

Lyddington Manor History Society Historic Building Survey

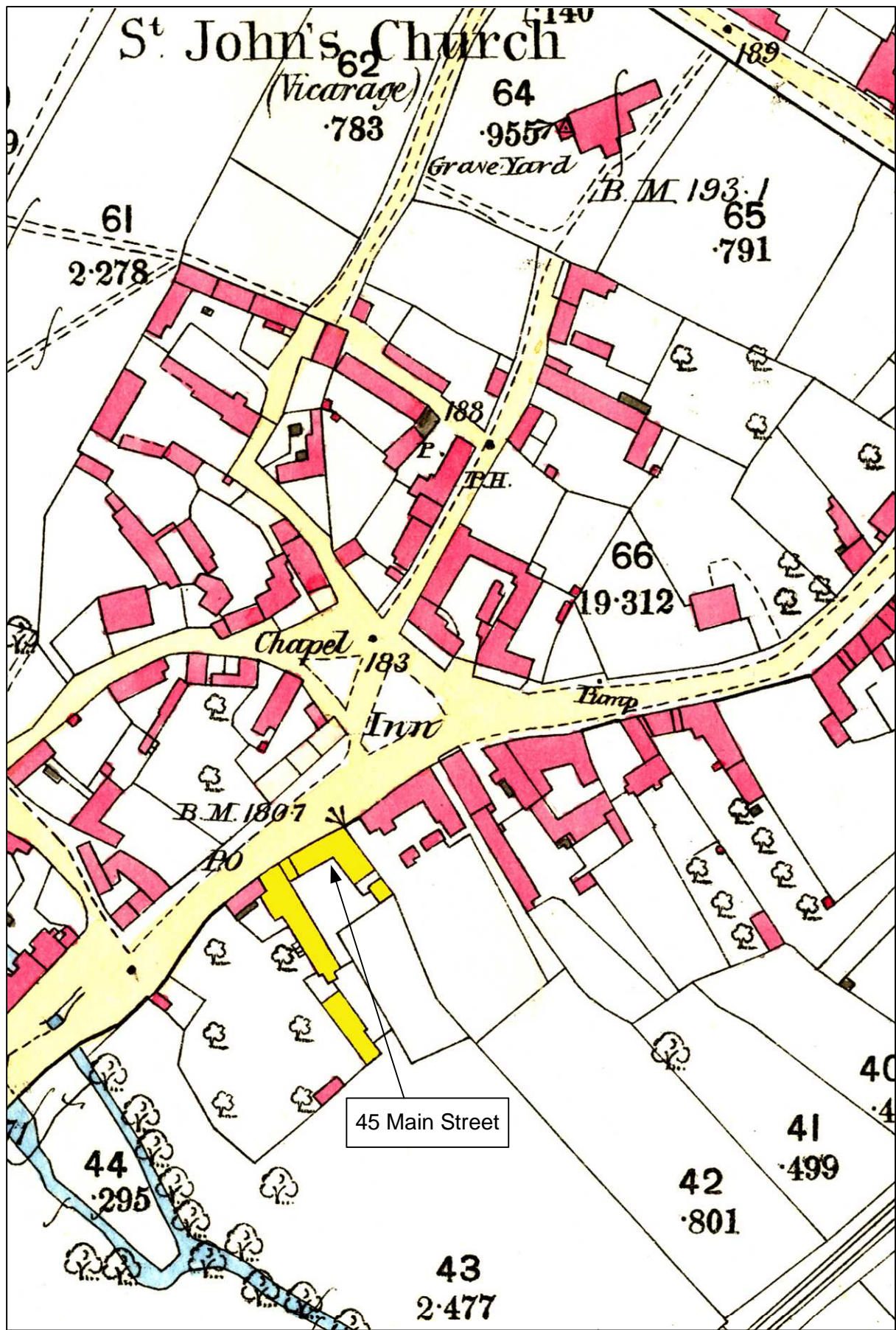
**45 Main St,
Caldecott, Rutland**



Supported by

The National Lottery®
through the Heritage Lottery Fund





Location Map – 45 Main Street, Caldecott
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

45 MAIN STREET, CALDECOTT

Survey

Date of survey: 19th October 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

Tree-ring dating has shown that this house was originally built in c.1626-51. The 17th century house was of 3-room plan type, with a large parlour with fine moulded stone fireplace, a central hall with fireplace backing onto the parlour and a cross-passage beside the service end. An original A-frame roof truss from this house survives, though re-set.

In 1789, the house was given a major upgrade, with new front of finely-cut masonry, including a date-stone of 1789. The roof was raised to fit in full first-floor and attic rooms, though the old-fashioned cross-passage lay-out was retained. At the same date (as indicated by tree-ring dating), a good 4-bay stone barn was built to the rear, with large opposed threshing doors. Its roof structure, with roughly lapped collars, has several very rare lumber markings (not assembly marks) on the timbers. An extensive stable range, now converted to domestic use, also dates from the 18th century. Just prior to 1800, a further range was added, abutting the rear of the house, forming a cart shed. Around the mid-19th century, the cross-passage was blocked up and a new front doorway inserted, creating an elegant entrance hall.

Site

OS Ref: SP868935

Orientation: For report purposes, the front to the road is taken as facing N.

The main block of the house fronts directly onto Main Street, with a rear range to the E. Access to the rear yard is via a covered entrance. A long range of farm buildings to the W side of the yard has been converted to domestic use and is now in separate occupation. Beyond the S end of this range is a further barn, and land stretching S to the old railway line.

Materials

Coursed ironstone, with thatched roof. The rear E range is also of coursed ironstone, with slate roof.

External features

The main block is of 3-room plan form and two storeys, with rooms also in the attic. The N front is of finely jointed ironstone ashlar, with a limestone band course below the ground and 1st floor windows. The original doorway, now blocked, is offset to the E. Three ground floor windows, with three windows to 1st floor set directly above. The current front door is set towards the W, but is clearly a later insertion, with some

thin jambs and no proper lintel. Just E of this doorway, the front elevation has a slight kink, to follow the street line; a set of larger ashlar blocks are carefully cut to incorporate this change of angle. All the original openings have segmental-arched brownstone lintels and projecting limestone window cills. Triple limestone key-blocks to ground floor openings, and single ironstone key-blocks to 1st floor. Set over the original, blocked door is a date-stone:

E
IB
1789

The date-stone is of limestone, with a raised diamond-set lozenge, and inscribed lettering of high quality.

The windows are all 3-light casements, with timber frames and 8-pane iron casements, partly glazed with early 20th century leaded lights to the ground floor. The timber frames are bead-moulded inside, and the central, opening casements have some surviving pintle hinges and semicircular opening stays. Internally, the iron windows have blacksmith-forged overlap joints to the glazing bars, with iron fasteners and bottom handle. These windows are an unusual and good quality survival, probably dating from the earlier 19th century, though it is possible they are of the 1789 date.

The E gable is of coursed ironstone and blank, except for an attic window, perhaps a modern insertion. Good quoins, coped gable parapet, plain kneelers and seating for a single-flue stack. A raking line of a former gable end is visible, at a considerably lower level. It can also be seen that the masonry of the N front has an irregular joint to the earlier stonework of the gable – the front elevation is clearly a re-facing of 1789.

The S gable is partly blocked by the covered entrance driveway, which has a low first floor and thatched roof over. The lower S gable is blank. The upper gable has a coped gable parapet and seating for a single-flue stack. Small attic windows, probably of late date, to N and S of the entranceway roof.

The S side is partly blocked by the rear E range. Coursed ironstone, with some re-facing. All windows are modern.

There are three chimneystacks, a single-flue one to each gable and a double-flue one in the middle. All are of Victorian polychrome brickwork, with blue and yellow brick details and dentil cornice.

The rear E range is of two storeys, with a slate roof at around 40° pitch. The early building extends for c.4m S of the house, with modern extensions beyond. The W front has well-coursed ironstone, with a finely built wide doorway opening, with segmental arch and central keystone. Just N of the doorway is a small window opening, with arched head of ironstone voussoirs. The window opening to the S and the 3 window openings to 1st floor may be original, or of later date. All the timber joinery is of recent date. The S gable is largely blocked by the modern extension, but there is a coped gable parapet, with plain kneelers and apex stone. Prior to the modern extension, there was a large 1st floor opening in the gable. The rear E side is blank, except for one 1st floor window near the N end, probably of late date. The ironstone

walling to c.1.5m is older, with later, more regular stonework above. At the S end, the older walling continues further S, and was clearly the boundary wall. Above this, the SE corner has good quoins. Near the S end there is a lateral 2-flue chimneystack, of limestone/ironstone, with a top shaft of limestone ashlar slabs. The wide doorway indicates the E range was originally a cart/carriage shed or similar, with a storage loft on the 1st floor.

Internal features

Ground floor

The W room is larger than the other rooms. Fine 17th century fireplace, limestone with 4-centred moulded arch, high-set stops to jambs. Set flush, with no evidence of cornice, but the fireplace had been covered, with fixing holes for a surround/mantelshelf. Semicircular recessed cupboard to N. Cased spine beam, with the cut-off stub of an earlier beam remaining in the W wall, with chamfers.

The central room has an elegant segmental archway to the front door lobby. Fireplace set on projecting chimneybreast, moulded timber surround with roundels, ornate cast iron fireplace. Elegant staircase with newel tapering to a mahogany octagonal cap, mahogany handrail, stick balusters with spaced wider splat balusters, which have a diamond cut-out near the top. The mahogany handrail and baluster detail continues around the 1st floor landing, but becomes plainer for the attic stair, with the upper rail modern.

The E room has a large inglenook fireplace: ovolo-moulded beam with ogee stops to both ends; the large block of masonry to N probably contained a bake oven. Within the fireplace, uncovered in recent years, is a limestone fireplace with chamfered jambs and 4-centred arch – probably of C19 date. Chamfered spine beam with step stops to E, but cut off with a run-out stop towards the W, where it is supported crudely on an inserted beam. It is clear that the original spine beam was supported on a partition, which formed the E side of a cross-passage from the blocked front doorway. The original spine beam would have extended further W, but was truncated when the cross-passage partition was removed, and supported on a new, inserted beam. At the S end of the former cross-passage a doorway leads into the E range, with an old lintel of chamfered ironstone – of C17 or C18 date.

The E range has a well to the NE, probably the original external well of the early house. Otherwise features here are modern, including the fireplace/chimneybreast.

First floor and roof structure

The W bedroom has two cased-in ceiling beams and a large, stepped chimneybreast to the E. The W gable has a shallow chimneybreast with cast iron fireplace. To the right of this is a cupboard, with a single-panel door, set on H-hinges. The E bedroom has a roughly shaped transverse beam, and the big stepped chimneybreast above the inglenook fireplace.

The roof structure is largely open to the attic floor. There is a single truss to the W, with the central and E bays spanned by purlins, bearing onto masonry. The truss has roughly shaped principals and a chamfered collar, with a shallow lapped dovetail joint, fixed with two big skew pegs. The collar passes beyond the principals to support the purlins, which bear into a large notch. The collar is evidently re-used from an earlier roof, as each end has an additional large skewed peg hole, beyond the principal rafters. There are no clear signs of re-use on the principal rafters. The apex is ceiled off and not visible, but is likely to be of scissor form, with a ridge. The purlins are roughly shaped, with splayed scarf joints. The rafters are mainly of ash pole type. One of the cased ceiling beams to the first floor is aligned with the truss, but it is unclear whether it is jointed to the feet of the principal rafters, or whether the truss is of simple A-frame form. The purlins to the central and E bay are large and roughly shaped, though rafters are not visible here. At the E gable there are cut-off projecting timbers beside the purlins, perhaps the ends of earlier, smaller purlins. Both the central and east stacks have big, stepped chimneybreasts. The roof structure of the E range is not visible, except for a short, cased section of A-frame roof truss.

Outbuildings

Barn to south-west

A well-preserved barn is located to SW of the house, of 18th century date. Well-coursed ironstone, dressings often of brownstone. The E side has a large barn door opening, offset to the N, which rises to around 1m below the roof line. Vent slit (with renewed masonry) to either side of the doorway. The W side had a full-height doorway, recently blocked up. Here, there is a vent slit to the larger S end of the barn, but none to the N. The gables have good quality quoins, plain kneelers and coped parapets, with a small square owl hole at the top. The roof has been renewed recently in modern pantiles.

Inside, a good roof structure survives. Two trusses (T2 and T3) are set either side of the main doorway, with principal rafters tenoned to a large tie-beam. Two sets of collars, with lap dovetail joints, which extend to carry the original purlins. Scissors apex carries the ridge. Truss T1 to the narrower S bays has two collars but no tie-beam. The upper collar is of re-used timber, with mortices for studs. No original rafters survive. The timbers (all oak) are all fairly roughly shaped, with sapwood or square edges and occasional rough chamfers. The lap joints are fixed with big skew pegs, often square in shape. The purlin and ridge beams have straight-splayed scarf joints. Chiselled carpenter's marks to T2 and T3, but all are a 'I' only and on west side only. Three timbers have very interesting marks which may be shipping or lumber-trade marking: the W principal of T2, the lower collar of T1 and the lower E purlin of bay T2/T3. The marks are made on the rounded external sapwood face of the log, and on T1 they appear to have been partly cut away when the timber was cut to size.

Against the N gable is an added lean-to, with stone walls, some later brick and a pantile roof. A further block of coursed limestone with duo-pitched pantiled roof is attached to the S gable.

Other buildings

To the W of the covered entrance into the yard is a former stable, with walls of coursed stone and a slate roof. Prior to its conversion to a house in 2007 this had a thatched roof, and a truss above the stone wall on the W side of the covered entrance. The truss had roughly cut principal rafters, a lapped collar and scissors ridge, with single purlins and ash pole rafters. A coped parapet was inserted during the conversion works, to separate the new slate roof of the former outbuilding from the thatched roof over the covered entrance; it has an apex finial, which must be re-set from elsewhere.

To the rear S of this building, along the W side of the rear yard of No 45, there is a long range of buildings, also converted to separate housing around 2006. These were previously farm buildings, with three sections of building visible on the side facing the yard. The N section had two roof trusses in 2006, with lapped collars and scissors apex. The main front of these buildings must have been towards the W, as the first and third sections are blank, with two standard-size doorways to the central section (now blocked). It has not yet been established whether this building range belonged with the farmyard of No 45 originally. In the re-listing description of 1985 it is described as 'At right-angles to rear of thatched outbuilding is a C18 stable range with steeply pitched corrugated asbestos roof, coped gable and 5 board doors. Stables used by Hunt family for breeding race-horses, including 2 winners of The Grand National: 'Playfair (1888) and 'Forbra' (1932) (M. Neenan, Caldecott, 1954).'

Along the street frontage further W another building range abuts. A photo of c.1900 shows this was formerly a house, of 1½ storeys, with a thatched roof. The front wall still has striped ironstone/limestone – often found on 17th century buildings. During the 20th century, the thatched cottage was converted to an outbuilding. Its front door was blocked up, the 3 ground floor windows moved higher up the wall, and the thatch replaced with a lower pitched roof of asbestos slates, with a hipped end to the W. The roof was raised again in 2007, with a slated roof and new gable end.

Site history

The 1800 enclosure map shows the main building as an L-shape, with the main range and the rear E extension. Beyond the E extension there was a gap, then another outbuilding. The farm buildings and cottage to the W were also in situ by this date, with a long L shape. S of this, the existing stone barn is shown. To the W, protruding into the main street, there was a further building.

By the time of the 1886 1st edition OS map, the entranceway was covered by a roofed section, as now. The outbuilding to the S of the E range had shrunk in size, and the street had been cleared of the building to the W. The main yard at this date was clearly to the rear of the house, with the land further W shown as orchards or similar.

Tree-ring dating

Tree-ring dating was carried out in December 2013 by Robert Howard of Nottingham Tree-ring Dating Laboratory. Five samples were taken from the main house roof structure: the two principal rafters from truss T1, the collar and two adjoining purlins.

Eleven samples were taken from the barn roof structure. The barn roof gave a precise felling date of 1789 – which, of course, coincides exactly with the house date-stone. The two purlins from the house also had a similar date. The principal rafters of truss T1 dated to 1626-51, and the collar failed to date.

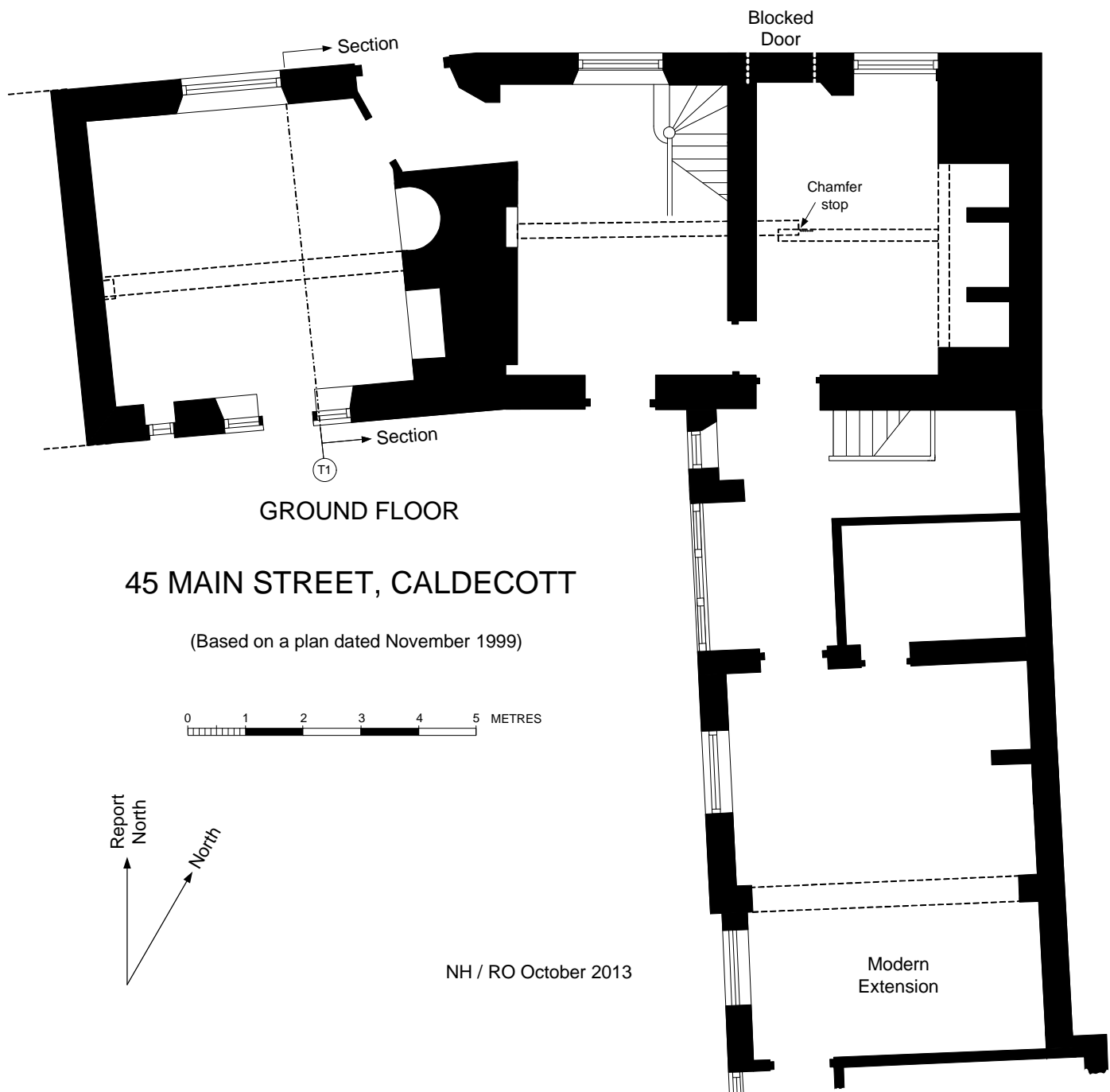
Date and development

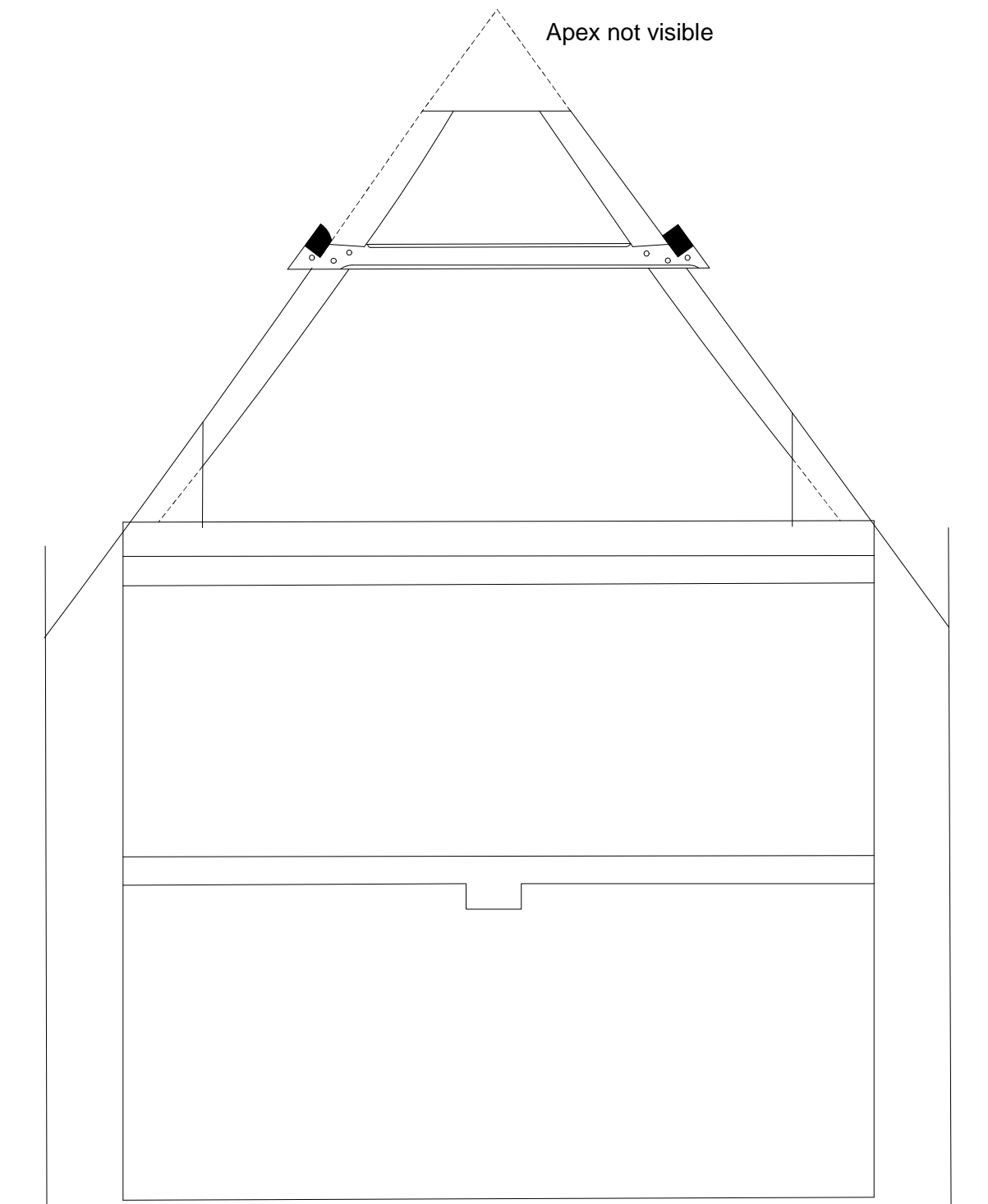
Tree-ring dating confirms that the original house dates from c.1626-51, and had a 3-room plan form, with a cross-passage. The east room was the service end, with a cross-passage to its west. The large inglenook fireplace here, with its ovolo-moulded beam, may be an insertion of the 1789 rebuilding, when this room became the kitchen. The room was now quite constricted, but would not have been so originally if the inglenook fireplace is a later addition. The cross-passage was separated from the service end by a partition (as indicated by the spine beam chamfer stop). Outside the rear south door was the original well. The central room would have been the hall, or main living room, and the big central chimneybreast suggests that it had an inglenook fireplace. The inner room, beyond the hall, must have been the parlour, which is surprisingly spacious, with its fine stone fireplace of c.1626-51. The 17th century house had bedchambers on the first floor, but as the roofline was much lower, these would have been set partly within the roof space, probably with eyebrow dormer windows in the thatched roof. The original 17th century A-frame roof structure of truss T1 survives, though was re-set at a higher level and re-worked in the 1789 rebuild.

The house was given a major upgrade in 1789, with a fine new front of high quality masonry. At the same time as the rebuilding of the house, the fine barn was constructed to the rear. The house roof was raised to give full-height rooms on the first floor, but the old-fashioned feature of the cross-passage was retained in its original position, and the front door emphasised by a date-stone. The cross-passage position implies that there was no rear east range at this date, though a building had appeared here by the time of the 1800 map. The current east range, with its fine arched doorway, may date from just prior to 1800, unless it is an early 19th century replacement of a previous late 18th century outbuilding. Given its location and the quality of its doorway arch, it seems more likely that this building was for carriages than for carts. Unfortunately, a search of the parish marriage registers in Rutland for a couple with the initials of the 1789 date-stone found no matching identity.

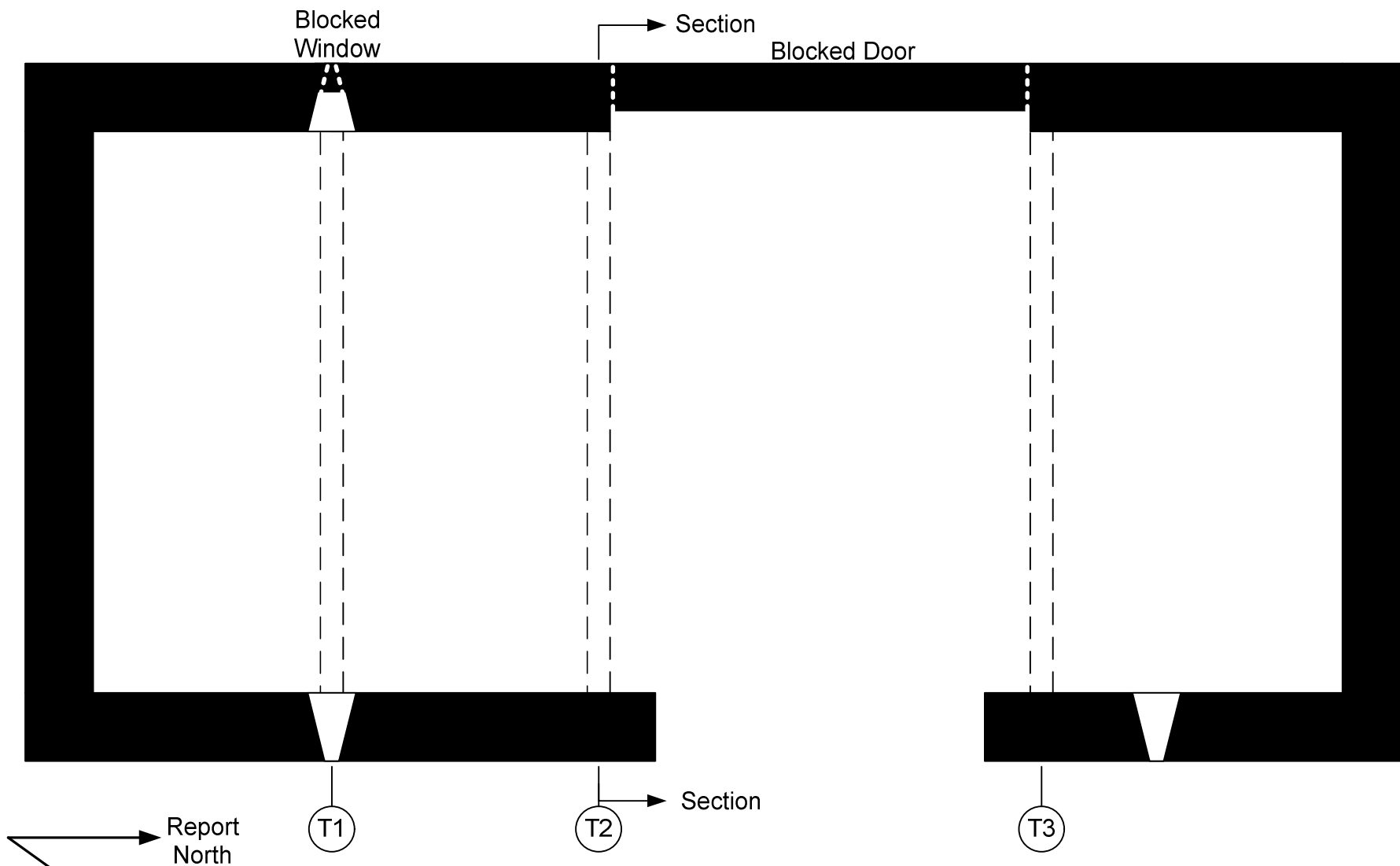
Around the mid-19th century, there was some further upgrading. The cross-passage partition was removed, the doorway blocked up, and a new front door inserted further west. The central room was made into an elegant entrance hall, with a plastered, segmental arched opening from the front doorway and a fashionable staircase. The room still served however as a living space, and received a new fireplace, with good quality timber surround. The parlour was upgraded, with a semicircular recessed cupboard, and probably a new fireplace front over the old 17th century stone surround. A fireplace was added to the west bedroom, with a new brick chimneystack to the gable – probably the first time that any of the bedrooms had independent heating.

Nick Hill
December 2013

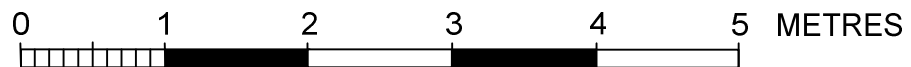


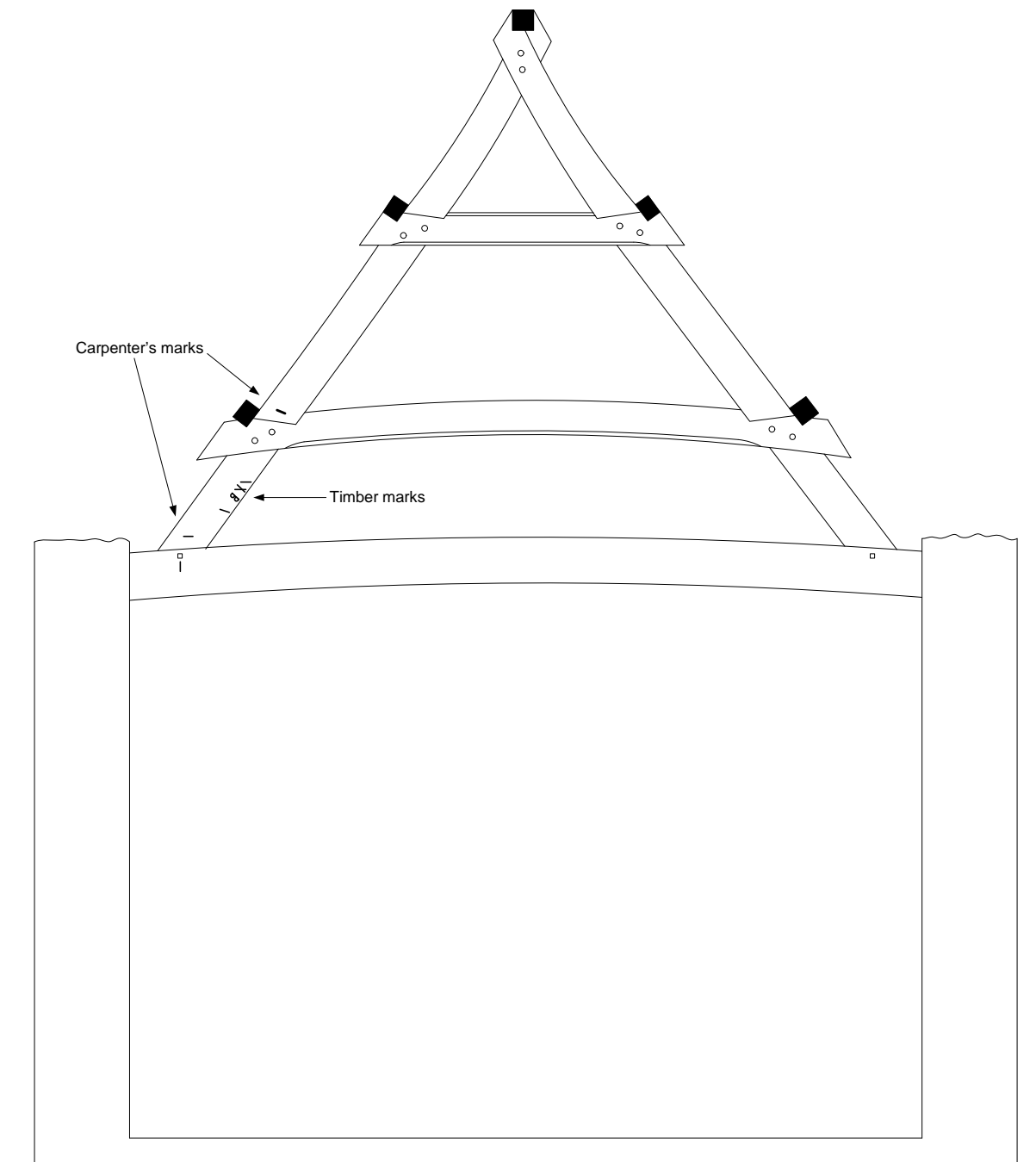


NH / RO October 2013



BARN TO SOUTH-WEST OF 45 MAIN STREET, CALDECOTT





SECTION – TRUSS T2 SOUTH FACE

BARN TO SOUTH-WEST OF 45 MAIN STREET, CALDECOTT





The north front



The adjoining covered access and attached buildings



The date-stone



Typical ground floor window to north front



Line of previous gable visible to east end



The main house from the south



The rear east block with cart shed archway



17th century stone fireplace to west room (parlour)



Inglennook fireplace to east room



The east room, looking north-west towards former front door and cross-passage



The early 19th century stair



Truss T1, west side



The barn to south-west, east front



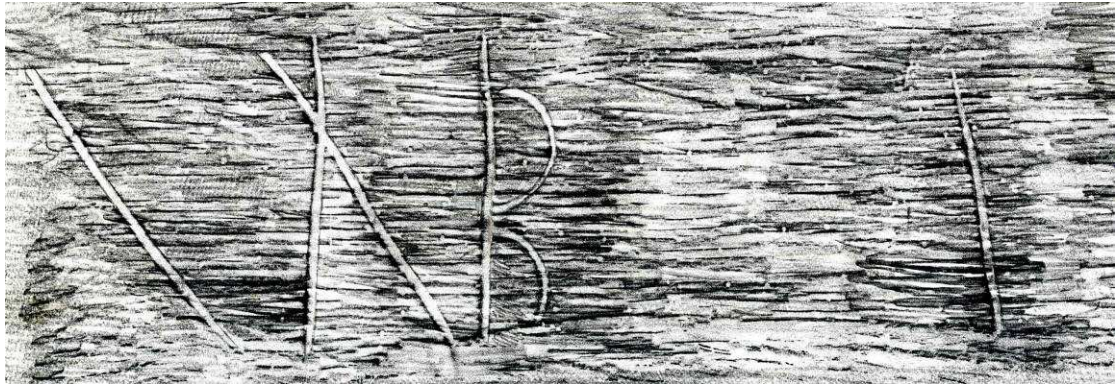
The barn, from the south-west.



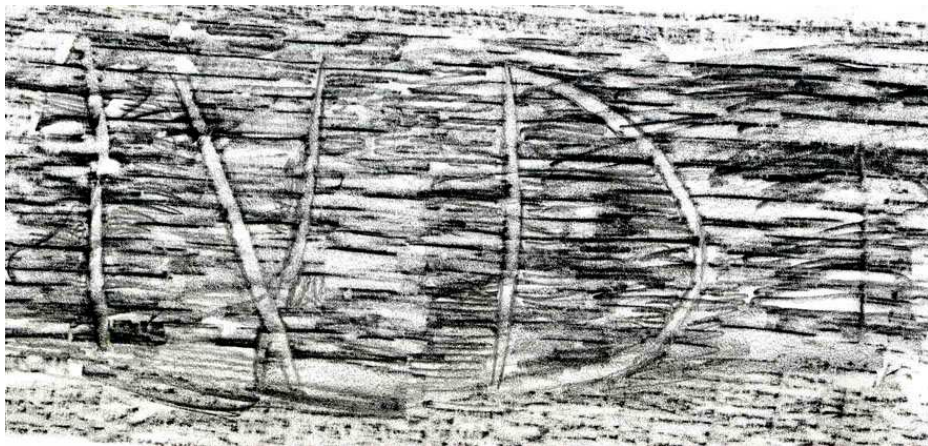
Lower collar joint to truss T2, south side



Unusual lumber mark on the west principal rafter of truss T2



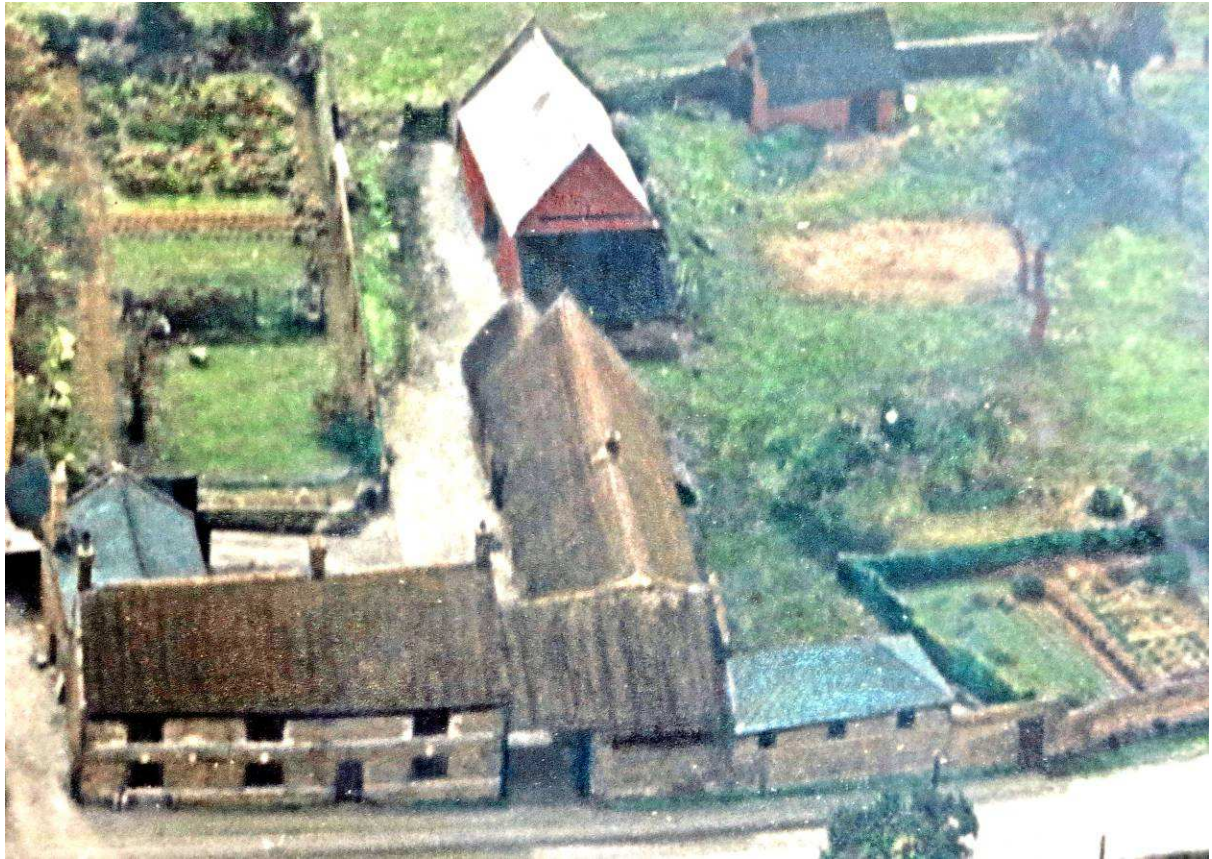
Rubbing of timber mark to the west principal rafter of truss T2



Rubbing of timber mark to the lower collar of truss T1



The former stables range to west, looking south-west



An aerial photograph of the site before it was redeveloped



Conversion works in progress in 2006



A photograph of c.1900



Outbuilding conversion works in 2006, from south-west



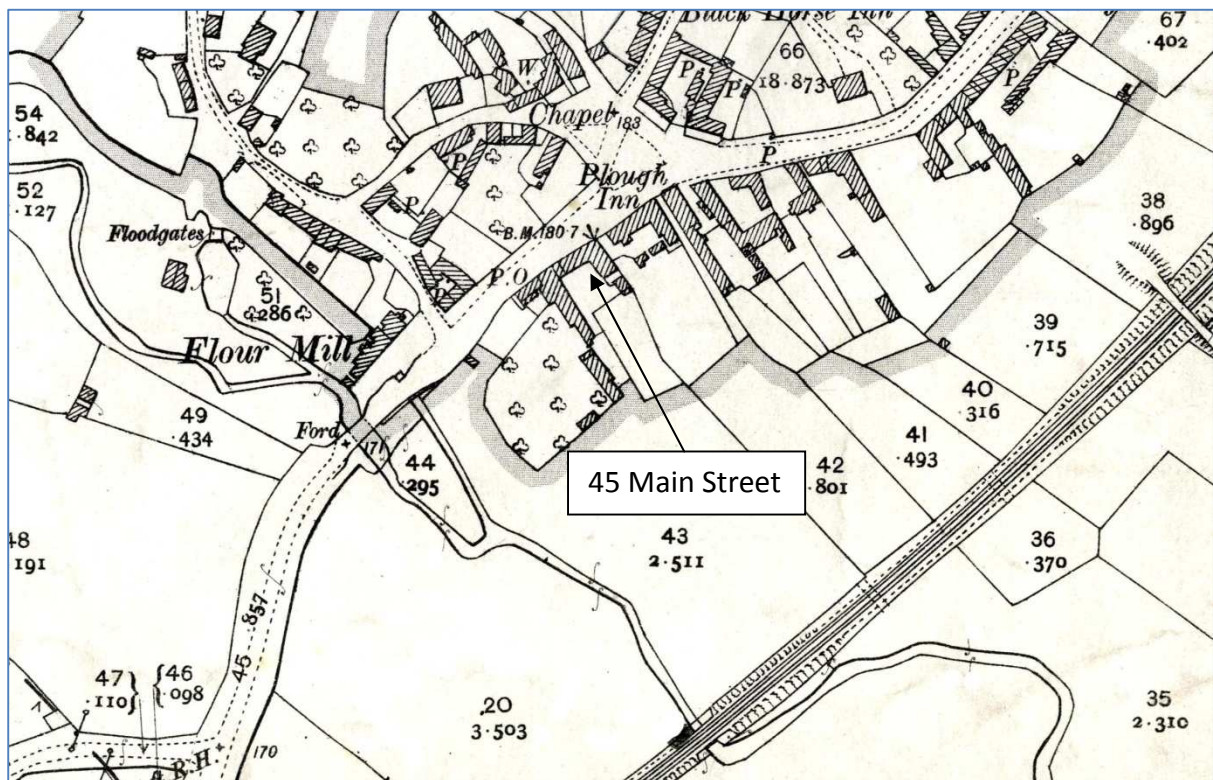
Interior of the outbuilding to west of covered archway, looking north in 2006



The wall and truss above which divided the covered archway from the outbuilding to its west, looking east



Caldecott Enclosure Map - 1800



Caldecott – OS Second Edition 1904