

**Lyddington Manor History Society
Historic Building Survey**

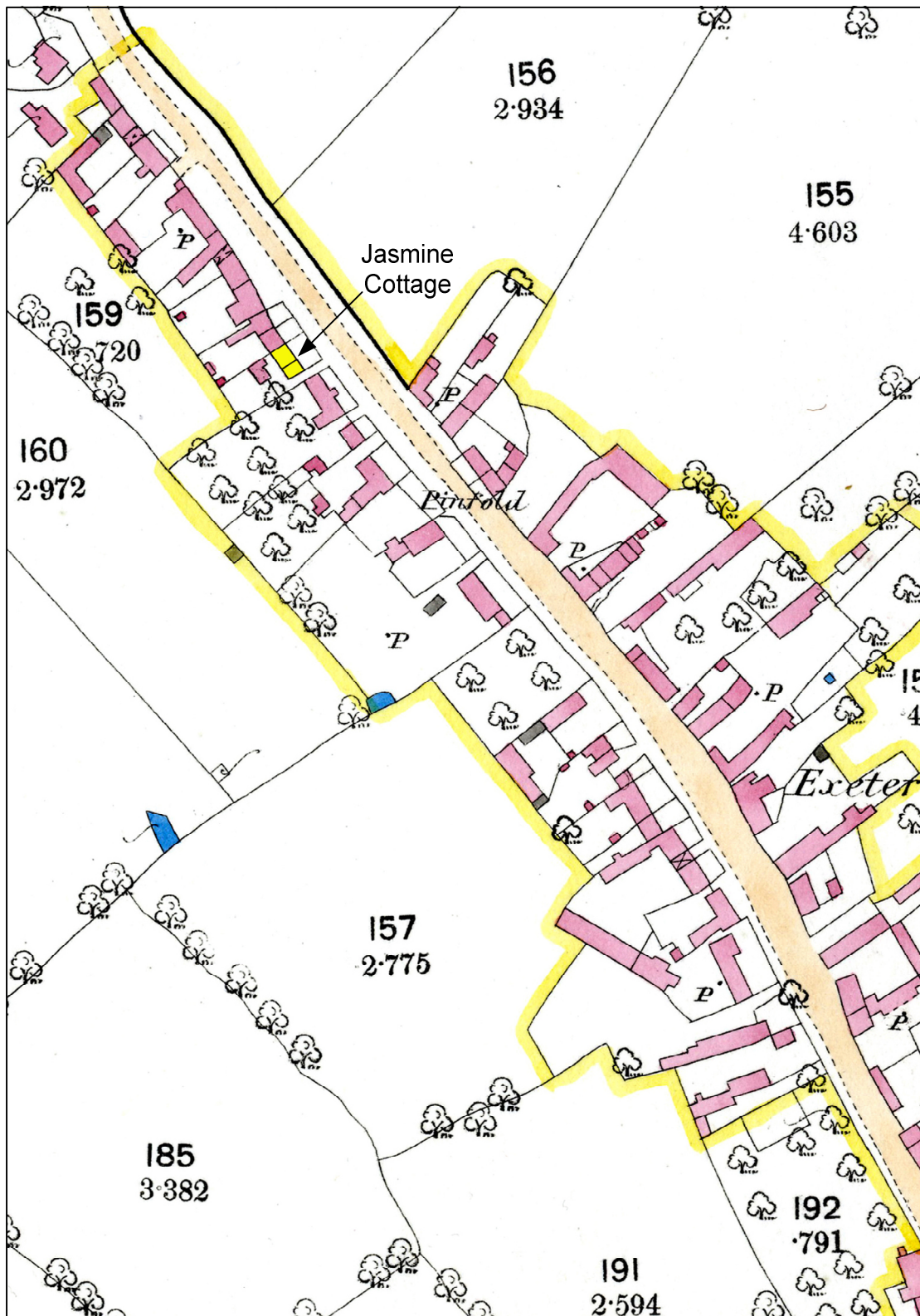
**Jasmine Cottage, 105 Main St
Lyddington, Rutland**



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Location Map – Jasmine Cottage, 105 Main Street, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

JASMINE COTTAGE, 105 MAIN ST, LYDDINGTON

Survey

Date of survey: 3rd December 2011 & 18th November 2012
Surveyed by: Nick Hill/Robert Ovens

Summary

This house has a two-room main block with a fine stone frontage, bearing a date-stone of 1741. However, two stone windows in the rear wall and the first floor structure indicate that this probably represents the re-fronting of an earlier house, dating from the 17th century. The house was subsequently extended further south in two phases, prior to 1804, filling the whole frontage. The southern section of this build was later demolished, and then replaced with the current crosswing around the mid-20th century.

Site

OS Ref: SP873975

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

The main block and an extension to the S are shown on the 1886 OS map, with a narrow entry driveway to the S of the extension (later built over). The main front is aligned with all the other properties here on the W side of Main Street. The 1886 map shows a small yard/garden to the rear, with an L-shaped outbuilding, of which only a small part now survives. The 1847 estate map shows the site with the same layout, though the 1804 enclosure map shows the front block continuing S across the whole frontage, with an outbuilding to the rear. The 1904 OS map shows the site as in 1886, except that a pump is marked in the rear yard.

Materials

The front elevation of the main block is built of ironstone ashlar, with brownstone dressings. Elsewhere, walling is of coursed ironstone rubble. Roofs are thatched.

External features

The front of the main block has high-class stonemasonry, of neatly cut ironstone ashlar, with four band courses of brownstone ashlar. Good quoins demarcate the main block, with straight joints against the adjoining house to the N, and to the extension to the S. The door is centrally set, with windows either side to ground and first floor. All four windows and the doorway are set in plain, slightly projecting surrounds of brownstone. Above the door is a recessed panel with a pulvinated (curved) frieze, a sophisticated detail. Set centrally over the door is a date-stone of limestone, with a diamond-set projection which carries the initials D T P and the date 1741. The arrangement of the initials, with 'D' at the top, indicates that this represents the family surname, with the husband's first name starting with 'T' and his wife's with 'P'. To the top left of the date-stone is a metal fire insurance plaque. The door (now blocked inside) has plain oak boards. The windows have timber casements

with leaded lights. An old photograph shows that the S gable of the main block formerly had a gable parapet.

The old photograph also indicates that the S extension was formerly only single-storeyed, with the first floor added in the C20. The front wall has coursed ironstone, with a line of quoins to the right of the current front doorway indicating the SE corner of the extension, before the driveway was infilled. A straight joint a little further to the right, running up to the cill of a first floor window, indicates the location of the former front doorway to the extension. A ground floor window has a stooped cill and plain lintel of brownstone, and timber casements with leaded lights. There is a window of identical type, now set in the infill wall to the left. Both windows are of late date.

The infill extension, dating after 1904, has a re-used stone doorway, probably of C17 date, with chamfered jambs pyramid stops and a re-worked lintel with arched corners and flat head. To the left is a modern stone window, and above a stone gable, which runs through as a crosswing.

There is a chimneystack of coursed stone rubble to the S end of the main block, and a brick stack at the junction to the adjoining house to the N.

The rear W side of the main block has coursed rubble, with good quoins to the S where it abuts the extension. To the N, the adjoining house steps outwards to the W at the abutment, and there is only one stone of quoin type to No 105. To the N, the ground floor has a small rectangular window, with an ironstone surround, like a C17 single window. Above, on the first floor, is a 2-light stone-mullioned window with ovolo-moulded jambs, a broad, flat-chamfered mullion, and chamfered head and cill. The ground floor doorway opening has plain ironstone quoins and an oak lintel – not modern work, but of indeterminate age. A modern bay window projects under a thatched roof. Above this is a 2-light stone mullioned window, here all chamfered, with a thinner mullion, though the head indicates that this may once have been wider.

The older extension to the S seems to have been rebuilt in recent times, except for the base of the wall. The projecting, gabled crosswing is of modern date, though the first floor window has a re-used ironstone flat lintel with keystone.

Wall thicknesses: front and rear walls of main block c.600mm; extension walls 570mm to front, 430mm to rear and 530mm to gable.

Internal features

Ground floor

The ground floor of the main block now forms a single space, though there would originally have been a partition, where an inserted (re-used) timber post supports a scarf joint in the ceiling beams. The larger room to the S has a wide inglenook fireplace, with a plain, chamfered oak beam. The ceiling spine beam has chamfers and good ogee stops to the S end, though none to the N. The floor joists appear contemporary with the beam, generally around 70mm wide, with small chamfers and run-out stops. The N end formed a smaller room, with a narrower spine beam,

chamfered with no stops. Ceiling joists here are c.100mm wide and often unchamfered. There is a shallow projecting chimneybreast, with a modern stone fireplace. The two stone windows to the front wall have roughly cut, splayed jambs.

The S extension has a C20 1st floor structure with chamfered transverse beam. There is no fireplace in this room.

First floor and roof

Few old features are visible on the first floor, and roof timbers to the converted attic have been covered up. The two stone windows to the front wall have the cut-off remains of a central stone mullion to the stone window head, and stone jambs, all of indeterminate profile. In the rear wall, the S stone window has plain chamfers and a lintel of re-used oak. The N window has ovolo-moulded jambs and chamfers to the mullion, head and cill. The head, which has a mason's mitre joint, incorporating both the ovolo and plain chamfer mouldings, which indicates the whole window is of a single date.

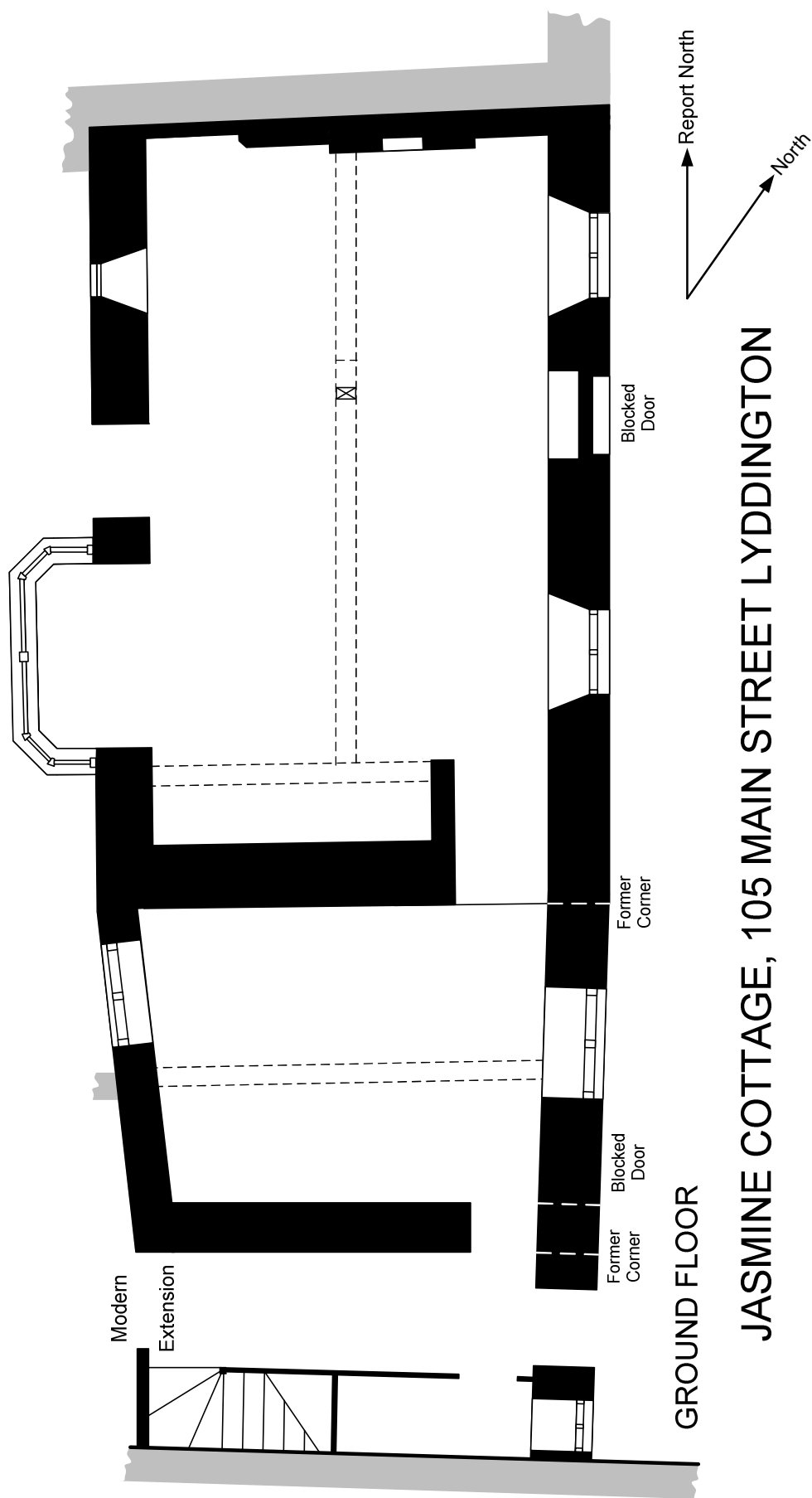
Date and development

The front wall of the main block was evidently rebuilt in 1741. This build included the elegant front doorway, and seems also to have included four 2-light stone mullioned windows, which probably had a chamfered central mullion. However, it seems likely that this was a re-working of an earlier house, dating from the 17th century. The ovolo-moulded window in the rear wall, the ingle window and the main first floor structure all probably date from the 17th century. The presence of the ingle window suggests there was originally a large ingle fireplace in this location. The current ingle fireplace seems more C18 than C17 in character. The location of the stair in this C17 house is unclear, and the building may also have extended further to the S.

The sophisticated design of the stone front to this house is interesting, especially in that it combined advanced features (such as the pulvinated frieze over the door) with older-fashioned elements like stone-mullioned windows. It is also a very high-class frontage for a modest-sized house. The fact that the date-stone includes the family's initials indicates that the owner/tenant had a certain pride in his newly rebuilt home.

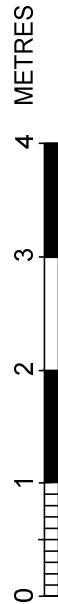
Around the late 18th century (before the 1804 map), the single-storey S extension was added. This room seems simply to have formed a service space to the main block. The absence of a fireplace indicates that it was not built as an independent dwelling. It was probably around this time that the fireplace was added to the N room, which may now have changed its role from a service room to a parlour. If (as seems likely) the 1804 map is correct, a further extension was added, filling the whole frontage, before 1804. However, this had been demolished by 1847, with a narrow driveway leading to the rear yard. In the 20th century, the partition which divided the two rooms of the main block was removed, and the driveway was infilled with the current extension, forming a crosswing.

31st December 2012



JASMINE COTTAGE, 105 MAIN STREET LYDDINGTON

NH / RO November 2012





The east front of the main block



The rear west side



The 1741 date-stone



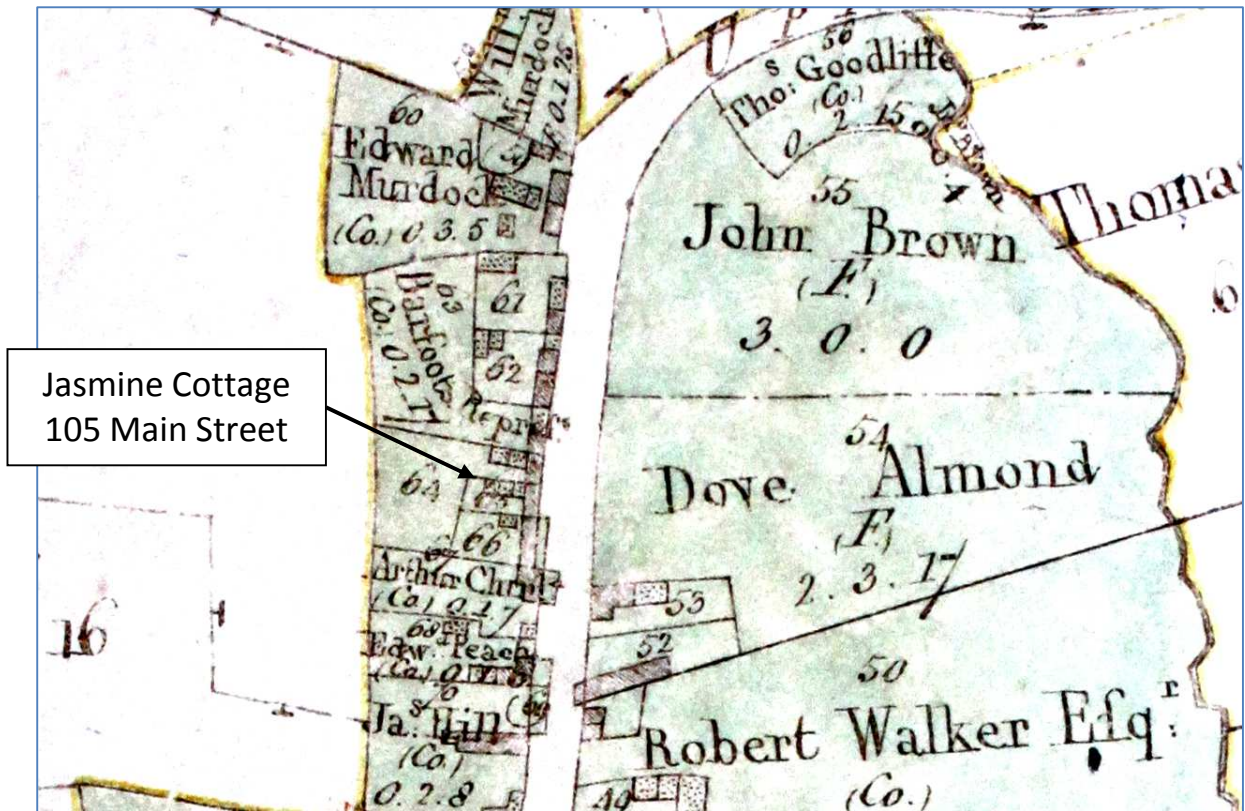
The front doorway, with
pulvinated frieze



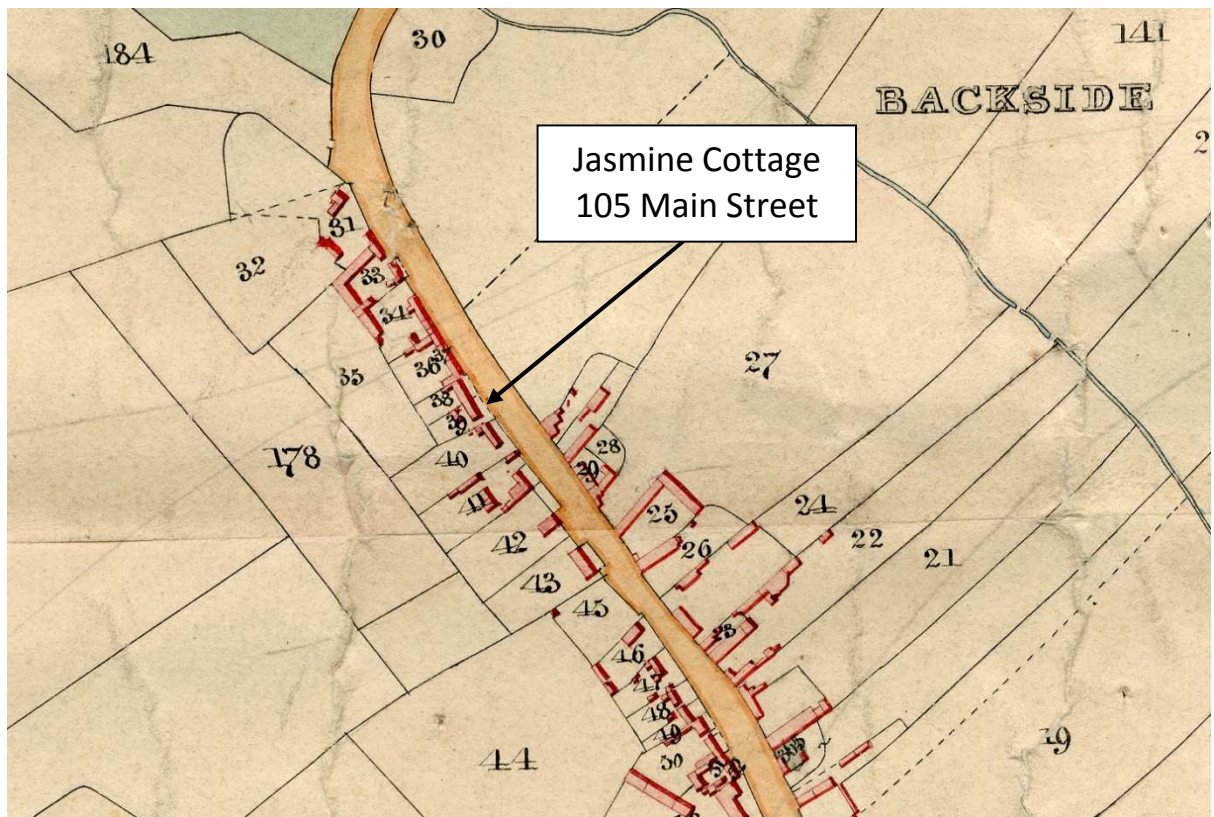
Rear first floor window, with ovolo-moulded jambs and chamfered mullion



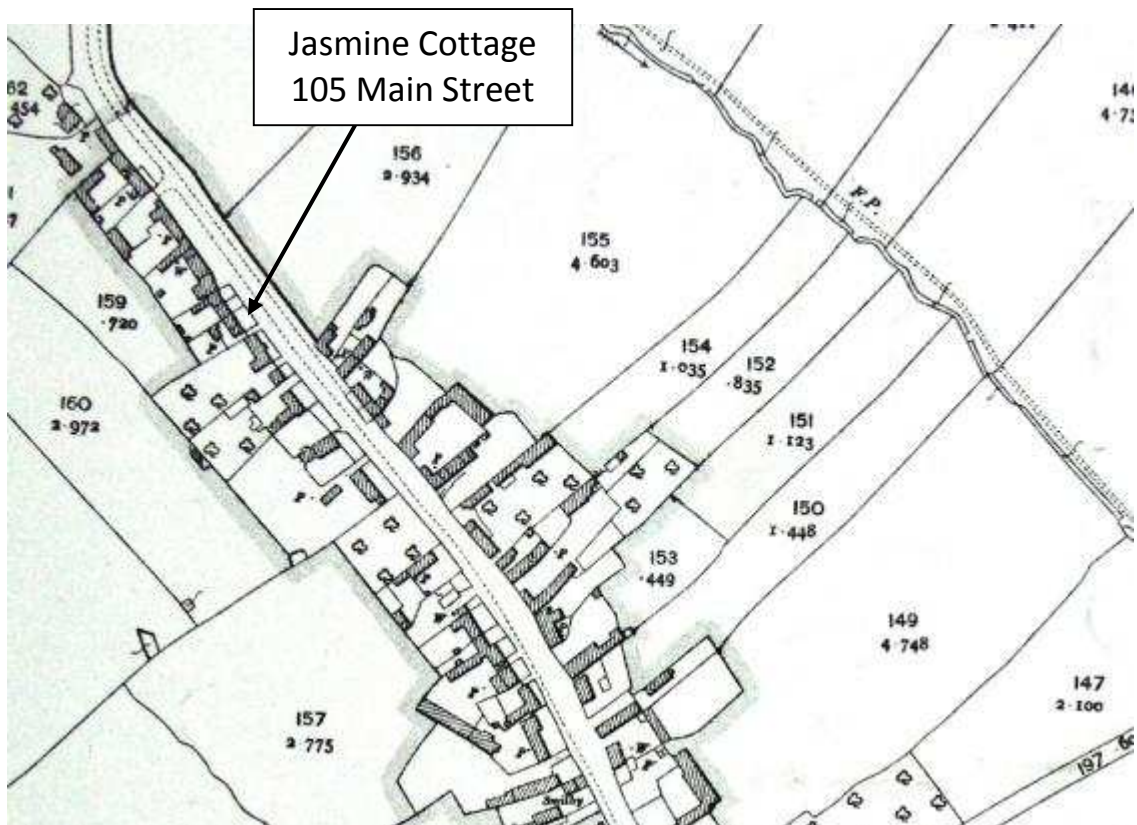
The Interior of the main block, with inglenook fireplace



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904