only the principals of T1 from the original roof. The whole of the rest of the roof structure is consistent with the 1810 date.

Truss T1 incorporates a doorframe and a door, probably of 1810. Pintles and nailed, shaped strap hinges. The door has chamfered ledges of oak, but the boards are of pine, bead-moulded, with a narrow central board, set recessed and only 8mm thick. Early oak lock block, nail-fixed. Truss T2 has a modern door, though evidence of the original pintle hinges remains on the door frame. The floor has wide, old oak boards. Most boards run W-E, to suit the N-S floor joists, but a few boards run N-S.

Outbuildings

To the NW of the house is a long stone outbuilding. This was formerly a large barn, probably C18, a little under 20m in length and separated from the house by a short gap, later infilled. The upper part of the barn has been lost, except to the S end, which has been converted to domestic use; the original roof has gone. The barn had good ironstone walling, with quoins to its N and S ends; chamfered plinth to the W and square plinth to E walls. Large opposing barn doorways, wider to E than W. The W wall to the S has a blocked pedestrian doorway, now a window, with blocked vent slits to either side. At the N end of the barn is a small shed with hipped Collyweston roof, probably once a privy.

To the SE part of the rear yard is another stone outbuilding, of early C19 date. Two storeys, well-coursed ironstone, asbestos sheet roof. The W side has a deep ironstone/brownstone band course at 1st floor height, which is carried across a ground floor window. 1st floor window over, also with a brownstone lintel. The N gable has a 1st floor doorway (probably a loading hatch originally) and a single-flue stack of C19

brick. The S gable has a large modern inserted opening – the original doorway was presumably in this end wall. No features evident inside – the fireplace has been removed/blocked up. This building, well lit and probably with an original fireplace, was probably a brewhouse or similar. To the N, now within a modern-roofed area, is a stone-lined well.

Site history

The 1800 enclosure map shows the house to the S, with a yard entrance to its E. It would seem that the E end of the house extended as far as the current extension, though the building is shown as full depth throughout, with no narrower span to the E end. So this may either be an inaccurate representation of the current extension, or a previous extension, probably of C18 date. The long barn is shown, and the infill piece connecting the barn to the house. There is a short return building at the N end of the barn, and the plot extends onwards to the N. The SE outbuilding has not yet been added.

The 1886 1st edition OS map show the E extension with its existing stepped profile. To the N, the yard has now been enclosed with a building, though the plot beyond is empty, and may still be in the ownership of 1 The Green. The SE outbuilding has now been added, with extra small buildings to N and S, now lost.

Tree-ring dating

Tree-ring dating of the roof structure was carried out in January 2014 by Robert Howard of Nottingham Tree-ring Dating Laboratory. Two samples were taken from the principal rafters of truss T1, which gave a felling date of c.1680-84. Six samples were taken from the purlins and both principal rafters of truss T2, all of which gave a precise felling date of 1810.

Date and development

This house was built with a 2-room plan in 1684, as the date-stone and tree-ring dating confirm. The west gable is at a skewed angle, but this is due to the line of the streets, rather than an earlier phase of building. The ground floor had a hall/kitchen to the east, the larger room, containing an inglenook fireplace, the principal cooking hearth. To the west was probably the parlour, with a smaller fireplace in a shallow chimneybreast. The location of the original main entrance doorway is unclear. It was not to the front, the west or east gables, so was probably set near the centre of the rear north side, to enter the hall. There were two good bedchambers on the first floor, although it seems neither was originally heated. A fireplace was subsequently added, then removed, from the west chamber. The winder staircase led on up to the attic, which was lit at either end by stone-mullioned windows in the gables. The original roof structure, perhaps set a little lower than the later one, was of A-frame form, with low-set, lapped collars and trenched purlins. The roof structure was independent of the attic floor structure, which was carried by the existing spine beams, with their 17th century chamfer stops. Although the attic was fully floored and well-lit, it seems that it had two truss collars set a short distance above floor level, creating an awkward obstruction.

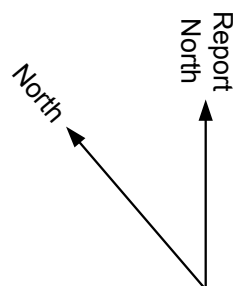
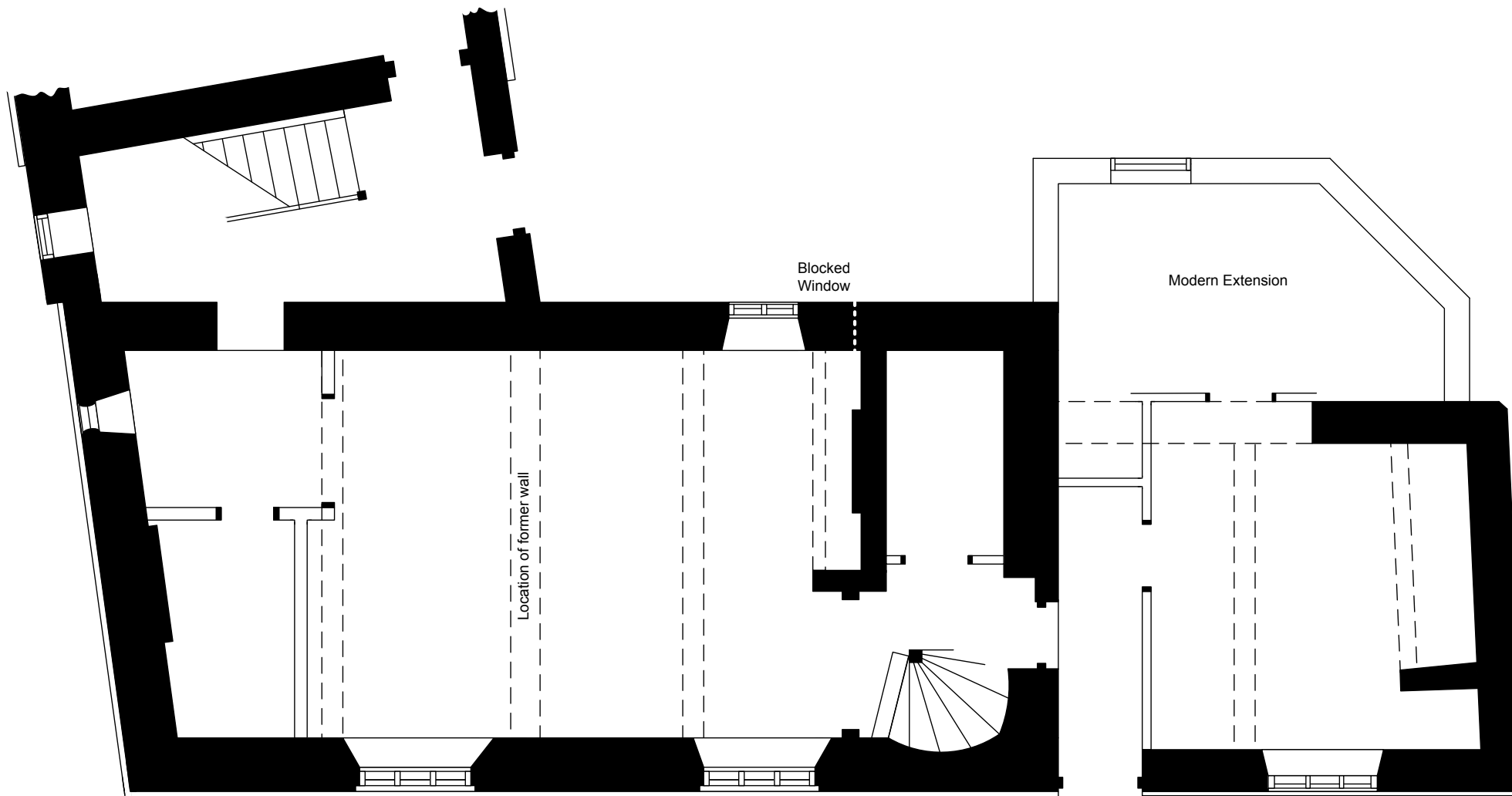
Typical features for the 1684 date include: the mullioned windows with cyma-moulded cornices; the use of Ketton stone; the ovolo/cyma moulded chimneystack; and the ogee & bar chamfer stops to the ground and first floor ceiling beams. The 2-room plan form makes the house quite compact, though there was some additional space in the attics. The barn which was added in the 18th century is of considerable size for a relatively compact house.

A major programme of work was undertaken in 1810, when the roof structure was replaced, presumably to eliminate the obstructive collars. The new roof structure had to be tightly fitted into the available space, so an ingenious solution was devised. The earlier attic floor structure was left in situ, and new roof tie-beams of slender proportion were fitted, jointed with iron straps instead of carpentry joints. The attic was now divided into three rooms, though the central room seems to have been unlit. These rooms would have been used for servants or storage, the inner western room preserving an original, lockable door. The two 1st floor windows must have had their stone mullions removed at this time, with new heads, incorporating a keystone, probably set a little higher. The blank stone on the front elevation was probably also inserted, perhaps bearing a painted date and owners' initials. The east extension was probably also added as part of the 1810 works, providing a separate kitchen.

The date-stone CRE 1684 indicates that a good quality building was constructed in 1684 for a man with the initials 'RC' (forename and surname), and a wife with initial 'E'. It seems likely that this is the Robert Colwell who was assessed in the 1712 Land Tax holding lands in Caldecott worth 12s per quarter. A search of the Rutland parish registers produces the following evidence. A Robert Colwell married Elizabeth Renolds at Lyddington in 1680. Robert Colwell, the son of Robert and Anne, was buried at Caldecott in 1726/7. Elizabeth Colwell, a widow, was buried at Caldecott in 1741. Also a Robert Colewell held a 1-hearth house in Lyddington at the 1665 Hearth Tax. No other relevant entries could be found.

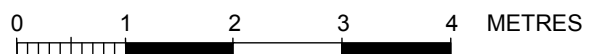
The likely sequence of events can hence be reconstructed as follows. Robert's father, a man of relatively low status, lived in Lyddington in 1665. His son, Robert, was probably born around 1660. He married Elizabeth Renolds in 1680 in Lyddington, probably in his early 20s. By 1684, the couple had prospered, and were able to afford to build the good quality (though compact) house at 1 The Green, Caldecott, proudly embellishing it with their initials. By the time of the Land Tax, in 1712, Robert was a well-established farmer, rated at 12s per quarter in terms of the tax chargeable, ie 14th highest in Caldecott. This would equate to around 30 acres. He also still held lands in Lyddington, worth 14s per annum (ie 3s 6d per quarter, around 8 acres). He died in 1726/7, aged around 70. His wife Elizabeth lived as a widow until her death in 1741, aged around 85. It seems likely that Robert and Elizabeth had a son, also called Robert, who married Anne; their son Robert was buried in Caldecott in 1726/7, probably as an infant or young child. It is as yet unclear who the house passed to after the deaths of Robert and Elizabeth.

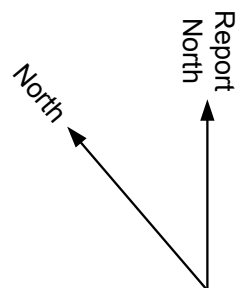
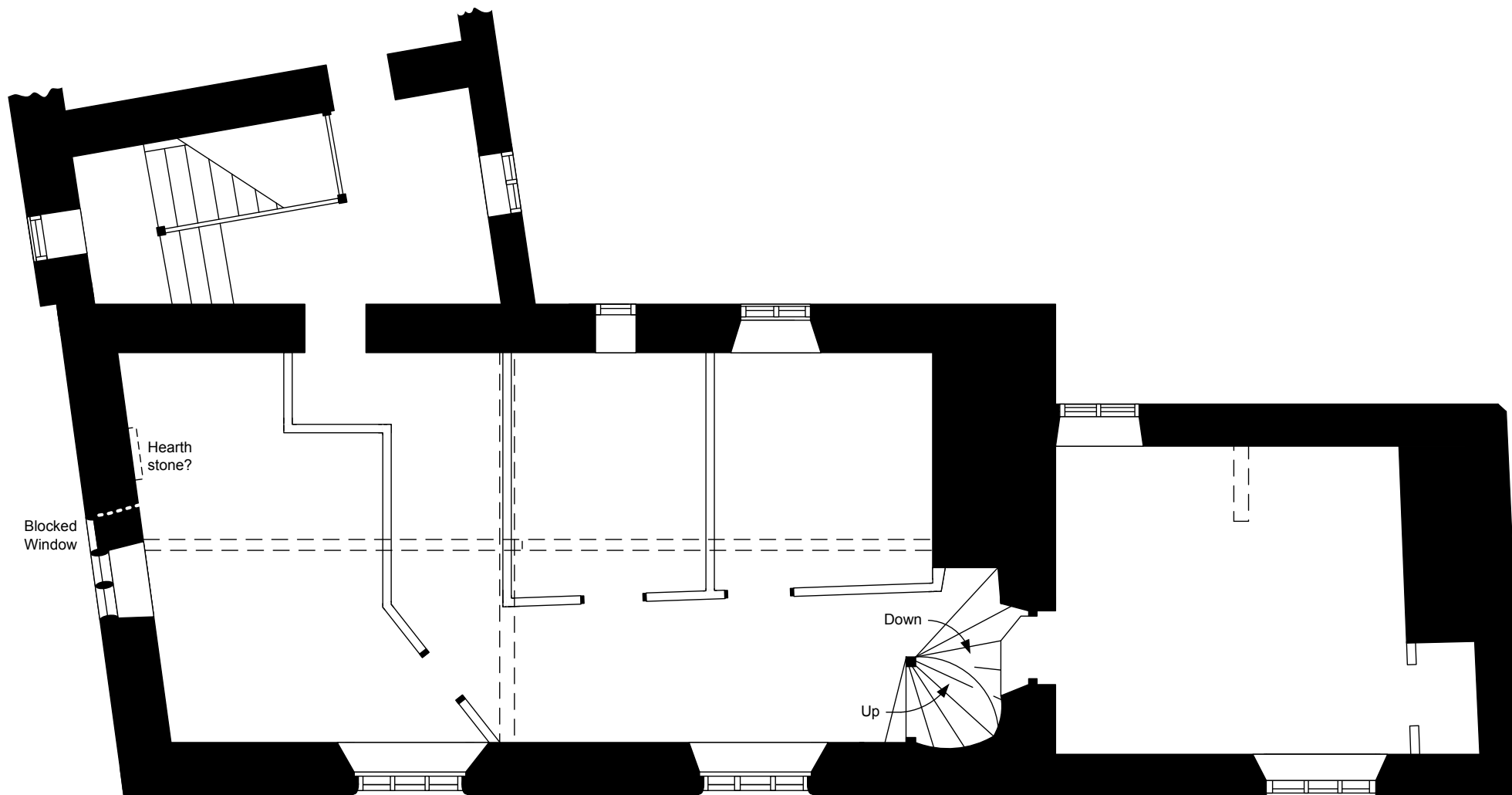
Nick Hill June 2014



GROUND FLOOR

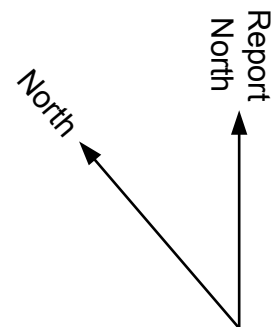
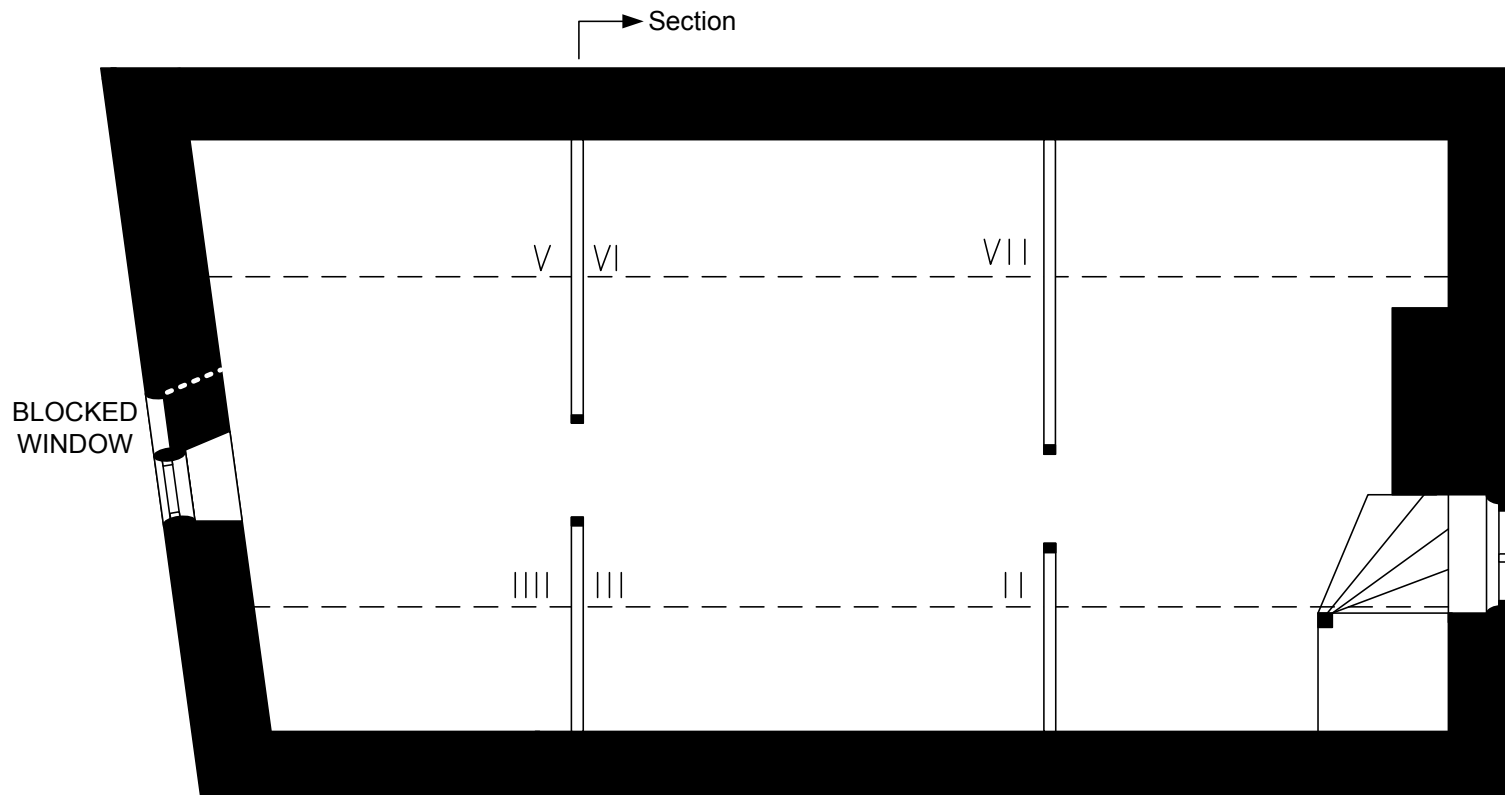
1 THE GREEN, CALDECOTT



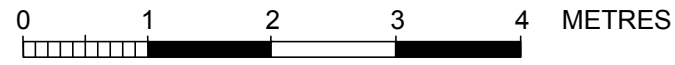


FIRST FLOOR
1 THE GREEN, CALDECOTT

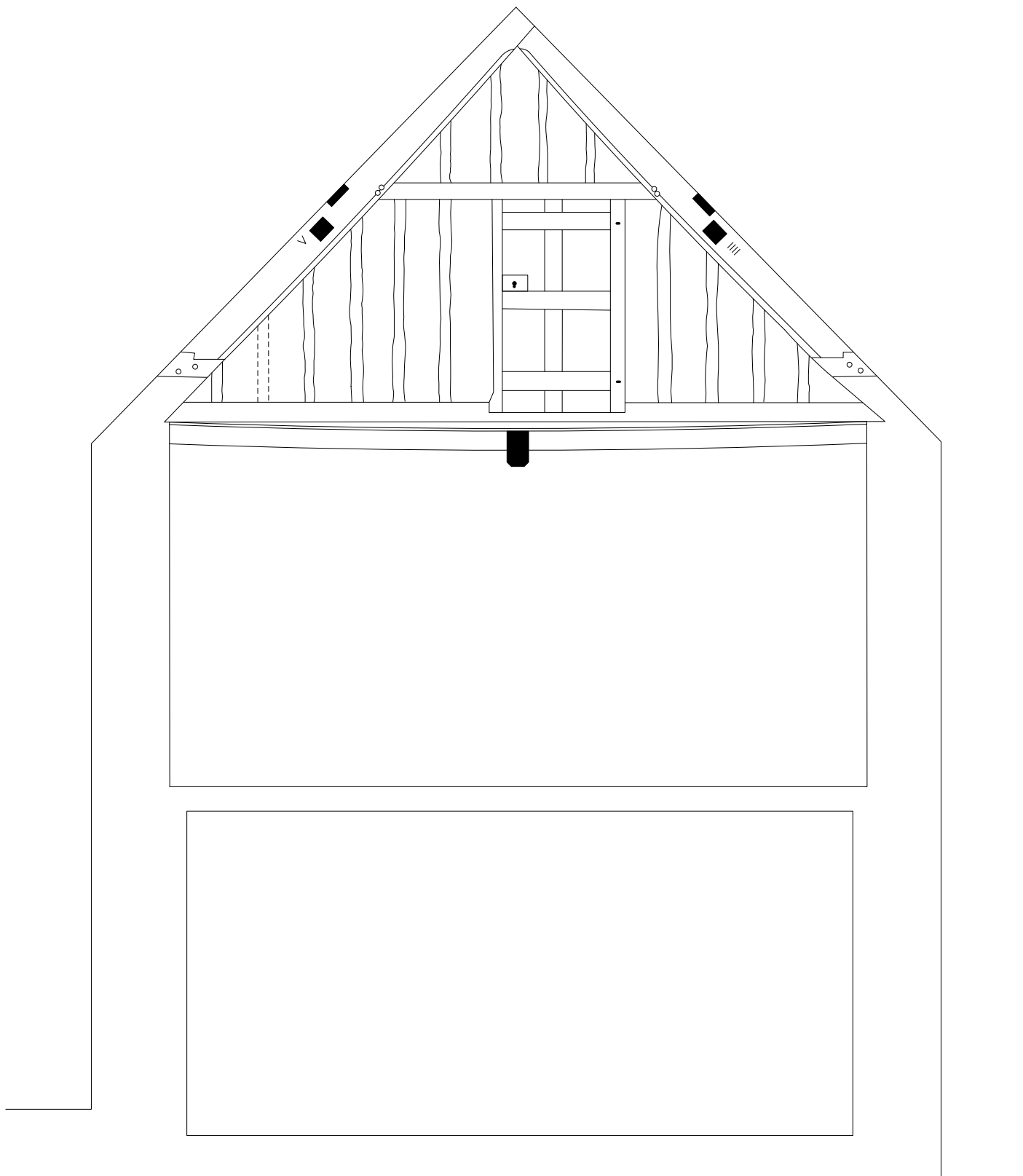




ATTIC
1 THE GREEN, CALDECOTT



NH / RO December 2013



SECTION AT TRUSS T1 - WEST FACE

1 THE GREEN, CALDECOTT





The south front



View from south-east



The west gable



Date-stone to west gable:

CRE 1684



Ovolo-moulded window to west gable, with 'unshot' moulding joint



Chimneystack to west gable



The rear north side, with former barn to right



Ground floor of the main block, looking east towards re-located inglenook fireplace



Ogee and bar chamfer stop to ground floor ceiling beam



Truss T1, west face



The door to truss T1



Carpenter's mark 'III' to central south purlin at joint to truss T1



Truss T1 west face, with empty matrix of lap joint to re-used principal rafter



The opposite (east) face of truss T1, with original iron strap to principal/tie joint



The former barn, from west side



The outbuilding in the south-east part of the rear yard



Caldecott Enclosure Map - 1800



Caldecott – OS Second Edition 1904