

**Lyddington Manor History Society  
Historic Building Survey**

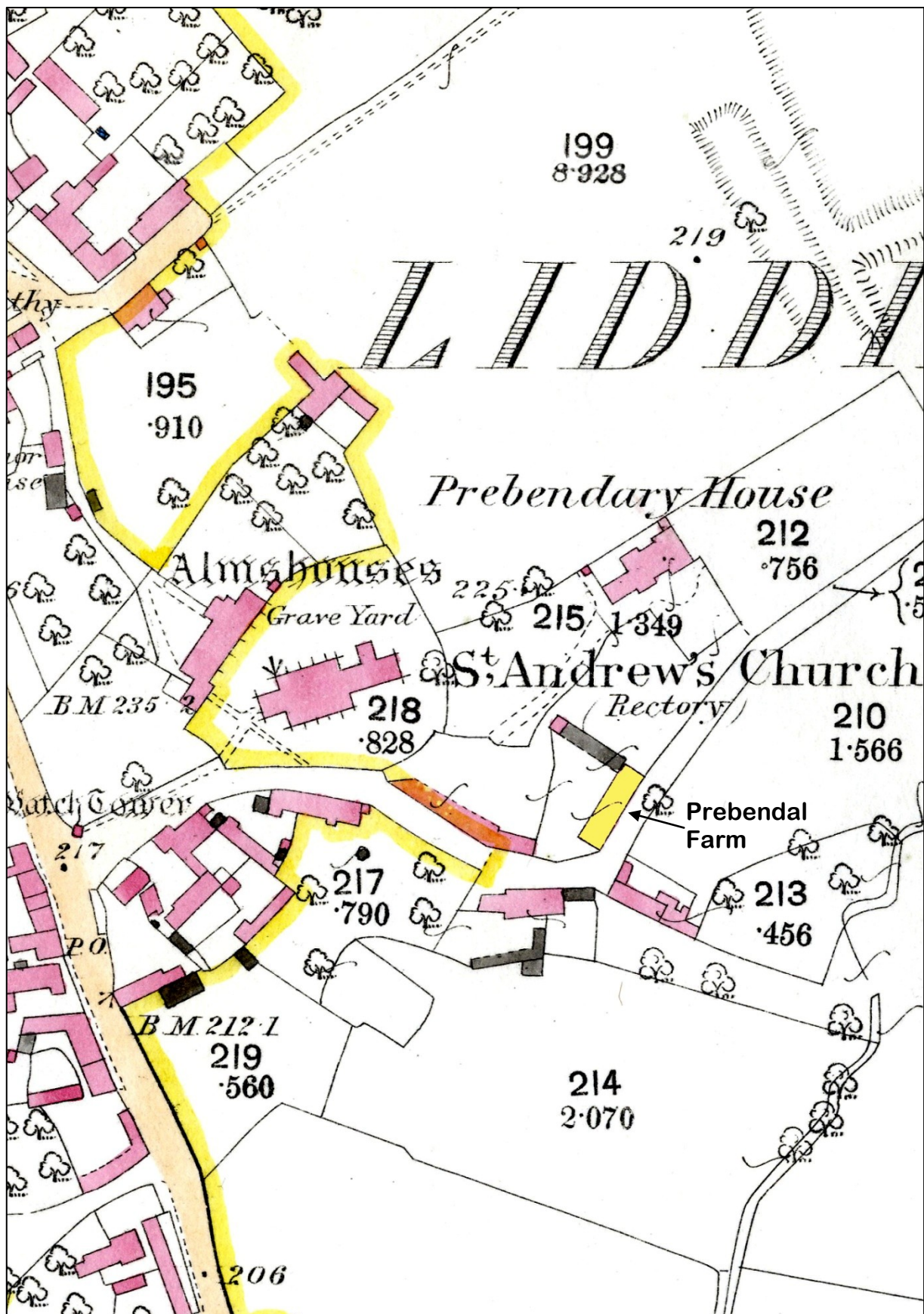
**Prebendal Farm, 11 Church Lane  
Lyddington, Rutland**



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Location Map - Prebendal Farm, 11 Church Lane, Lyddington  
(OS First Edition 1886)

# **HISTORIC BUILDING SURVEY REPORT**

## **PREBENDAL FARM, 11 CHURCH LANE, LYDDINGTON**

### **Survey**

Date of survey: 25/11/12

Surveyed by: Nick Hill & Robert Ovens

### **Summary**

This was one of the finest barns in the area, of high quality masonry with the unusual features of buttresses to either side of the threshing doors, and a king post roof. Most unusually, an original building account survives, indicating that it was built in 1738 at a cost of £150. It was the tithe barn for the prebendal farmhouse, much the largest landholding in the village. It was originally of six bays, but unfortunately the upper part of the northern half has been lost, with this end reduced in height. The building account gives full details of its construction, which was undertaken by John Clarke, a carpenter from the City of Lichfield. It was built for Christopher Horton, whose main estate was to the north of Lichfield, for the use of a local farmer, John Larratt. This connection explains the use of a non-local carpenter, and also the use of a king post roof, a type which was not in general use in the locality until the 19<sup>th</sup> century. The barn was converted to domestic use in the 1980s.

### **Site**

OS Ref: SP877969

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

The barn was the main tithe barn in the farmyard belonging to the Prebendal Farmhouse. This formed a large establishment to the E of the church, though the house itself was demolished and moved further N in 1848-86.

### **Materials**

Walls are of very neatly cut coursed ironstone, often equating to ashlar, with dressings of ironstone with some brownstone. Roof of Welsh slate. The N section has upper walls, where the original stone walling has been lost, of timber boarding.

### **External features**

The barn as built is of 6 bays, though the N section has been reduced in height. The W front has the former full-height barn door opening, now blocked, with buttresses to either side. The door bay was offset, with three bays to the left and two bays to the right. The buttresses rise to just below eaves height, with weatherings at the top and half-height of brownstone. A chamfered plinth runs around the whole building, including the buttresses. Below the plinth, the buttresses have an additional square plinth to the outer face only (not the sides). To the N of the main barn doorway is a wide doorway with a cambered arch over, of ironstone voussoirs. A 1980s photos

shows an old stable door here. This opening appears to be an original feature, not a later insertion. Modern window openings have now masked the earlier openings, including original ventilation slits, but evidence from survey elevations and a few photos of c.1985 (before conversion works) allows the pre-1985 appearance to be reconstructed. To the S of the main barn doors there was a tall vent slit, and a loading hatch, set just below eaves level.

The S gable is plain, with no remaining evidence of original openings or ventilation slits, but a photo of c.1985 shows a ventilation slit set high up in the gable end. There is no evidence for an original gable parapet.

The E side has the same type of walling as the W, with buttresses either side of the former barn door opening. This side has two bands of brownstone ashlar across the whole length of the wall. To the S of the barn doorway, the wall has two carefully made lozenges of limestone ashlar, the pattern set flush with the surrounding ironstone – an unusual feature. There is no sign of this feature to the N of the doorway. Near the S end is a plain opening, now blocked with boarding, with a plain ironstone lintel and concrete cill – probably an insert of C19 date. There was a similar, wider window opening beside it in 1985, later replaced in almost the same position by a modern window. The 1985 survey indicates three vent slits to the section of wall N of the main doorway.

The N gable has similar walling as elsewhere, but cut down at higher level. At the centre of the wall is the one surviving ventilation slit, now blocked. It has plain square jambs and a plain ironstone lintel and cill.

## **Internal features**

### Ground and first floors

Few features are now visible inside. The barn doorway has square stone-quoined reveals to the inner face. The S ground floor room has a transverse ceiling beam, of re-used pine. It has a mortice and through-bolthole for a former bolted king-post, with other mortices. Shipping marks, as seen on Baltic pine, are visible in one place, with one side cut off by sawing of the timber. A timber of the same type has been re-used in this room as an upright post, extending up to first floor ceiling level. It also has a mortice with through-boltholes for a former king-post and Baltic pine shipping marks. These timbers may well be the first floor beams which can be seen to the S end of the barn on a 1985 photo.

### Roof structure

The southern three bays of the original oak king-post roof structure survive in very complete condition. The three northern bays were lost when the building was reduced in height. The tie-beam is straight, with small chamfers and ogee stops to the underside. A stout king-post is tenoned and pegged to the tie-beam, with a jowled base and head. Raking struts rise to the principal rafters, and there are further short raking struts near the eaves. There are two sets of tenoned purlins, and no ridge beam. There is a very full set of scribed carpenter's marks. The sequence shows that there were two trusses to the missing N section of the roof, T1 and T2. Trusses T3



and T4 remain in situ, either side of the barn doorway, with truss T5 to the S end. The struts in trusses T3 to T5 are numbered sequentially: VII –XII. The king-post joint marks are not fully visible but seem to be numbered III to T3 and IIII to T4. The purlins have a full number sequence from VII to XII, with an extra ‘tag’ to distinguish the W (left) side. The ‘face’ side of T4 and T5 is to the N, but for T3 the face is on the S side, no doubt to respect the main barn door opening, with the ‘face’ sides presented towards the central threshing floor space. Knife-cut face marks of ‘X’ pattern can be seen on various timbers.

Rafters are tenoned to the lower purlin and lapped across the back of the upper purlin. The rafters have a bridled joint at the apex, without a peg. Each rafter couple has a peghole just below the apex on the W side (one peg still in situ to N end), which must have been for fixing a plank-shaped timber on the W slope, at ridge level – perhaps a prototype ridge board. There are 8 rafter couples in each bay.

## **Outbuildings**

The development of the other farm buildings around the yard can be traced on the series of old maps. The main Prebendal House was taken down and rebuilt some distance to the N between 1848 and 1886. A row of farm buildings lining the road frontage to the E are shown in 1804, 1848 and 1886, but were largely gone by 1985. A long building connecting to the NW corner of the main barn was added after 1804 and before 1848. Another outbuilding was added in the middle of the yard after 1886. All of these outbuildings were largely demolished and rebuilt in 1985 and afterwards.

## **Date and development**

The prebendal house was much the largest house in the Lyddington Hearth Tax of 1665. It had 11 hearths, with the next largest house having only 6. At this time it was occupied by Sir Eusby Pelsant. In the 1712 Land Tax it appears it was owned by Eusebius Buswell Esqr, with John Larrat in occupation. The land tax payable on this holding was over three times higher than any other property in Lyddington.

A Particular of the Prebendal Estate in 1728 (see Appendix A) gives a brief description of the site at this date, when it was held by the Buswell family, with Mr Larrott in occupation of the larger part of the farmland, as well as the main house. The house itself (demolished in the mid-19<sup>th</sup> century) is described as a ‘Handsome Capitall House Containing Six Bays of Building in very good repair’. On the 1804 map, the house is shown as a very large H-plan house. There were 16 bays of outbuildings, including a ‘malt house, granaries, barnes, stables etc’ and also ‘a large dove house’. This suggests an extensive farmyard, similar to that shown on the 1804 map.

Most unusually, a building account of 1738 (Appendix B) survives which describes in detail the construction of the main barn. The description, with ‘4 Buttrices’ and 5 trusses with ‘king pieces’, indicates that this is undoubtedly the existing building. The dimensions, of 85 foot long, 24 foot broad and 14 foot high also accord very closely with the present building. The property owner was now Christopher Horton Esq, though the farm was still in the occupation of John Larratt. The builder,

unusually, was a carpenter from Lichfield, John Clark – presumably due to Christopher Horton’s contacts there, as his main estate was located in the south Derbyshire/Staffordshire area. The existing ‘Tythe barn at Liddington’ was to be pulled down, and materials re-used. The total cost was £150, and it was to be completed between the date of the agreement, 4<sup>th</sup> November 1738, and the next harvest, so that John Larratt ‘may inbarn his corn therein.’

The building account is full of interesting detail. The carpentry work, including carriage, cost £68 3s 9d. The masons’ work, including carriage, cost £60. The roof was of straw thatch, costing £16 12s 6d. The timber was to be new, and the surviving structure shows no re-use of timber from the demolished tithe barn. The sizes of the various timbers accord with those in the existing roof. The use of terminology is interesting: ‘side Razors’ are purlins; ‘beams’ are the tie-beams; the ‘5 pairs of blades’ are the 5 sets of principal rafters for the 5 trusses; the ‘5 King pieces’ are the 5 king posts; the ‘20 punchings’ are the struts (both the main struts and the short side struts were counted); the ‘120 sparrs’ are the rafters. These are specified as being ‘cloven’ but they are in fact neatly square-sawn. The ‘Square Wood for 2 pair of barn doors’ indicates that the barn doors had frames of squared and morticed oak, to which the ‘400 of boards’ (400 square foot) were applied. The use of a king post roof structure is very advanced for a village barn, presumably because this was a high-class carpenter from Lichfield. King post roofs are rare in the area until the 19<sup>th</sup> century. Comparable examples are on high-status sites: the re-roofing of Oakham Castle hall (tree-ring dated to 1737); the roof of the Library at Apethorpe Hall, Northants (tree-ring dated to 1739); and Toilethorpe Hall, Rutland (probably of c.1753). It would be interesting to know if the framing of the roof was carried out at Lichfield and transported to Lyddington, or (more likely), whether it was carried out near Lyddington under John Clark’s supervision. The use of scribed carpenter’s marks is old-fashioned for this date, when marks had generally become chisel-cut.

The masons’ work is clearly local, and it is specifically noted that it is to be ‘as good work as Allens barn in Lyddington’. This must have been another high-class barn of the period, whose location has not yet been identified. The Land Tax of 1712 records ‘Will Allen (*Gent inserted*)’ as one of the 11 Lyddington owners paying over £3 tax. Besides the ‘4 Buttrices’ there was to be a ‘Wall table on both and at the gable ends’, which may refer to the plinth, or may indicate that a coped gable parapet was intended, though no evidence of this survives. Although the account allows that ‘all the old materials may be properly used again’, it seems unlikely that any of the very finely dressed external masonry is from the previous barn. Perhaps the second-hand stone was used for the inner wall face. The fancy lozenge pattern of Ketton limestone introduced into the south end of the east wall adds a touch of class, an unusual feature in the locality.

In terms of its form, this is one of the largest barns in the area. The cost of the barn, at £150, compares with payments of £188 in 1758-9 for taking down and rebuilding the substantial miller’s house in Lyddington (later known as the Manor House). As stated in the building account, it was built as a corn barn, with a central threshing floor between pairs of large doors. The longer, three-bay section to the north also had a separate, smaller doorway. The only other openings in the original barn were probably only ventilation slits. At a later stage, probably in the late 18<sup>th</sup> or early 19<sup>th</sup> century, a loft floor was inserted in the south end,, with three hatch/window openings

associated with this. At some later date, the barn must have been neglected, which led to the unfortunate loss of the upper part of the northern half. The Prebendal House and its farmyard were auctioned in five lots in 1980, and the barn, followed by the other outbuildings, was subsequently converted to domestic use.

8<sup>th</sup> March 2013

## APPENDIX A

### PREBENDAL ESTATE LYDDINGTON 1728

DRO D3155 WH2079 ii

A Particular of the Prebend of Liddington in the County of Rutland held by lease dated the 30<sup>th</sup> day of October 1728 under Charles Reynolds Clerk prebendary of the same for the lives of George Buswell Esq and Francis Buswell only daughter of the late Sir Eusebius Buswell Barronet Decd and now vested in Trustees By act of Parliament obtained at the Last Sessions Entitled an Act for the Vesting Certain Lands and Estates in the County of Stafford Leicester Rutland and Northampton Late the Estates of Sir Eusebius Buswell Barronet , decd in Trustees to be sold for payment of his debts

The Parcels in possession of Mr Larrott

An Handsome Capitall House In Liddington adjoining to the Church yard Containing Six Bays of Building in very good repair pleasantly Scituated upon rising ground upon the Borders of a Well Inhabited Town within one mile of Uppingham seven miles of Stamford and Eight Miles from Market Harborough and about sixty five miles from London

Sixteen bays of Outbuildings Consisting of a Conven (.....)t, Malt House Granaries Barnes Stables Etc, and a Very Comodious Yard with a Bason of watter therein secured By a Stone

A Large Dove house in a paddock and Orchard well secured mostly with a Strong neat Stone Wall in Compass about 2a 0r 0p

112a 00r 00p Consists of Gleab Land ( arable Meddow and pasture) lying in the town fields in sight of the House

The Tythes of Corn (..ibus annis)in kind 566a

Ditto of Hay 246a

And 3d the acre for all mowing land being Copy Hold

the depasturage for 240 sheep upon commons most of them worth better than 20s the acre By means thereof the occupiers oftimes fatten sheep thereon to the value of £20 the score and upwards

depasturage for eight cows till Lammas after that time till Martlemas and sixteen horses

Present yearly rent £192 0 0

#### Outgoings

Prebends yearly rent £40 0 0

Window Tax £3

Poor £6

Church £0 10s 0

Entertainment of Prebendary £1 10s



Note the repairs of the Chancell are to be done By the lessee which won't want many years It being new Roofed

Mrs Smith for tythe of thorp £6  
 Mr Rose the parson of Dry Stoke 13s 4d  
 The parcels in possession of Mr Brown as £147 13s 4d  
 Member of the said prebend, Calcatt about a mile distance

Glebe Lands in the town fields Surrounding Calcatt (arable Meadow and pasture) 21a 2r 0p

The Tythes of corn ( blank annis) in kind 459a  
 Ditto of hay 126a  
 Modus of 3d the Acre for 50 acres in Saltmore,  
 Depasturage for 40 sheep upon very Rich Land  
 Depasturage for 4 cows  
 Yearly Rent £93 0 0d

Outgoings  
 Constables Levy £2  
 Poors Levy £2 10s total £4 10s

Note the Lesees of the prebend pay Land Tax and bear the repairs  
 But as money is liable to that tax it is never abated in purchases but deduct yearly for repairs which is more than it will amount to £5 0 0  
 £231 3 4d

£231 3 4d per annum  
 This is supposed to be worth £ 3688 10s less £231  
 17 yrs Value which comes to £3919 13 4d

A Life being always added for one years Value It is apprehended this is worth 17 yrs Value Supposing it was the full Value of the Estate But It Being Lett to a Relation of the Family is Lett under worth which appears By a Late Survey of Two Gentlemen well acquainted with the value of Lands and Tythes which Value you will see on the other side

Liddington in Possession of Mr Larrott	£238 0 0
Calcott	£150 14s
Thorp	£7 0 0
Parson of Dry Stoke	0 13s 4d

Deduct for outgoing for the prebend rent etc £356 7 4d + £60 0 0  
 Remains neat Rent per annum £296 7 4d

Which at 18 years Value comes to £5032 0 0  
 Deduct for adding a life £296 (is) £4736  
 A years value £296  
 Remains £5032 as if the lease was full

Note if this Estate is Sold as above it will bring in £4 10 0 the Cent per annum to the purchaser and Bring him in £70 0 8d yearly Which will do much More than pay the fines for it is not reasonably to be supposed that renewals will happen oftener than 6 or 7 years

(Note: there then follows a calculation to show that if the £5032 was invested at 4.1% there would be an income of £266 6s 8d which could be deducted from the annual rent and still leave £70 0 8d. )

VSD

## APPENDIX B

BUILDING ACCOUNT FOR A NEW BARN IN LYDDINGTON 4 NOV 1738  
Derbyshire Record Office (DRO)  
D3155 WH 2078

Liddington

The barn 85 foot long 24 foot broad from outside to outside wall 14 foot high above the floor

Oak Tymber 5" by 7"	200 foot of wall plate	£4 10s 0d
Long 46 7 by 8	24 side Razors	£ 12 00 00
24 8 by 13	5 beams	£7 10 0
18 12 at bottam 7 at top 6 inches thick	5 pairs of blades	£6 10s
13 10 by 6	5 King pieces	£2 8s 9
	20 punchings	£1 15s
	120 sparrs to be cloven	£12 00s 0d
Square Wood for 2 pair of barn doors		£1 10s
400 of boards		£5 00 0
Carpentry work		£15 00 0

Carriage included £68 03 9

Carriage of stone mortar and sand £15 00 0  
Straw Reed thatching £16 12 6

Getting the stone Mortar Sand Masons work, Wall 2 foot thickness at botham 18 inches upwards , the wall to be 14 foot above the floor, 4 Buttrices to the sides of the barn doors, Wall table on both and at the Gable ends, and as good work as Allens barn in Liddington £45 00 0

Nailes Scaffolding and all other necessities £5 3 9

(total) £150 0 0

4 Nov 1738 Christopher Horton Esq doth agree to pay unto John Clark of the City of Lichfield Carpenter the sum of one hundred and fifty pounds and allow him all the old materials that may be properly used again, to pull down the Tythe barn at Liddington in the County of Rutland and to .... allow materials and to rebuilding the same at his own charge according to the above dimensions. And the same John Clark doth hereby promise to accept the said sum of one hundred and fifty pounds and the old materials as above, for which he doth hereby likewise promise and agree to pull down the said barn and to rebuild and finish the same in a very substantial manner and as good as Allens Barn in Liddington aforesaid. And he use as much (new) oak Tymber therein as is above mentioned, of the same dimensions as above specified at his the said John Clark's charges in all respects on or before Corn harvest next so as John Larratt the occupyer thereof may Inbarn his corn

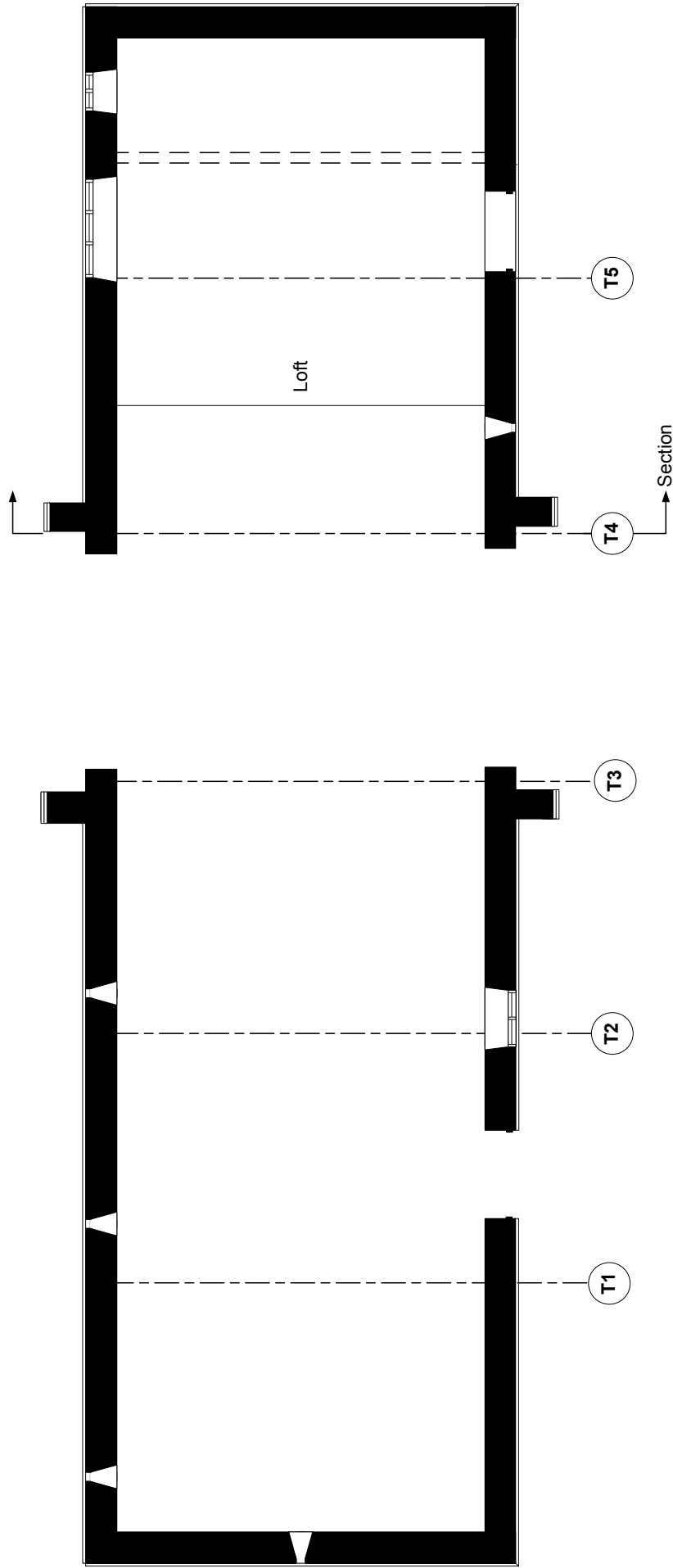
therein, and the said Christopher Horton shall be at no further expense than the said sum of one hundred and fifty pounds which is to be paid as soon as the work shall be finished in manner as before mentioned

As witness our hands

Signed in presence of Blest ? Coleclough

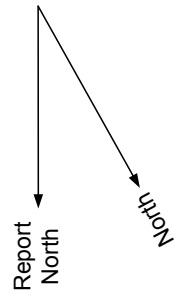
Christopher Horton  
John Clarke

VSD



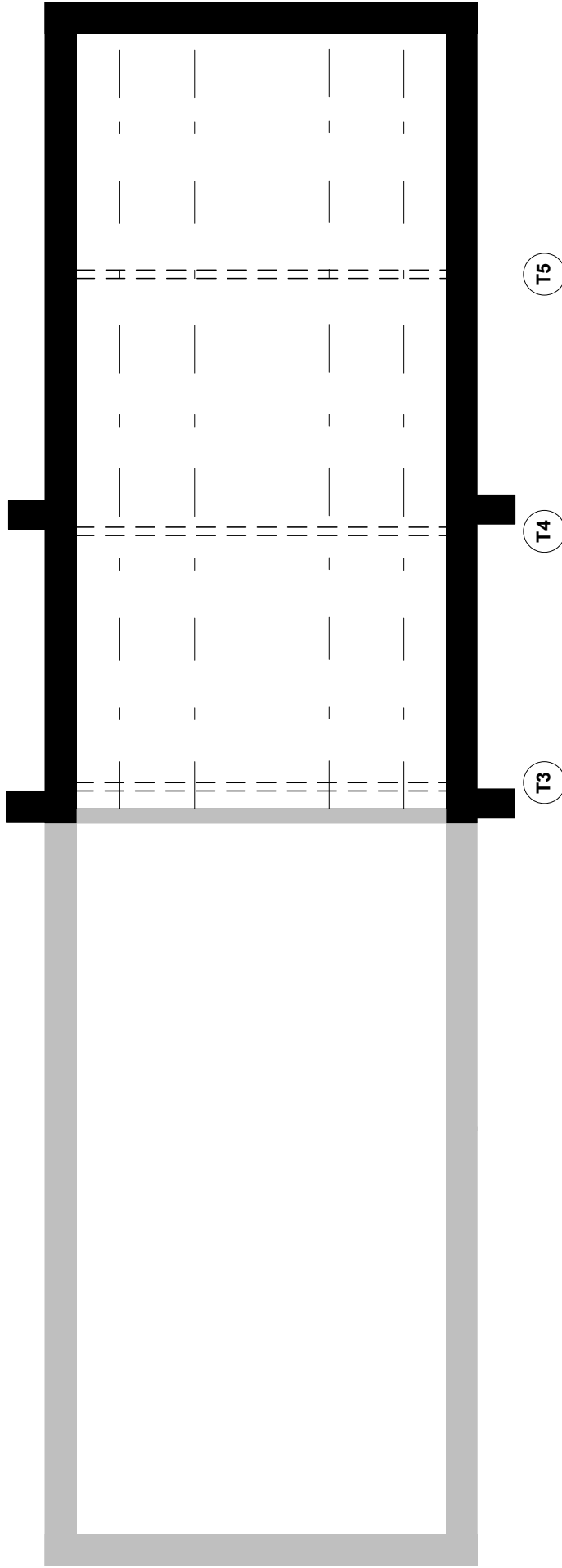
# GROUND FLOOR

PREBENDAL FARM, 11 CHURCH LANE, LYDDINGTON  
ORIGINAL BARN BEFORE CONVERSION

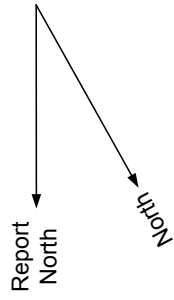


0 1 2 3 4 METRES

NH / RO November 2012

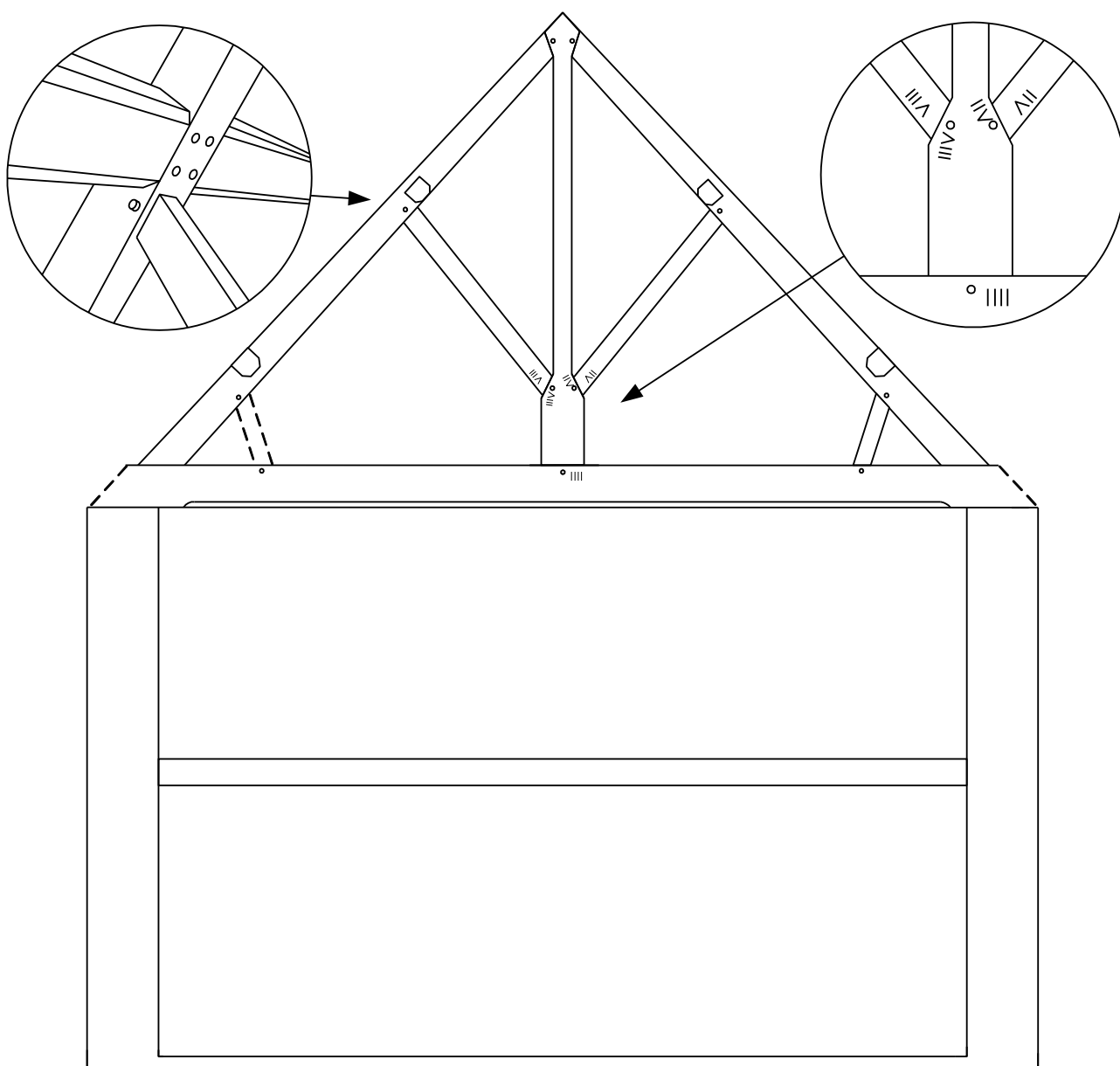


EXISTING ROOF PLAN  
PREBENDAL FARM, 11 CHURCH LANE, LYDDINGTON



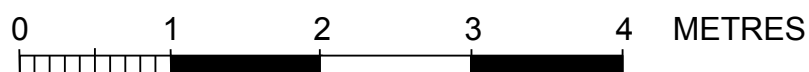
NH / RO November 2012





SECTION AT T4

PREBENDAL FARM, 11 CHURCH LANE, LYDDINGTON



NH / RO November 2012



View from the north-east



The west front – remaining two-storey section





The west front – south end



View from the south-east before conversion





1980s photo, looking south



The king post roof structure, looking south





Apex of king post truss

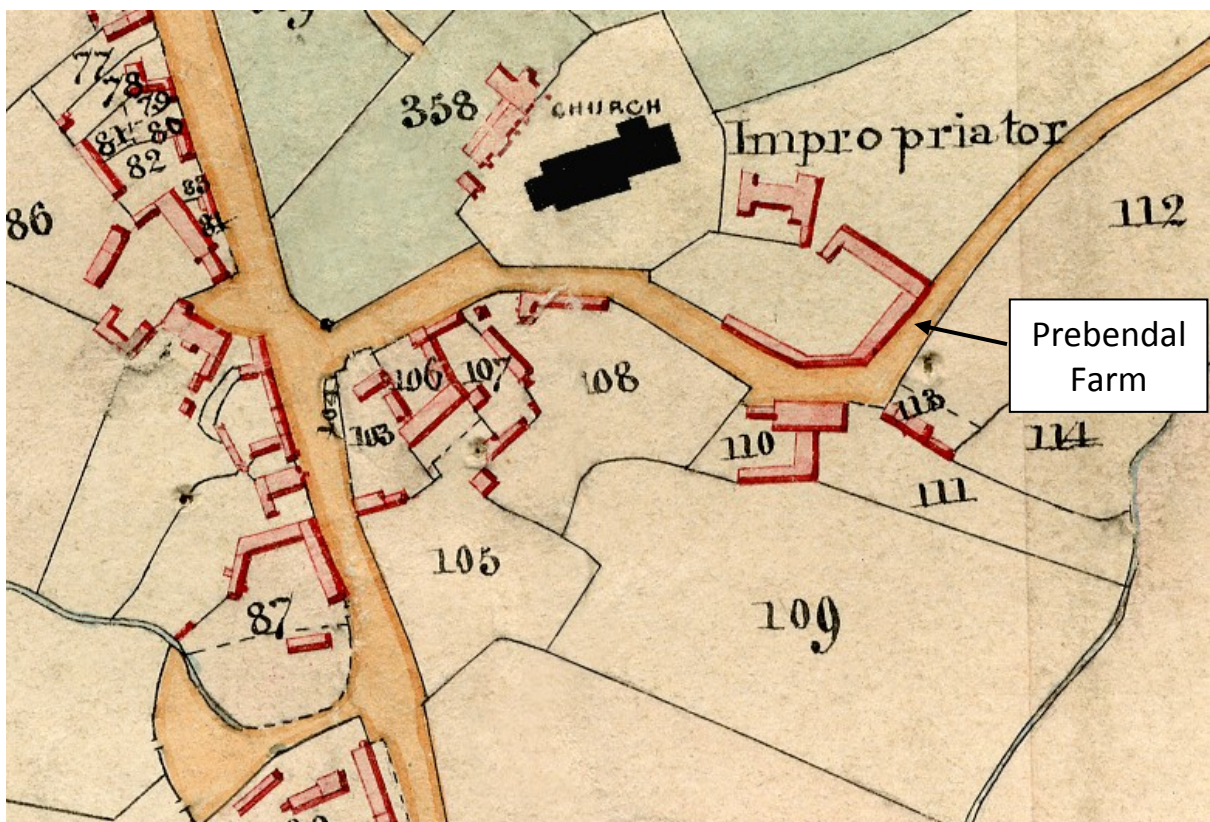


Foot of king post



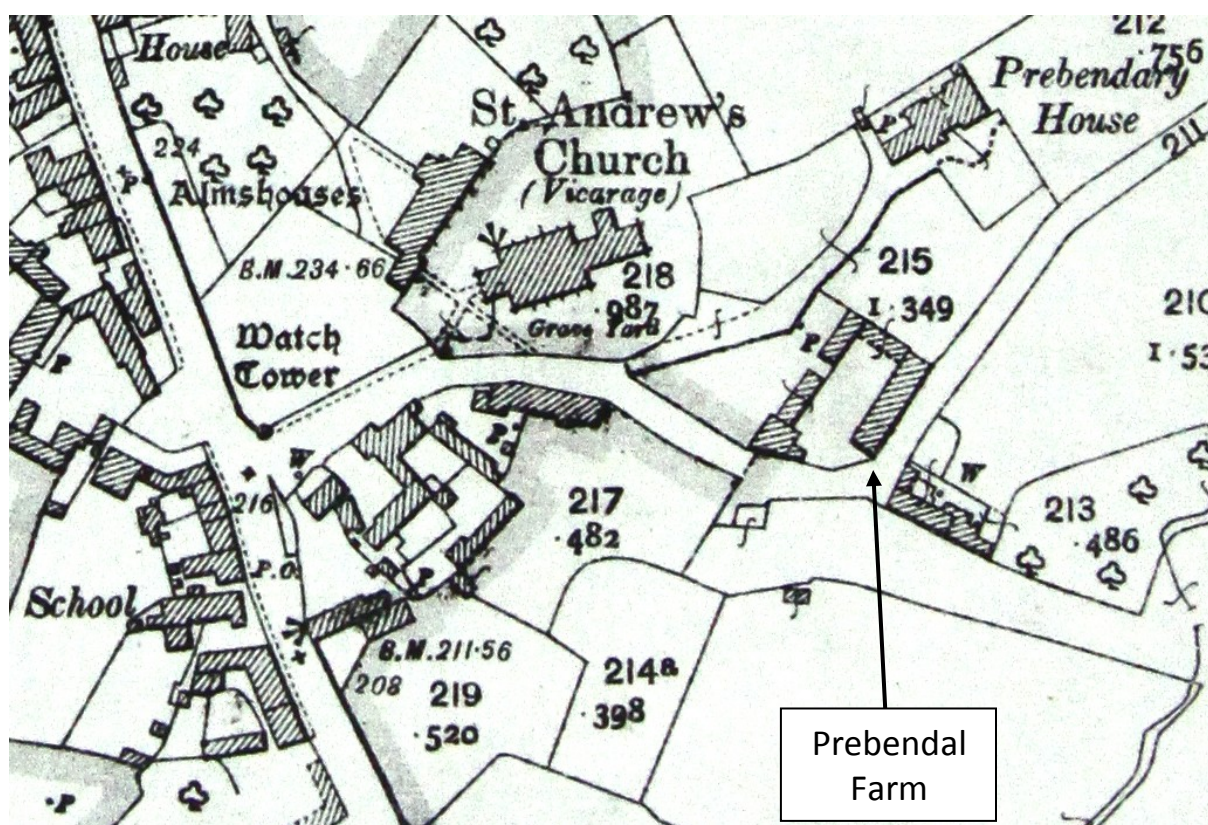


Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)





Ordnance Survey 2<sup>nd</sup> Series, 1904