

Lyddington Manor History Society

Historic Building Survey

6 & 7 The Green

Lyddington, Rutland

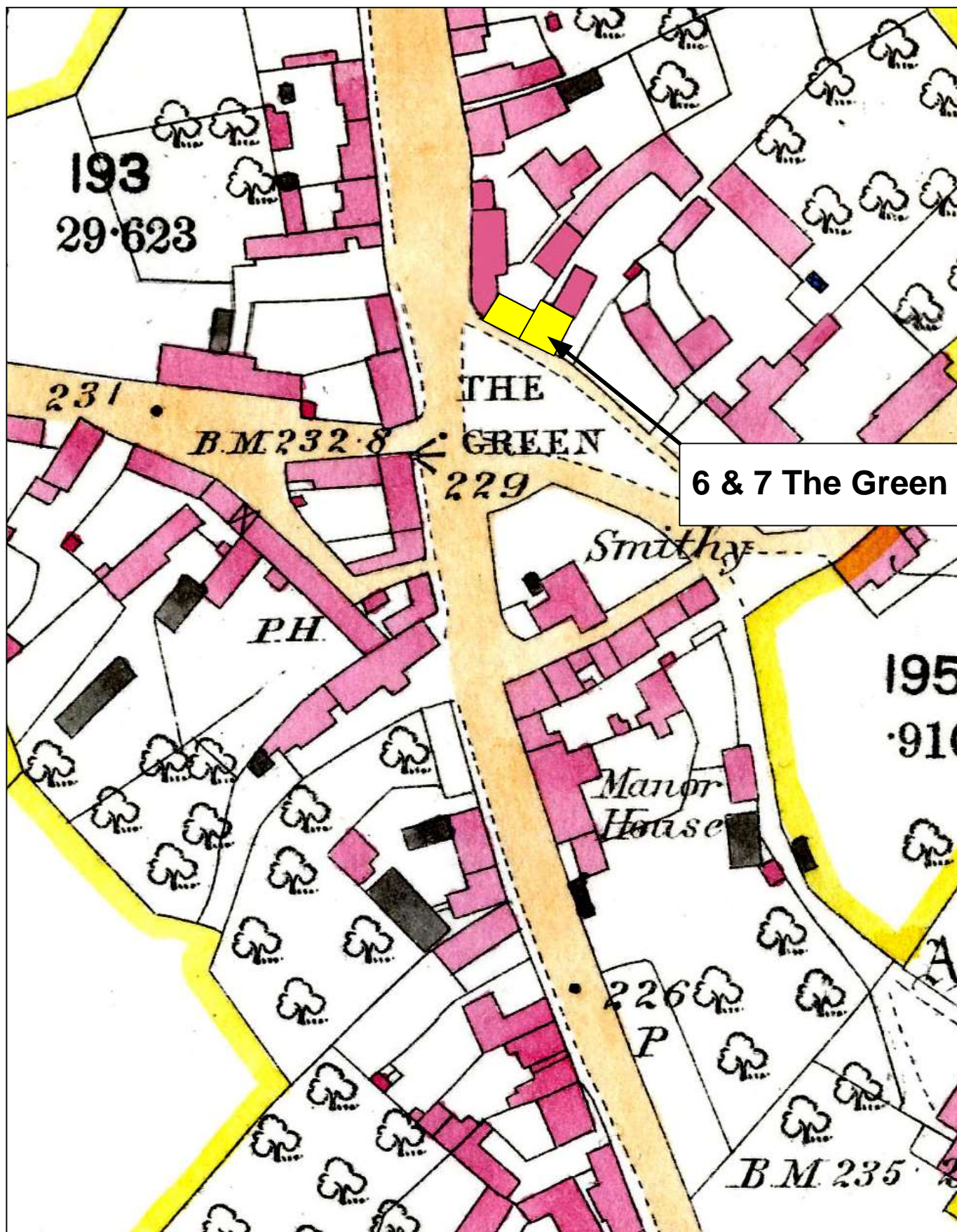


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Location Map – 6 & 7 The Green, Lyddington

(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

6 & 7 THE GREEN, LYDDINGTON

Survey

Date of survey: 15th June 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

These two properties form an L-shaped range, which probably originated as two separate houses in the 17th century, though it seems to have been occupied as a single unit from the late 18th century. No 6 was originally a good quality house of two-room, lobby-entry plan form, dating from c.1620-1660. It still preserves good stone mullion windows and a fine doorway, but the upper part of the front gable, a fine stone dormer and the original chimneystack were lost during the 1950s, when the present hipped roof was fitted. An exceptional survival is the original oak-boarded front door, of unique central-folding design. Inside, the parlour has a fine stone moulded fireplace and the hall retains evidence of its inglenook. The A-frame roof structure is a later replacement, tree-ring dated to 1755. No 7 has a few traces of earlier fabric, but was much altered in the 18th century, becoming a double-fronted two-room house.

Site

OS Ref: SP875797

Orientation: For report purposes, the front towards The Green is taken as facing S.

This building forms two houses. No 6 is set at right angles to The Green, and No 7 abuts the W side of No 6, with its main front parallel to The Green. The S part of No 6 was taken over by No 7 in the later 20th century. To the rear of both houses are gardens, which once formed yards with various outbuildings.

Materials

Coursed ironstone rubble and limestone dressings, with roofs of 20th century tiles.

6, THE GREEN

External features

The building now consists of a 2-cell block of 2 storeys, with a large central chimneystack. Early photos show it was originally 1½ storeys, but the roof was raised a little when the thatch was replaced.

The front S gable has well-coursed ironstone walling, with good ironstone quoins to the W, though rather smaller ones to the E. Note that the W quoins are in line with the inner face of the W wall of No 6, not its outer face. This might suggest that No 7 precedes No 6, or that there has been some alternate rebuilding – though the insertion

of a doorway here (see below) has also confused matters. 4-light ovolo-moulded mullioned window of Ketton limestone with cavetto-moulded cornice to ground floor – the central mullion of the same size as the others. 3-light mullion to 1st floor, which has lost its cornice. The whole upper part of the gable was taken down around the 1950s and replaced with a hipped roof, as it leaned inwards severely. Early photos show a fine gable, with moulded corbels, kneelers, a coped parapet and a good-sized single-light stone window to the attic, with cavetto-moulded cornice. Also visible on early photos is a doorway, squeezed tightly up against the W side of the front window, of which no trace is now visible. Its relationship to the window indicates it was an insertion, presumably related to subdivision of the house. An old photo shows the doorway was removed prior to the removal of the upper gable.

The E side has coursed ironstone walling, slightly more irregular than the front, with an area of patching in well-squared blocks above and N of the doorway. Fine central doorway of Ketton stone, 4-centred arch head, cavetto/chamfer moulded jambs, high rounded stops, cavetto-moulded cornice. The head has little weathering and has probably been replaced, before the 1913 Henton photo, where it appears brighter than the other stonework. See below for the original timber-boarded door. To the S of the doorway, there are now two large ground floor windows, with a large and a smaller window to the first floor. These are all post-1913 insertions. The Henton photo of 1913 shows that there was formerly a single 3-light window to the ground floor here, of timber, but with a cavetto stone cornice, indicating that it originally had stone mullions. Directly above this was a fine stone dormer window, a 3-light mullion, with a cavetto hood mould with dropped ends. The dormer gable had moulded corbels and a parapet coping. In the upper gable the photo shows a large recessed panel surmounted by a cornice, with what appears to be a clock face in its centre. To the N of the doorway on the ground floor is a 3-light timber window with a flat ironstone lintel, which has keystone ends, supported on jamb blocks with sloped abutments; central opening casement on pintle hinges. This looks of around early 19th century date. Directly above on the 1st floor is a similar 3-light window. The former sloped sides are visible, indicating this was an eyebrow dormer in the thatched roof, before this was raised and replaced. At the N end, tight against the gable end, is a doorway with a flat ironstone lintel, the S jambs being only of rubble – probably an early 19th century insertion. Between the doorway and the 3-light window is a blocked opening of a former window. Single light modern window to 1st floor above.

The N gable has good ironstone quoins and kneelers, with the remains of an ironstone coping to the parapet. There may have been moulded corbels before the 1950s re-roofing. Ground floor has central 2-light timber window with flat ironstone lintel. Another modern inserted window to ground floor, and two to 1st floor. No evidence is now visible of a former attic window.

The W side is blocked towards the S end by the main block of No 7, and also a small later rear extension. Near the centre of the visible section of wall, there is a disjunction in the stone coursing and kink in the line of the wall. This suggests some rebuilding, though the rationale for this is not clear. The stone to the S has more irregular coursing, so may be older. The ground floor has a 3-light timber casement window, with bead-moulded timber lintel. S of this, part blocked by the extension to No 7 is a small rectangular stone window with chamfered jamb and head, clearly a former angle window. The head is of ironstone, the jamb of shelly (not Ketton)

limestone. 1st floor has a single-light window with some older-looking jambs and a timber lintel, plus a modern inserted dormer – the eaves was not raised to this side when the roof was replaced. .

The central chimneystack was rebuilt in brick as a 2-flue stack around the 1950s. The Henton photo of 1913 shows it was originally a fine 2-flue stone stack, with chamfered plinth and two ashlar slab stalks. A third flue (for a bedroom fireplace) had been added to the W, in brick.

The oak-boarded front door needs special mention. It appears to be the original 17th century door, surviving complete with its hinges. An extremely rare feature is that the door was designed to fold in half, like a window shutter. The door is of double-boarded construction. The front boards are vertical, some of tapered form (which allowed maximum use of timber). The back has continuous horizontal boards, rather than the usual ledges. The front boards are mostly jointed with overlap rebates, with bead and astragal moulding, though the central hinged joint is square-edged. The front has large-head nails, closely but irregularly set. Strangely, very few of these can be seen clenched over on the inner side, so the fixing together of the front and back boards is quite sparse. Two thick, short strap hinges with rounded ends, on stout iron pintles, are set into the masonry surround – all probably original. A notch cut into the door below the pintles allowed the door to be fitted, or taken off for re-fitting. There are no holes for a previous set of hinges. The rear boards include a few narrow boards. The central flap joint has three big flat hinges, fixed with nails, with large knuckle joints. The door latch has a drop handle with shaped back plate, now fixed with slot-head screws. Inside, there is a plain latch bar and hasp. The latch may have been renewed or at least re-worked, though it is probably in its original location, set on a thin, slanting and recessed piece of boarding. Just below the latch is a timber lock case. It is plain, now fixed with slot-head screws, and is in working order, complete with key. However, it is probably a later replacement, as there is a blocked keyhole above the door latch. Lower down, there is an early door bolt, of plain round section, fixed with two drive-in hasps. The half-fold in the door is not set in the centre – the outer part is rather wider than the inner one.

The reason for this highly unusual feature may be that wider clearance was desired in the small entrance lobby, against the central chimneystack, so that the open door did not partly block the doorway leading into the north room. The only other reason would be that the front door could be half-opened, instead of fully opened, but this would serve little purpose. No other examples of this feature have yet been identified.

Internal features

Ground floor

The central front door led into a small lobby, leading into rooms to left and right. The S room is now part of No 7, with the doorway to No 6 blocked off. It has a large, impressive fireplace of Ketton stone, offset towards the W. 4-centred arch, ogee and cavetto mouldings, high rounded stops. The outer surround has been hacked back, so any cornice/mantel projection has been lost. The fireback has been built up and the flue closed off. Transverse beam, chamfered, no stops.

The north room has a fireplace to the S wall, with an inserted chimneybreast, deep cupboards to either side, and a modern fireplace front. This was clearly a wide inglenook fireplace (as also indicated by the blocked inle window to the W wall). Transverse beam, chamfered with good ogee stops. The N part of the ground floor has been subdivided with modern partitions and an inserted staircase. The N part has two beams with modern casing-in, with no evidence visible as to their date. The understairs door is of old type, with oak boards and strap hinges.

Wall thicknesses: the E wall is 700mm thick, with a distinct internal batter. The W wall is 550mm thick, the S gable 845mm and the N gable 550mm.

First floor and roof structure

The main roof structure survives to the N of the central stack, but has been largely replaced around the 1950s to the S. The N part has a single truss T1, set centrally between the stack and the N gable. This is an A-frame truss, with lower and upper collars, both plain-lapped and pegged. The principal rafters (tree-ring dated to 1755 as below) are fairly slender and very neatly squared. Scissors apex with seating for square-set ridge. The pegs are mainly square-shaped to their heads. A few carpenter's marks, of short (c.20mm), neatly chisel-cut type, are visible, though there were no marks to the W principal/upper collar joint. Set on the back of the principals, the lower purlins to the S bay are both bead-moulded on their lower corner. A peg with a pointed tip, which fixes the purlin to the principal, can be seen to the E side. The upper purlins to the S bay are notched into the collar. All four purlins to the N bay are rather crudely set above the S purlins, which have square-cut ends, without any jointing for an earlier, more neatly-set N purlin. Quite a number of ash pole rafters survive, fixed to the purlins of both the N and S bays. There are also thatch battens of split ash poles, and some surviving straw/hay rope and old twine, used for fixing timbers and the thatch.

To the south, against the central stack, a thin, crudely shaped principal rafter supports the lower E purlins. The principal runs up to the stack but is then cut off. A short length of purlin is visible running S of the principal, in line with the bead-moulded purlin, but of rougher section. A second truss was located midway between the stack and the S gable, but only the lower boxed-in E side of this is visible, with the upper part all cut out.

The central stack is of stone to its lower parts, but rebuilt in modern brickwork above, with an added flue of modern brick on the N side. The inside face of the N gable is of stone, with a built-in oak plate to receive the upper purlins.

7, THE GREEN

External features

This part of the building now consists of a 2-cell block of 2 storeys, with a central front door.

The S front wall has neatly squared and coursed ironstone rubble to the W part, but less regular rubble to the E, with an irregular joint line just E of the doorway. Although the building butts up against No 6 to the E, there are good quoins to the corner. The ground floor E section has the surviving jambs and cill of Weldon type limestone of a 3-light mullioned window, but a smaller window has been inserted into this, with a flat ironstone lintel, with projecting keystone. The central doorway and the W ground floor window have similar flat stone lintels, though the keystones here have a double projection. The two 1st floor windows have modern lintels. Early photos show that all four windows were renewed in the earlier 20th century, but these replaced previous timber windows in the same masonry openings.

The W gable has well-squared ironstone, with good quoins. It is partly blocked by the outbuilding which abuts against it, at an angle. Plain ogee-shaped corbels, kneelers and coped parapet, with seating for a 2-flue brick stack (rebuilt). There is also a central single-flue rebuilt brick stack.

The rear N wall has irregularly coursed ironstone to the E, with a joint line where it meets the rebuilt W part. The upper part of the E wall, above an offset, is also more regular, a later build. There is a small, fairly modern lean-to extension in the internal corner with No 6. W of this, the window was formerly a doorway. There is another window on the ground floor to the W, and two windows above. The W part is blank.

Internal features

The ground floor E room has two transverse beams. Both are chamfered, though stops of ogee type are visible only to the S end of the W beam. The W wall has a chimneybreast with modern fireplace. To the S of this room is an inserted stair. The W room has a shallow chimneybreast to the W gable and a transverse, cased beam.

The first floor has no features to note except the shallow chimneybreast to the W wall, with fireplace blocked off. The W end floor level is set c.225mm above that of the E part, another indication that the W end has been rebuilt. The roof structure has been entirely replaced in the 1950s. In the roof space, the inside of the W gable has been largely rebuilt in brick, but incorporates some earlier stonework. The central crosswall is of half-brick (125mm) thickness, though masonry of the chimneystack survives in the roof space. The stack masonry indicates that this did not form a gable end wall, as the N and S walls adjoining the stack are fairly thin.

Wall thicknesses: 500mm to front S wall, 530mm to rear N wall.

Outbuildings

The 1886 OS map shows quite a number of outbuildings, of which only parts remain. No 6 had a long, narrow yard, with outbuildings along the W boundary. The W wall of these buildings remains as the boundary wall, with several phases of buildings evident. The building at the S end also retains its S gable wall, with good quoins. Further N, there is another small roofed section of building, and this abuts a set of very well-constructed stone walls, which formed a good quality square-shaped building. Beyond this, the footprint of the W-E building shown on the 1886 map is

still evident in the lawn, with raised humps indicating former walls. Against the E boundary, near the house, is a brick-built privy.

No 7 has a range of two outbuildings which abut to the NW, running around the splayed corner. The splayed section seems to be a later addition, but the straight section to its NW, probably reduced in height, contains the remains of a chimneybreast on its S gable wall. Beyond this, two further sections of lost outbuildings are delineated by straight joints, and shown on the 1886 map, running up to the yard gateway. Beyond the gateway, the house at No 26 (Rowan Cottage) is now a separate property, though the 1886 map shows it as part of the same plot. In the middle of the yard was a T-shaped building, not shown on the 1848 map, of which some brick-built parts remain.

Tree-ring dating

Tree-ring dating samples were taken in 2014 by Robert Howard of Nottingham Tree-ring Dating Laboratory from the roof timbers. Two samples from the principal rafters of truss T1 retained complete sapwood and gave a precise felling date of 1755. The roof structure was evidently replaced at this date.

Site history

The 1804 enclosure map shows No 6 as a long block, with a projection to the W, in the angle between No 6 and No 7. No 7 is divided from No 6 by a line. No 6 is shown hatched, ie in domestic use, but No 7 is less clear, and may be shown dotted ie as non-domestic (though this would not be consistent with the building form as understood at this date). The numbers on the 1804 map and the accompanying schedule seem to imply that No 6 and No 7 were in single ownership at this time. Plot 18, which included No 6, and probably No 7, had John Marvein as the copyhold owner, and an area of 1 rood and 2 perches (ie 42 perches). Plot 19, shown to the N of Nos 6-7, though with no clear subdivision on the map, had Thomas Pretty (Cordwainer) as copyhold owner, and a much smaller area, of only 7 perches. On Plot 19, a row of three small dwellings appears to be indicated, which must have preceded the later outbuildings in this location.

On the 1848 estate map, No 6, and perhaps No 7, are indicated as Plot 12, but described in the schedule as 'House and small yard' of only 7 perches, with Ann Marvin as copyhold owner and Thomas Muggleton as occupier. Plot 13, to the NE, described as 'Barn stables hovels garden yard & Orchard' of 1 rood 15 perches, also had Ann Marvin as the copyhold owner, and the occupiers as Ann Marvin and Thomas Muggleton. To the N, with no subdivision indicated, was Plot 14, which included what is now No 26 (Rowan Cottage). This was described as 'William the 4th Public house barn stables sheds and other outbuildings', of 1 rood 19 perches in area, with copyhold owner and occupier John Thomas Iliffe. It is unclear whether Plot 14 now included some of the buildings to the N of No 7, or whether these were part of Plot 12 (though the small area of this plot suggests the former). In either case, the schedule indicates that the dwellings shown on the 1804 map had now passed into non-domestic use.

The 1886 1st edition OS map shows No 6 and No 7 with numerous other adjoining buildings. The division of ownership across the plots is unclear, but suggests that the

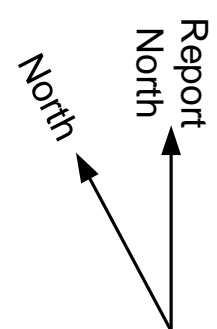
holding to the N (now No 26) had the main outbuilding range to the N of No 7, together with the yard to its rear.

Date and development

No 6 clearly formed a house of significant quality, with good masonry features. The original building was of lobby entrance plan form, with a central doorway and two large ground floor rooms to either side of the central chimneystack. The features suggest a date of 1620-60, though the roof structure, with its plain, slender and sharply-cut timbers was replaced around a century later, in 1755. The south room, with a fine stone fireplace, was the parlour, lit by stone-mullioned windows in the south and east walls. The north room was the hall, with a large inglenook fireplace for cooking, lit by an angle window in the rear wall. The location of other windows here, and any rear doorway, is unclear. Both of the ground floor rooms had transverse ceiling beams at their centres. As the hall is too long for joists to span from the transverse beam to the north gable, the north end was probably partitioned off, for a service room and perhaps the stairs. Upstairs, there was a good bedchamber at the south end, lit by the 3-light mullioned window in the south gable, and another which formed a dormer to the east. The north end would have provided space for a further chamber, though it seems neither bedroom was heated originally. There was storage space in the attic over the south bedchamber, lit by a window in the gable. This house was probably built against the plot boundary to No 7 on the west. Its orientation, with gable to the front, was probably dictated by the narrow plot width, with frontage only for the gable and entry to the rear yard.

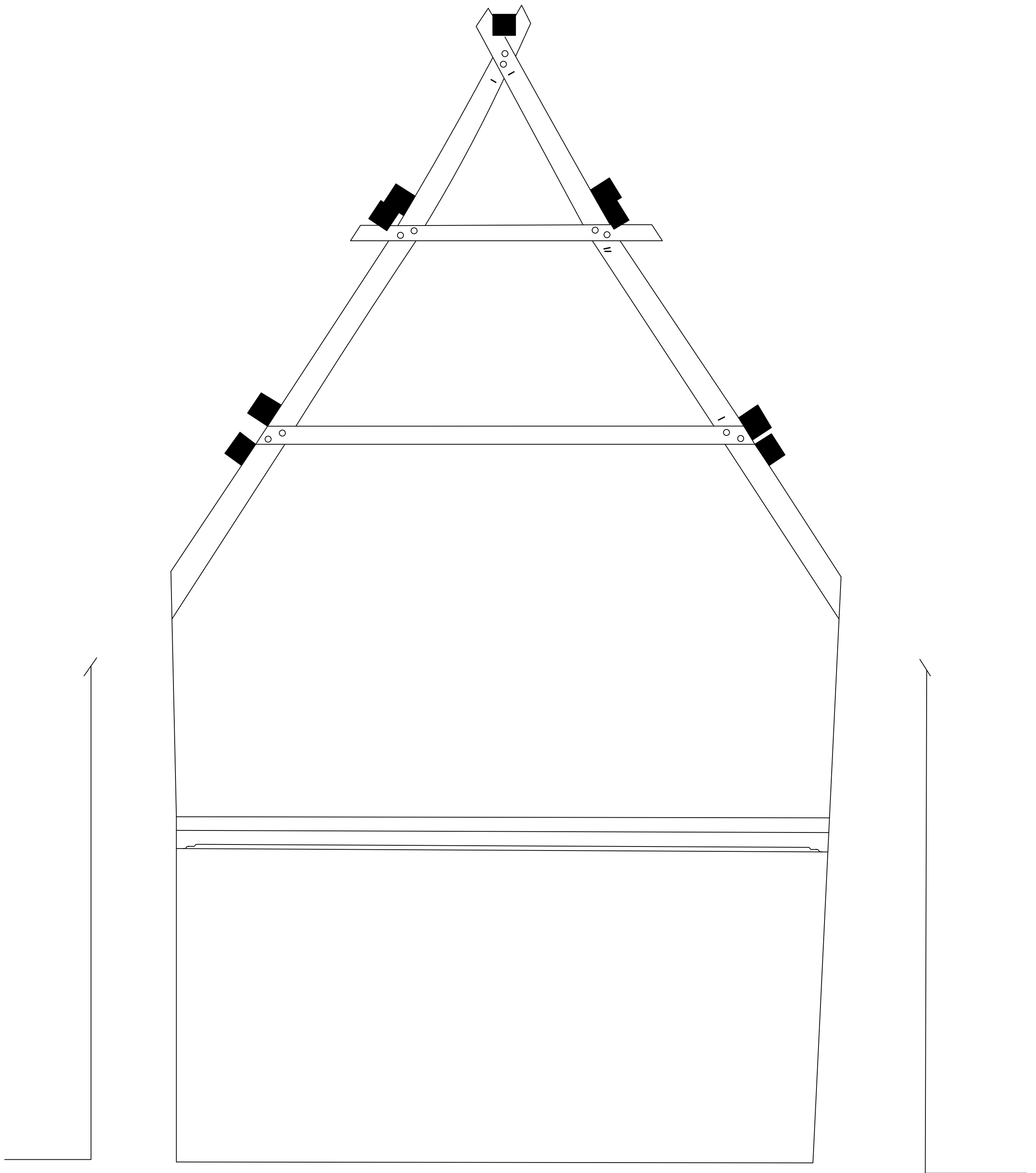
The relationship between No 6 and No 7 is unclear, as No 7 has been so much altered. It seems likely that No 7 was originally a separate house, though the overlapped masonry at the junction of the two buildings could suggest that No 7 pre-dates No 6. The earliest parts of No 7, to the eastern section, date from the 17th century, with a stone mullioned window and ogee-stopped beams typical of this period. The original house probably extended roughly to its current footprint, though its plan form is unclear. The western half was rebuilt around the later 18th century, to judge especially from the keystoned flat lintels to the windows and doorway. The eaves of the earlier building were also built up, with two new windows in the eastern part of the front wall, to match the two windows in the new-built west end. The building now had a symmetrically arranged plan, with a central front door, a hall/kitchen to the east and a parlour to the west. The back door was probably towards the east end of the hall/kitchen, where there is now a window. Above the parlour was a heated bedroom, though the second bedroom was unheated. By the time of the 1804 map, it seems that No 7 had been subsumed within No 6, though it is unclear how this extensive L-shaped range would have functioned as a single house.

Nick Hill
Rose Cottage, Brighthelm
August 2015



6 & 7 THE GREEN, LYDDINGTON





SECTION – TRUSS T1 SOUTH FACE
6 & 7 THE GREEN, LYDDINGTON



NH / RO June 2013



View from south-west



Outbuildings to north of No 7



The east side of No 6



View from the north



The rear north of No 7



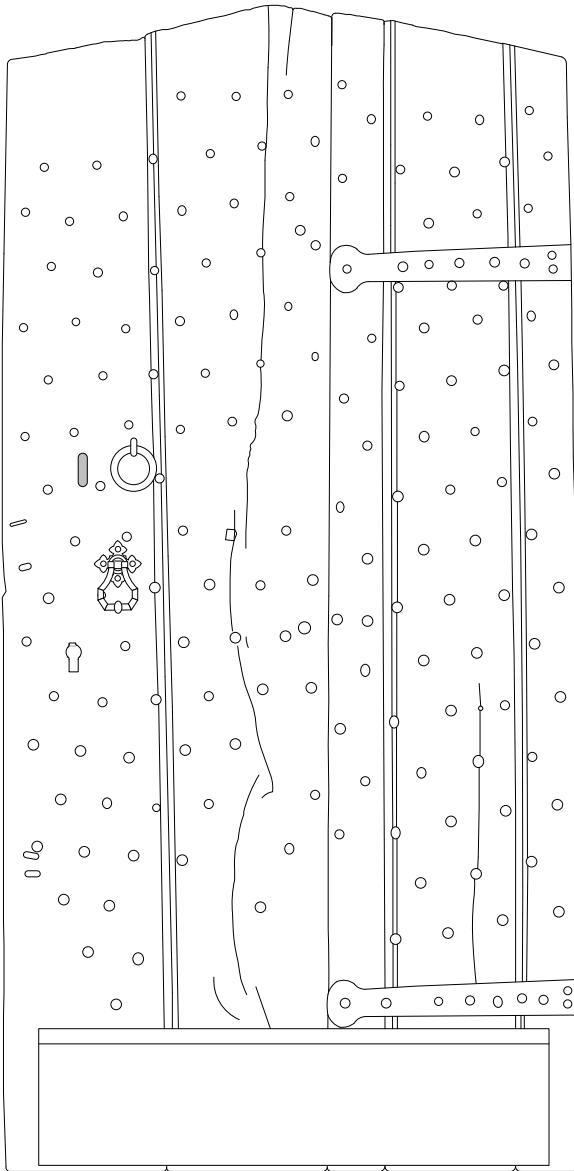
Rear north of No 7, west end



Original 17th century door to No 6



Rear face of door to No 6, with centre-folding hinge

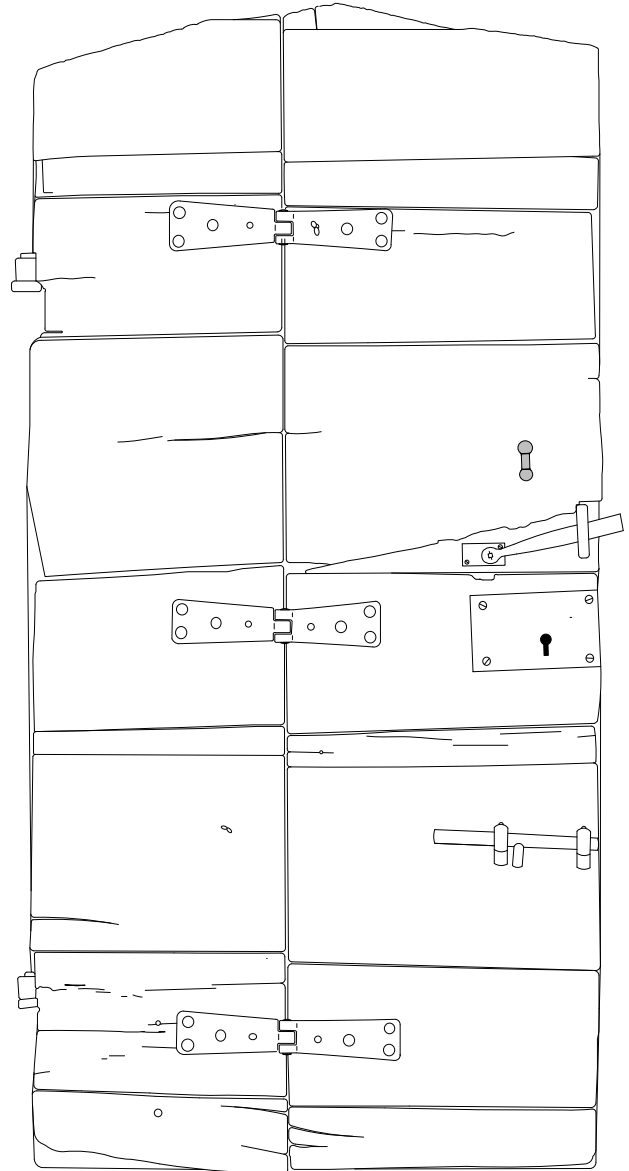


EXTERNAL VIEW

6 THE GREEN LYDDINGTON – MAIN ENTRANCE DOOR



NH / RO June 2013



INTERNAL VIEW

6 THE GREEN LYDDINGTON – MAIN ENTRANCE DOOR



NH / RO June 2013



Truss T1 to No 6, north side



Detail of lap-jointed collar to truss T1



The former parlour to No 6, with moulded stone fireplace



Postcard of c.1930s



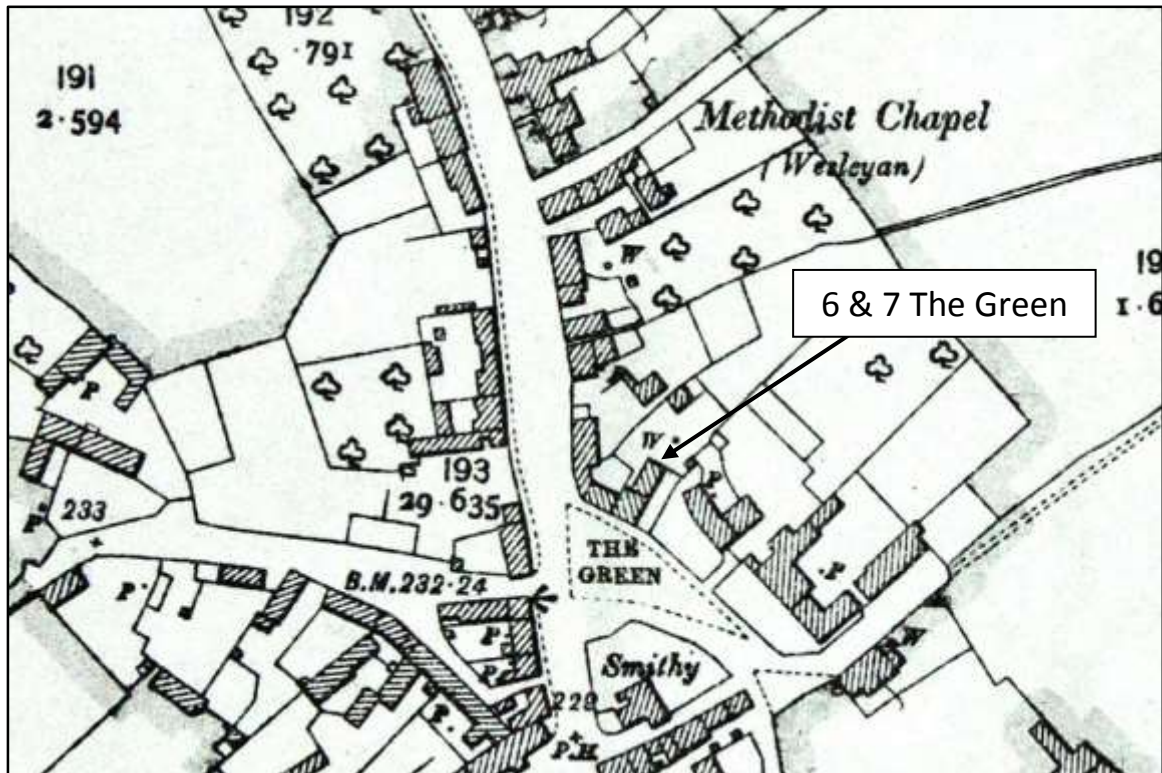
Henton photo of 1913, with lost gable and dormer to No 6



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904