

Lyddington Manor History Society

Historic Building Survey

2 Main St

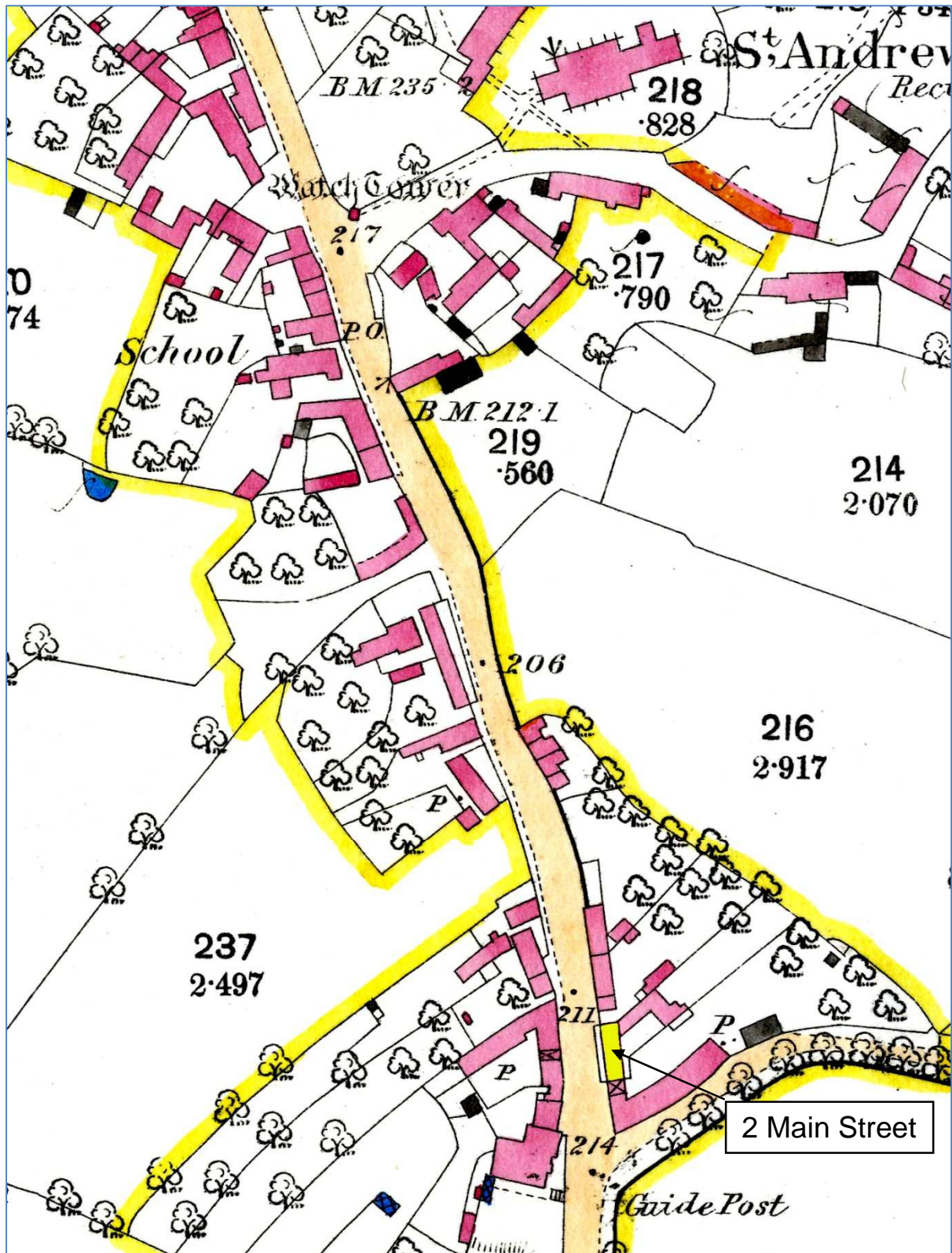
Lyddington, Rutland



Supported by

The National Lottery®
through the Heritage Lottery Fund





Location Map – 2 Main Street, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

2 MAIN ST, LYDDINGTON

Survey

Date of survey: 24th August 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

Despite its much later appearance, this house seems to contain fragmentary evidence of an earlier cruck-built structure, dating back to the 16th century or before. All that remains is a section of thick walling at the front, with an internal batter and a probable cut-off cruck blade, currently boxed in. It is interesting to find a house of late medieval date in this location, right at the southern extremity of the village. It seems likely that the house was rebuilt in the 17th century, with a typical 3-room and cross-passage plan. A remaining roof truss which has been tree-ring dated to 1745-50 indicates that the house was upgraded at this date, with the loss of most of the low-roofed cruck structure and new gable ends, with brick chimneybreasts. In the early 19th century the street frontage was modernised, with large sash windows and an unusual stone-built porch. The porch incorporated a new front door and panelling in the latest Regency style. Inside, the earlier cross-passage was blocked by a fashionable staircase with a sweeping mahogany handrail.

Site

OS Ref: SP874974

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

The house is located at the S edge of the village. It lies parallel to and adjoining the main village street, with Thorpe Road running along the S boundary. There was a good-sized yard to the rear with farm buildings, accessed from Thorpe Road, with further land to the E.

Materials

Coursed ironstone rubble, rendered to the front, with Welsh slate roof.

External features

The house consists of a single range, of two storeys. Abutting the S end is a former outbuilding, which has been converted for domestic use, with a raised roof.

The W front is rendered, with large, irregularly placed sash windows. Porch of limestone ashlar, chamfered 4-centred arch, cavetto-moulded cornice and block parapet. Plain, square plinth runs along the whole front, of the same limestone ashlar. Inside, the porch has a front door and timber panelling to reveals and ceiling – flush panelled, reed-moulded panels to lower and upper level, central large circular reeded panel, glass to door upper panel. Unusual detail, probably c.1820-40. The sash

windows (7 in total) are wide, 4/4 panes, no horns, moulded timber architraves and block cills – also earlier C19. Old photos of c.1905 and c.1910 show the house with a thatched roof, raised slightly over the 1st floor windows. There was also a single-flue stack to the centre, probably of stone ashlar, and a set of front railings.

N gable has good quoins, small ground floor window offset to E. Upper gable shows the raking line of gable before roof raising; the gable parapet and plain kneelers may have been added when the roof was raised, as the roof seems to have no verge parapet on an old photo of c.1910. Two-flue brick stack.

The S gable is blocked by the outbuilding. The gable parapet has kneelers with a projecting, moulded horizontal section of coping, suggesting a 17th century date. But on old photos of c.1905 and c.1910 the verge is of rolled thatch, with no gable parapet – so it seems this was brought in from elsewhere in the 20th century. Two-flue brick stack.

The rear E side is partly blocked by the former outbuilding which abuts at the N end. Well-coursed ironstone, corbelled courses at the top where the roof has been raised. At the S abutment to the outbuilding, there is only a partial straight joint, with no full quoining. The openings are rather irregularly set, with two 3-light timber casements to the first floor towards the S, two French window openings below, a large modern buttress, a tall modern stairs window and two modern windows to the N. Modern brick stack to NE.

Internal features

Ground floor

Central hallway with stairs at rear. Staircase with sweeping mahogany handrail, stick balusters, cut-string stair with scrolling pattern to tread ends, curved panelling to the inner return – all typical of early C19. The N room has a partition running N-S to the E side, forming a corridor. Old joists span W-E onto this partition, which must date with this placement of the joists, as they could not have spanned across the full width of the building. Fireplace in chimneybreast to N wall, of brownish marble, highly fossiliferous, thought to be from Derbyshire; flat marble slabs, with unusual mantelshelf, of doubled form with rolled front edges. Is this a later 20th century insertion? One would expect a fireplace for a kitchen here. Panelled cupboards to either side of the fireplace, and panelled linings to the interior of the sash window. In the SW corner of this room a section of wall steps out in thickness, and has a pronounced ‘batter’ to the internal face. At ceiling level, there is a short angled projection, boxed in. This is very likely to be a cut-off cruck blade, especially as these are often found in association with thick, battered walls.

The S end now forms a single, long room, but a cross wall has been removed. The N part formerly had a large fireplace, removed in the 20th century. Large stone-built chimneybreast is visible in the entrance hall, with plaster stripped; this shows that the chimneybreast is not bonded into the front wall, so it appears the front wall is earlier. The spine beam to the N part has a scarf joint with iron strapping, which indicates the presence of a former chimneybreast. The fireplace is said to have been of stone, and

was relocated to Bay House, Lyddington. The S part had a fireplace set flush in the wall thickness, now with a modern fireplace front. The spine beam above has ogee stops, of 17-18th century type. Floor joists to both rooms however are of fairly thin profile, so it seems the floor structure was re-worked in the mid-18th century or later.

Wall thicknesses: c.825mm to the thicker parts of the front W wall. The rear wall is c.660mm thick.

First floor and roof structure

The roof structure has all been replaced, with the exception of a single old truss, towards the S end. This truss is of A-frame form, with heavy principal rafters and a thin, tenoned collar. The collar is morticed with two closely-set pegs. The design was over-ambitious, and one side of the collar has broken away, so a further softwood collar has been added. The apex has a half-lapped, scissor crossing to take a horizontally-set ridge, with two large skewed pegs. The purlins were only 115mm wide, trenched into the back of the principals, and fixed with a single spike nail, not a peg. The timbers are of neatly sawn oak, all unchamfered. This roof structure design is an odd combination of newer technique with cruder, old-fashioned detail. Tree-ring dating has found that the three timbers which form the truss were felled in 1745-50.

In the roof void, the N gable can be seen to be stone-built, but incorporating an original chimneystack, of bricks c220 x 65mm. The stack includes a carefully built corbel to receive the original ridge beam (now gone). The raking gable has been raised in later, larger brickwork (when the roof was raised and thatch replaced). The S gable also incorporated a brick stack, with bricks of the same type. Here the stack is set to one side and the ridge is supported on a tall section of brickwork, set on a stone corbel at its base. The upper part of the stack and the raised gable are of later, larger bricks. It is clear that the gables, with their brick chimneybreasts, were rebuilt when the roof structure was replaced in 1745-50. Later, after 1910, the roof was raised and the top parts of the chimneystacks rebuilt, with the thatch replaced by slates.

Outbuildings

An outbuilding attached to the S gable was converted to domestic use in the late 20th century (1986 date stone). Blocked pedestrian-size doorway to front W wall, with small window to N, both now with concrete lintels; smaller window to S, with ironstone lintel. S gable and rear E wall much altered. Old photos show this was previously of one storey, with a wide doorway against the house and a Welsh slate roof.

A further range of single-storey outbuildings is attached, at an angle, to the NE corner – also converted to domestic use. The E end is now a garage and beyond this, running S, is a partly brick-built building, once a pigsty. A good stone wall runs around the S boundary to Thorpe Road. .

The 1804 enclosure map shows the house with outbuildings attached at both ends, forming a continuous frontage to Main St – but with no range running further to the

NE. There was also a large outbuilding beside Thorpe Road. (Traces of this can be seen in the surviving stone wall.) By the time of the 1848 map, the farmyard had been surrounded by buildings. The 1886 map shows that the outbuilding attached to the south gable of the house now formed a covered entrance way into the yard.

Date and development

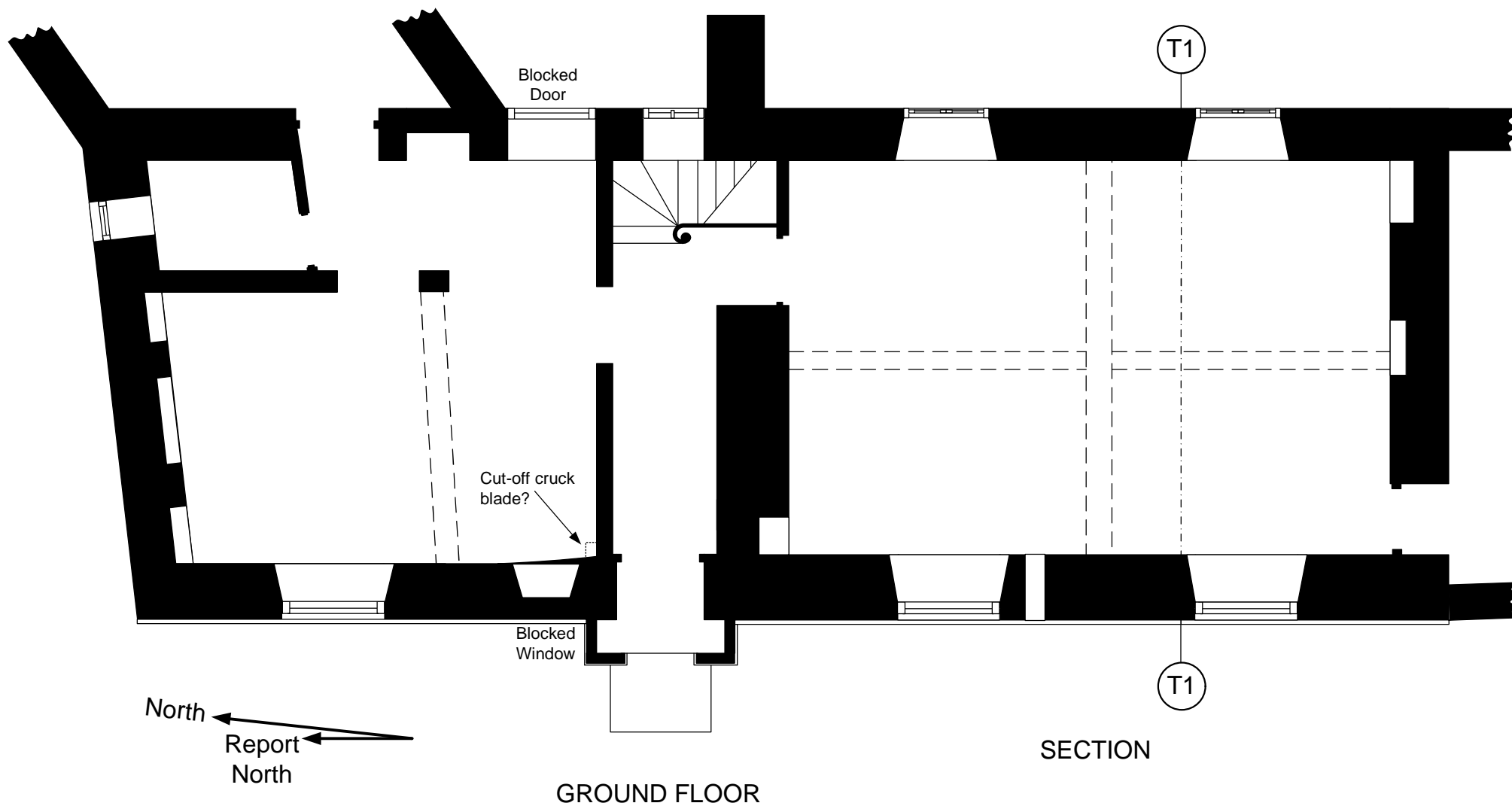
The thick front wall, with its internal batter to the N room and probable cut-off cruck blade, indicate the remains of a cruck-framed building, which would date from the 15th or 16th century. It seems likely that the cruck building was rebuilt, with stone walls, in the 17th century, though no clear dating evidence for this phase survives. The central fireplace and chimneystack seem to have been added rather later than the construction of the front wall, as there is a straight joint here. The 17th century house probably had a typical 3-cell plan, with cross passage, kitchen/service end to the N, hall/living room to the centre, and a parlour to the S.

In 1745-50 a major programme of work was undertaken, with a new roof structure, and rebuilding of most of both gable walls, incorporating brick chimneybreasts. This may well have been the point at which the cruck structure (which would have had a low roof eaves) was cut down and largely removed. Much of the first floor structure may also date from this period.

The house underwent major alterations again in the early 19th century. Large sash windows and a high quality doorway and front porch were added. A fine staircase was added to the front hall, probably blocking the former cross-passage.

In 1804 the property was held as copyhold by Thomas Pretty, Butcher, with an area of 1 rood and 31 perches. In 1848 it was held by Samuel Pretty and described in the schedule as 'Farm house barn stables sheds stackyard and garden', with a larger site area of 2 roods and 10 perches.

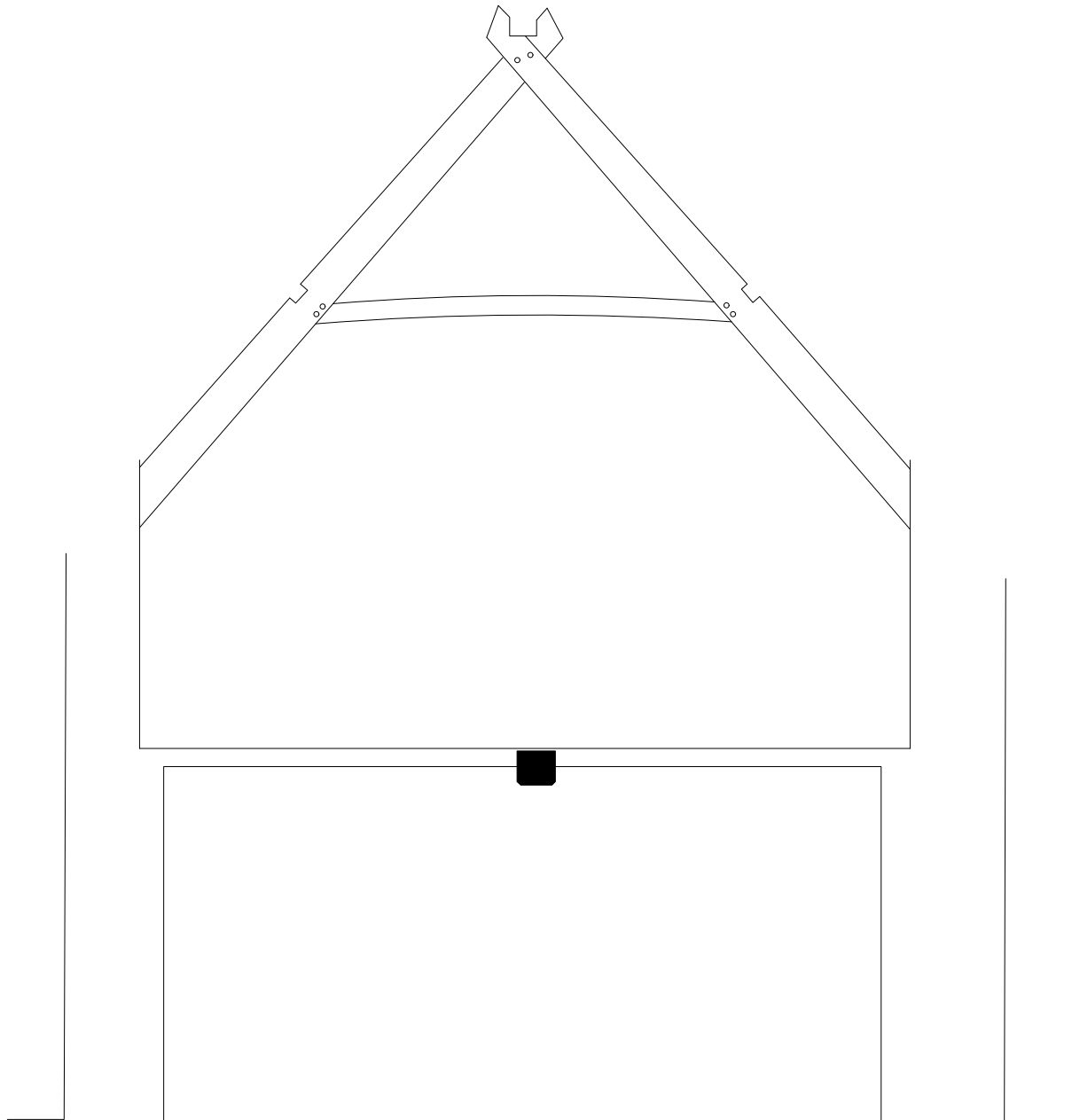
16th November 2013



2 MAIN STREET, LYDDINGTON

0 1 2 3 4 METRES

NH / RO August 2013



TRUSS T1 NORTH FACE

2 MAIN STREET, LYDDINGTON



NH / RO August 2013



View from the north-west



The rear east side



The front porch



The front door and panelling



The north room, looking south-west towards cut-off cruck



Cut-off cased-in foot of probable cruck blade



The staircase in the entrance hall



The south room, looking south



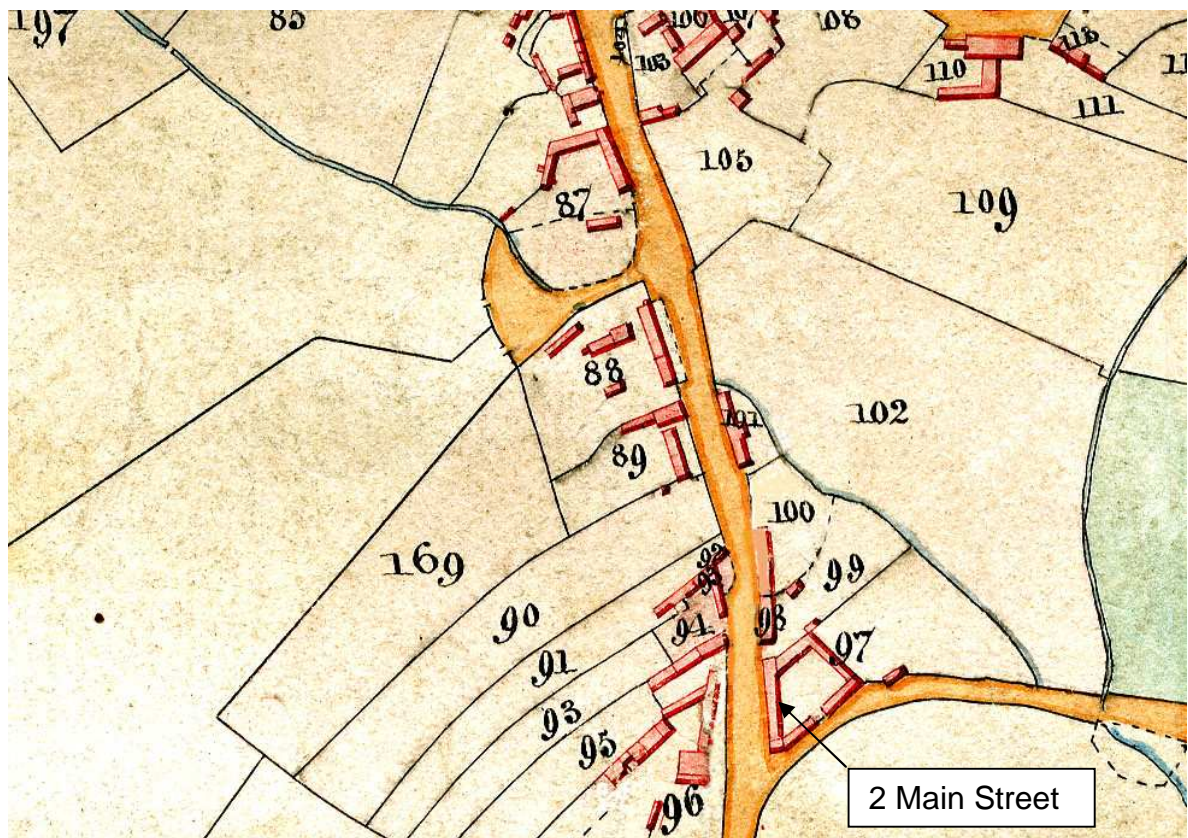
Truss T1 from the north

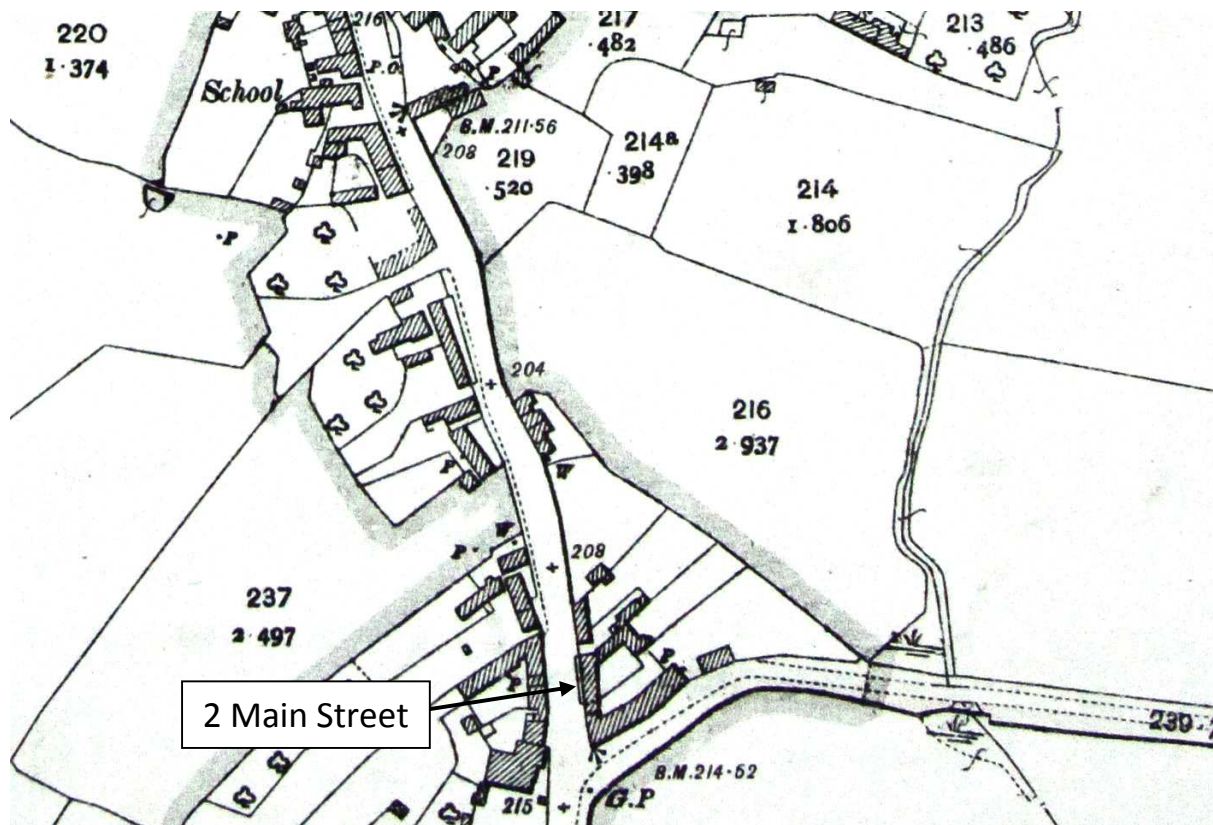


Scissors apex with skew pegs to truss T1



Photograph of *circa* 1910





Ordnance Survey 2nd Series, 1904