

Lyddington Manor History Society Historic Building Survey

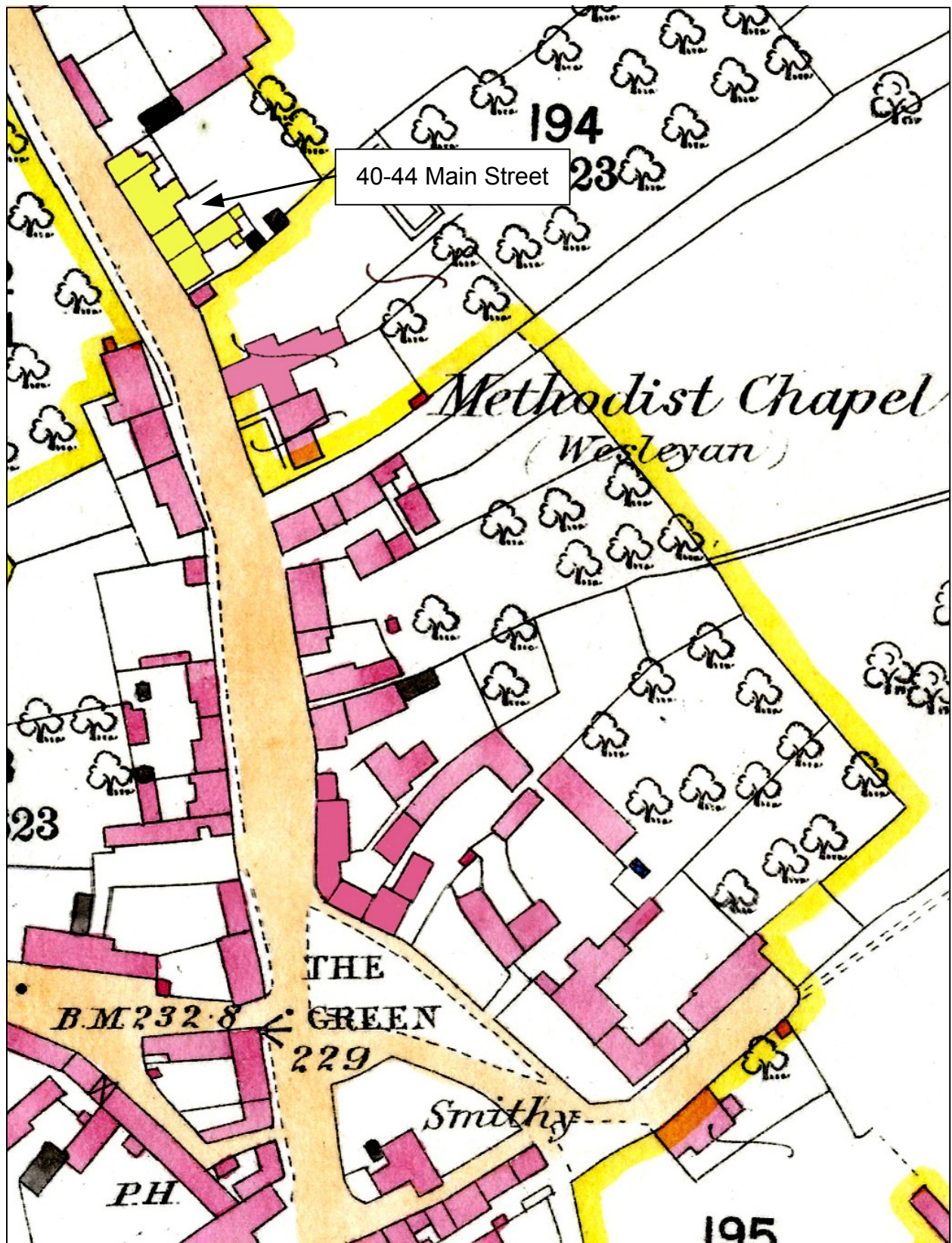
40-44 Main Street, Lyddington, Rutland



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Location Map – 40-44 Main Street, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

40-44 MAIN ST, LYDDINGTON

Survey

Date of survey: 1st March 2014

Surveyed by: Nick Hill & Robert Ovens

Summary

It seems there was a row of houses on this site from the mid-17th century, but the present row of three houses dates principally from the later 18th century. The work was undertaken by a Lyddington stone mason, Hugh Clarke, who was admitted to the copyhold tenancy in April 1765 and re-fronted most of the building in the same year, with fashionable masonry surrounds to windows and doorways. Hugh occupied the central section of the row (No 42), with his wife and young family, and proudly placed a date-stone over his front door, with his own and his wife's initials. His second son, James, was born in October that year. James continued in his father's trade and inherited the property in 1813.

No 44 at the south end served as a village bakehouse from around the late 18th century. Parts of a large bake oven, including several cast iron doors, survive inside.

Site

OS Ref: SP874973

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

A row of houses fronts the street, with 38 (Annette) at the S end, then 40, 42 and 44. Nos. 42 and 44 are now occupied as a single house (Holly Tree Cottage), with No 40 (The Bakehouse) a separate property.

Materials

Coursed ironstone, with roof of Welsh slates.

External features

Nos 42-44 now form a single long range, with a modern 2-storey and a single-storey extension to the rear. No 40 is a continuation of the 2-storey range, with the roof set slightly lower and modern extensions to the rear.

The W front has coursed ironstone rubble, of larger blocks to the ground floor of No 44 up to the front doorway of No 42, then of smaller stones. The front doorway of No 44 is set at the N end, with a smaller and larger window to the S. All three of these openings have arched lintels with triple, projecting keystones, of brownstone. The larger window was once the post office/shop window, and has the former shutter hold-backs to either side. The front doorway of No 42 has an unusual round-arched

head, formed of two quarter-round pieces with a projecting keystone. Above the doorway is a date-stone, with lettering cut on a shaped, projecting face:

C
HE
1765

The lettering is neatly cut, with well-formed serifs, but some of the horizontal lines are very thin, and not now visible (eg to the H). The documentary history does however confirm the lettering. To the S of the doorway is a 3-light window with a flat arch, formed of alternating ironstone/brownstone voussoirs, with a projecting keystone.

The coursed ironstone continues across into No 40, with no obvious break. The front doorway of No 40 is of round-arched shape like No 42, but formed of more neatly cut brownstone, with sloping impost blocks and a projecting keystone which has a pyramidal projecting soffit. To the S of the doorway are two timber casement windows with flat ironstone arches with projecting keyblocks. At the S end there are good quoins and a coped parapet, with a straight joint to the later abutting build of No 38 and single-flue stack of rebuilt brick.

There are 3 first floor windows to No 42-44 and two to No 40, with evidence of sloping sides to masonry dormers, before the thatched roof was raised and replaced in slate.

The N gable of No 44 is partly blocked by the adjoining agricultural building. Good brownstone quoins, gable parapet with plain kneelers; seating for single-flue stack, rebuilt in c.1900 brickwork. The eaves to the rear is now lower than that to the front. A similar 2-flue stack to the S end of No 42, at the junction with No 40. The rear E side of No 42-44 is partly blocked by modern extensions. To the S, coursed ironstone rubble, with French doors to ground floor and long 4-light window above.

The rear of No 40 is largely covered by modern extensions. To the S is a small section of single-storey coursed ironstone, with a slate roof over. This represents the surviving fabric of the bake oven projection (see plan of 1989), though the rear E part of the bake oven has been truncated, with new doorways and a window inserted.

Internal features

Nos 42-44

Ground floor

The front door of No 44 opens against the chimneybreast. Inglenook fireplace with high-set beam of re-used timber – a former floor beam, with empty joist mortices. Old pine cupboard fronts to recesses in the fire-back. Alterations of c.1990 removed the earlier stairs and cross-walls. A transverse beam near the former stair was removed and is now in the rear yard – deep chamfers and mortices for floor joists. One transverse beam remains, to the S of No 42 front door: chamfered, with ogee

stops to the W end only. At the S end of No 42 is another inglenook fireplace: a rough beam with small chamfer and run-out stops is set on quarter-round stone corbels.

The front wall near the N end is quite thick at 690mm, though walls elsewhere are c.550-600mm.

First floor and roof structure

Few historic features are visible on the first floor. Small, plain-plastered fireplace in slightly splayed chimneybreast to SW corner. Roof of modern softwood timbers, with stone chimneybreasts visible to the N and S ends in the roof void.

No 40

No 40 has an entrance passageway, divided from the main room to the S by a stone cross-wall. In the S room, the front wall and iron doors of the bake oven survive, though the oven openings have been blocked off and the structure behind is truncated. The oven wall is of coursed ironstone, with a splayed curve to the NE. To the N, two cast iron doors are arranged one above the other. Above this is a hot water tank and tap, with a flat stone lintel over. The upper doorway has the foundry initials: 'C & ? Co' – the middle letter not legible. To the main front of the masonry is a wide but short cast iron door under a shallow arch of re-set brickwork. This door would probably have been the principal opening into the main oven, but it is now blocked up behind the door. Below is another iron door with a flat stone lintel, presumably for the firebox.

The room has two transverse ceiling beams, chamfered with ogee stops to the E ends only. There is a fireplace with modern surround to the S wall, with a slightly projecting chimneybreast which has some large stone quoins (not shown on the 1989 plan).

Site history

The 1804 enclosure map shows the building as a long range with a projecting section to the NE. It was formed of two parts, both held by the same copyholder, Hugh Clarke. Plot 32 to the S was of 2 perches and plot 33 to the N of 1 perch. No 38 (Annette) lay at the S end of the row, a separate freehold property of 6 perches held by John Clark, with agricultural buildings to the rear.

The 1848 estate map shows a main range, and probably a small rear projection near the centre. Plot 17 to the S had Rosetta Barrett as copyhold owner and occupier, and was described as 'House bakehouse outbuildings yard and garden' of 21 perches. Plot 18 to the N had Rosetta Barrett as copyhold owner and William Inch as occupier, and was described as 'House and small yard' of 4 perches. To the E of plot 18 was plot 20, described as 'Garden', held as part of the larger property to the N by John Monckton Esq, with William Sharman as occupier. No 38 to the S end of the row has no plot number on this map, as it was freehold.

The 1886 1st edition OS map shows the whole row divided into 4 properties, presumably 38, 40, 42 and 44. No 44 at the N end was half the size of No 42. There are various extensions to the rear. The 1904 OS map is the same.

The manorial court rolls show that the copyhold (presumably of plots 32 and 33, comprising Nos 40, 42 and 44) was surrendered on 4th June 1764 by Thomas Barfoot Gent of Rolleston, Leics and Hugh Clarke of Liddington Mason was admitted on 1st April 1765 (the date of the date-stone). In 1802 three parts of the property are referred to, with occupants as (1) Richard Murdock, (2) James Morris (including the Bakehouse, ie No 40) and (3) Hugh Clarke and James Morris. After Hugh's death (he was buried at Lyddington on 25th July 1802) the copyhold passed to his wife Elizabeth in 1803, and to their son James in 1813. James held it until 1823, when the copyhold passed to his niece.

The parish registers record that Hugh Clarke married Elizabeth Broughton at Lyddington in 1757. They had two daughters, Elizabeth (bapt. 1758) and Mary (bapt. 1760), followed by two sons, John (bapt. 1763) and James (bapt. October 1765). A third daughter Jane was buried in 1774, probably as an infant.

The copyhold ownership of the property has been traced back into the mid-17th century. It was formed of two separate tenements, with different occupants. By 1713 John Chapman and his wife Elizabeth had the copyhold of both parts. John Chapman held much other property in Lyddington and Caldecott. He is noted in the 1710 Pollbook as a resident of Caldecott, and, with Beeby Vines, paid the fifth highest tax in Lyddington in the Land Tax of 1712.

Date and development

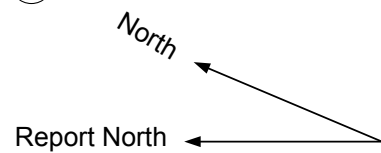
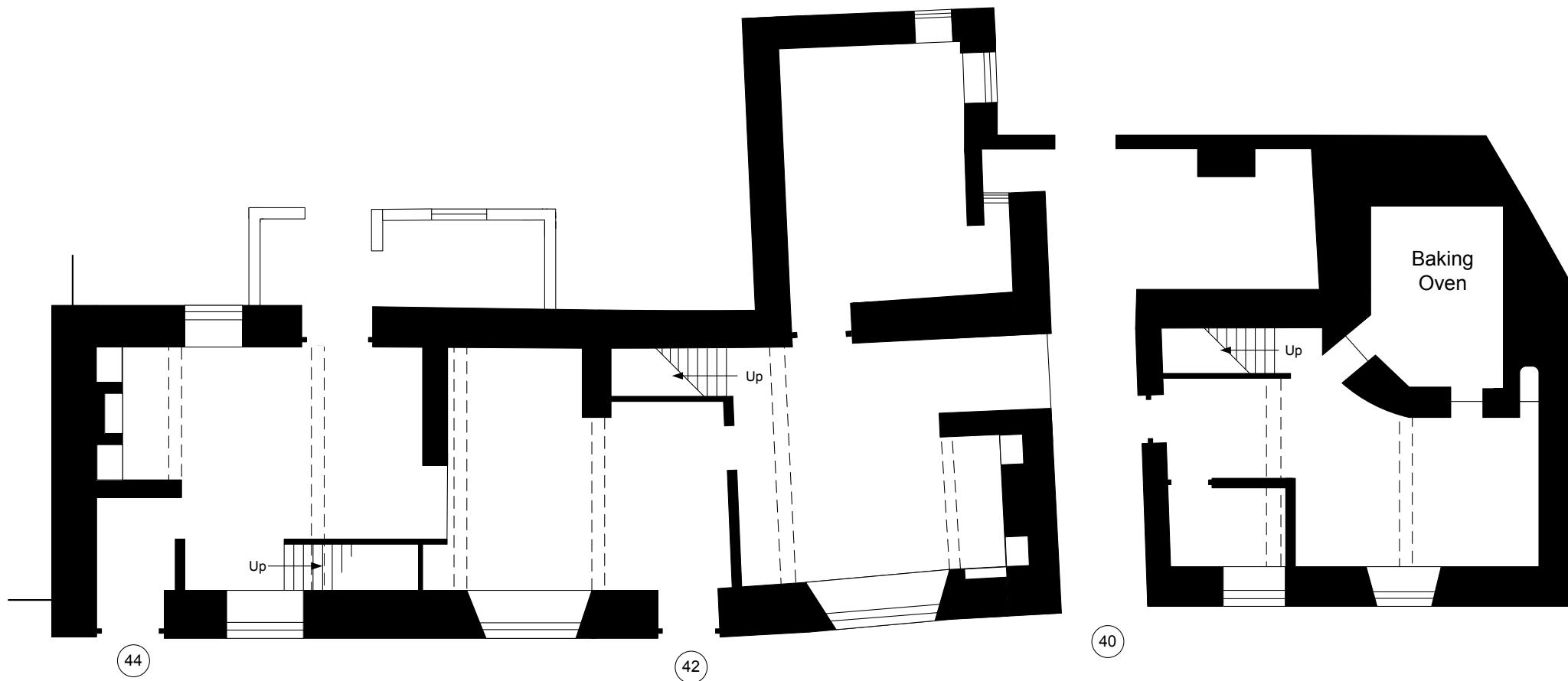
The variations in the masonry facing and alignment of the front wall, together with the 690mm thickness of the wall at the N end indicate that there were earlier buildings on the plot, which were subsequently re-faced. This also accords with the documentary history, which indicates that there was a house here from the mid-17th century, which may have been subdivided from the outset.

The row of buildings was much reconstructed by Hugh Clarke, after he took possession in April 1765. The uniform character of the masonry indicates that Hugh re-fronted the N end of the row, with a new doorway to No 44 and two windows in matching style. He also created the unusual arched doorway to No 42, and proudly placed a date-stone above it, with the initials of himself and his wife. The central section, entered by this doorway, must surely have been occupied by the Clarke family. It would have had two rooms on the ground floor. The main kitchen/living room (hall) was to the S, with an inglenook fireplace. The N room was unheated, probably a parlour, and there were two chambers on the first floor. It is odd that the window to the S of the central doorway is not of the same type as the two to the N.

The N end of the row, No 44, had a main room on the ground floor with an inglenook fireplace. It seems there was also an extension to the rear of one or both houses, as indicated on the 1804 map. The separate occupation of No 42 and No 44 is clear, as two front doorways were provided. No 40 was largely taken up by the bake-house,

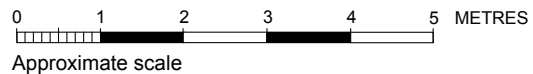
first mentioned in 1802. The front doorway to this section is a rather more sophisticated version of that to No 42, so it seems likely that the alterations here, including the creation of the bakehouse, were carried out by Hugh Clarke as a second phase of work in the later 18th century.

Nick Hill
Rose Cottage, Bringhurst
March 2014



GROUND FLOOR
40, 42 and 44 MAIN STREET, LYDDINGTON

Based on a drawing dated June 1989



NH / RO March 2014



View from north-west



The west front of no 44



The west front of No 42



The west front of No 40



Date-stone over the front door of No 42: CHE 1765, for Hugh and Elizabeth Clarke



The front doorway of No 42



Front left-hand window to No 42



Front right-hand window to No 42



Rear east side



Rear side of No 42



The north room of No 44 with front door opening against inglenook



Looking south in No 42, towards inglenook fireplace



The bake oven in No 40



Detail of oven doors



Oven door to north



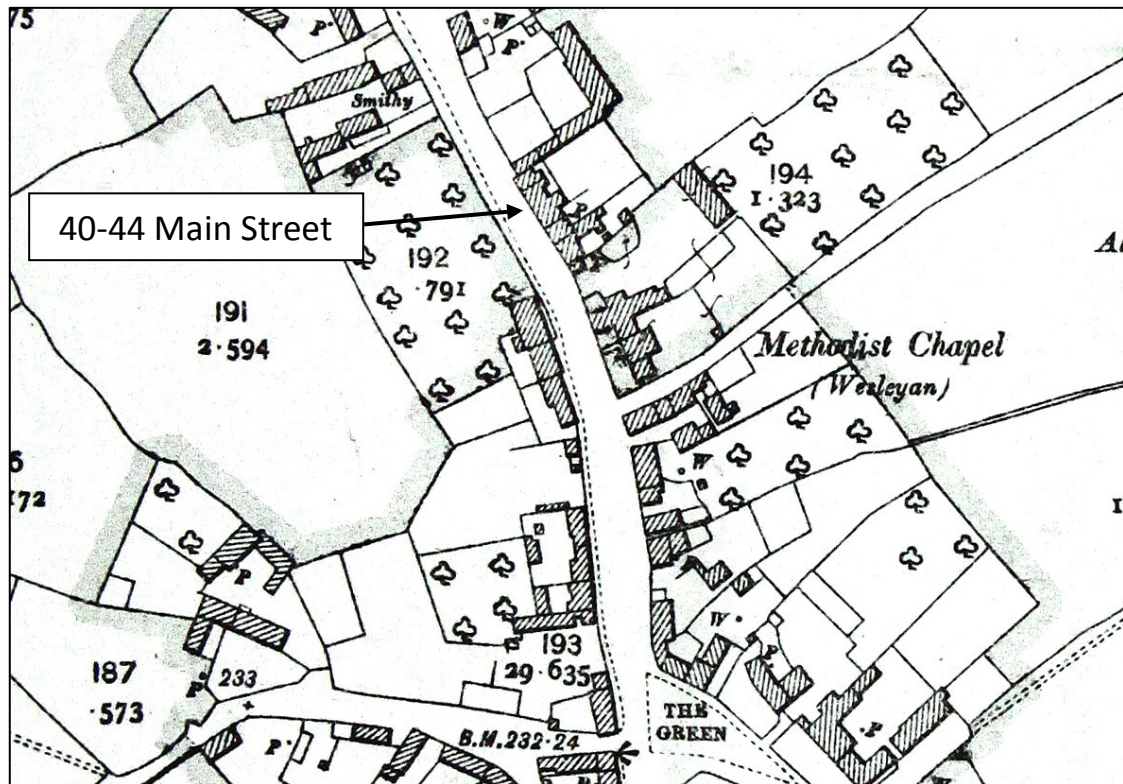
Detail of north oven door



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904