

Lyddington Manor History Society
Historic Building Survey

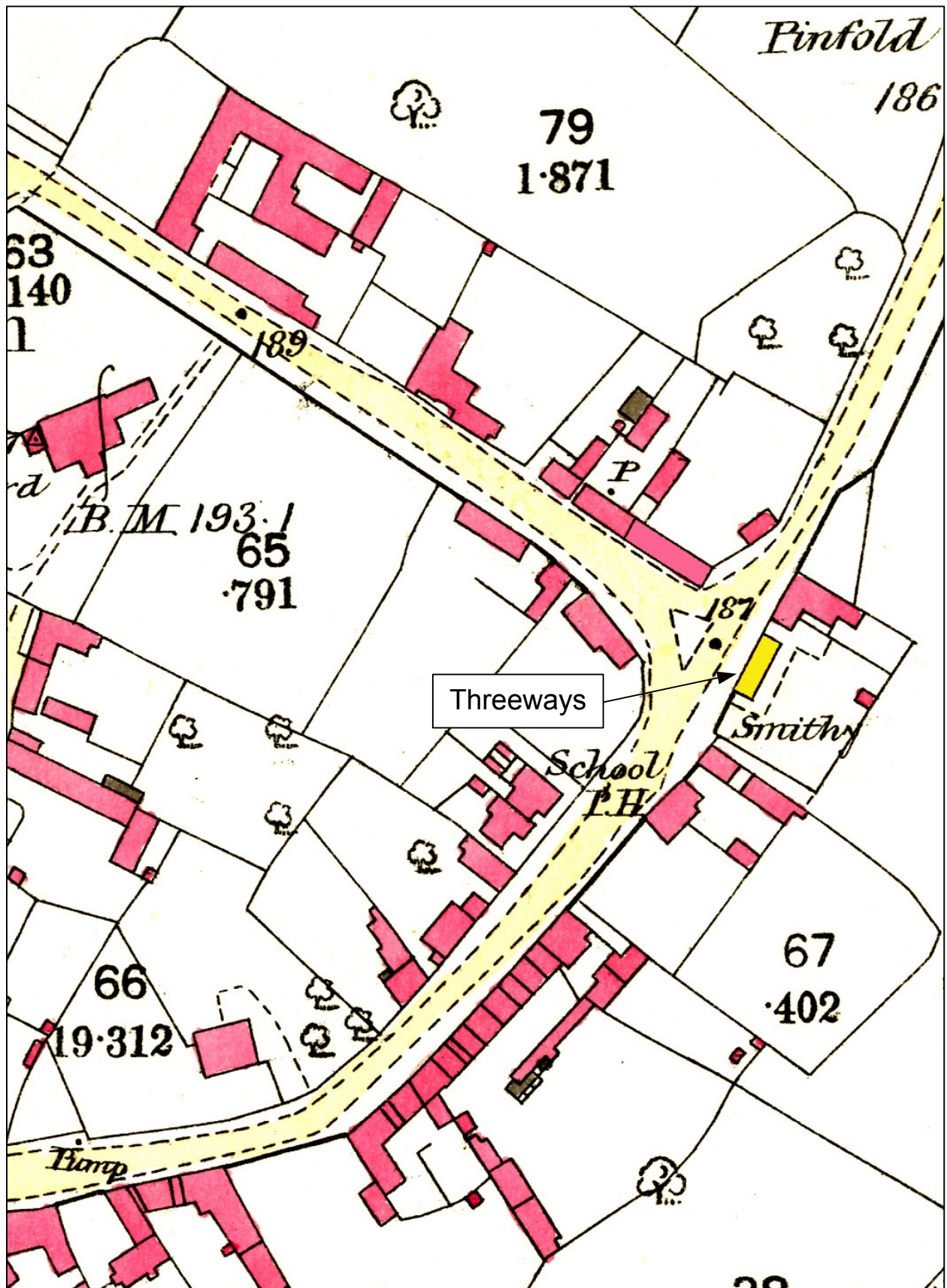
**Threeways, 1 Main St,
Caldecott, Rutland**



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Location Map – Threeways, 1 Main Street, Caldecott

(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

THREEWAYS 1 MAIN STREET, CALDECOTT

Survey

Date of survey: 31st May 2014

Surveyed by: Nick Hill & Robert Ovens

Summary

This is a well-preserved example of an early 19th century house, mixing some contemporary features with more traditional, vernacular details. A date-stone in the south gable carries two dates: 1814 (probably the original building date) and 1859 (probably a later alteration to the gable). The plan form is fully developed, with a symmetrical façade and rooms placed either side of a central entrance/stair hall. The fine masonry of the front elevation is more traditional, with finely cut ironstone interspersed with bands of limestone. Inside, the joinery details are particularly well preserved, with many original doors, cupboards and other details. In contrast to this, the roof (formerly thatched) has an A-frame truss of crudely shaped oak timbers, with forelock bolts and ash pole rafters. An examination for tree-ring dating found the timbers unsuitable.

Site

OS Ref: SP869879

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

The house is set directly along the road frontage, at the junction of Main Street with Uppingham Road. There is a garden plot to the rear. To the N, the building which was formerly part of the Threeways plot is now a separate house.

Materials

Coursed ironstone/limestone, with roof now of Welsh slate.

External features

The house forms a single double-fronted range, two storeys high.

The W front is symmetrical, with windows either side of a central doorway. Finely cut coursed ironstone, with bands of Weldon-type limestone at window cill and lintel level to both storeys. The band course over the windows is deeper, with segmental arches over the openings and projecting triple keyblocks. The windows and door have been replaced in recent years, but a photo of c.1910 shows the earlier, probably original, detail. The windows were 3-light timber casements (2 lights over the door), with iron opening casements on pintle hinges and rectangular panes of glass. The door was 6-panelled, with a plain glass rectangular fanlight (as existing pattern). The photo shows the thatched roof, before its replacement in Welsh slate.

The S gable is blank, with coursed ironstone (less finely cut than the W front), good brownstone quoins and a gable parapet. Moulded corbels of ogee half-pendant type to both W and E. The top part of the gable is rendered, and has an oval date-stone, of limestone, bearing two dates: 1814 and 1859. The design and the lettering indicate that both the dates were cut at the same time, so the date-stone must be of 1859, but also records an earlier date of significance. It seems likely that 1814 is the date of the original building and that the gable end was re-worked in 1859. Above the date-stone is a 2-flue chimneystack of Weldon-type limestone ashlar, probably original. Square-cut plinth; square projecting cornice with unusual hollow moulding to vertical face; surmounted by a deep plain-cut blocking course.

The N gable is similar to the S gable, blank with a gable parapet. But here the corbels have a plain ogee moulding to both W and E, formed with very long stones. These ogee moulded corbels probably date with the building construction, whereas the ogee half-pendant ones to the S gable are re-used – an earlier, 17th century type. At the top the gable has a seating for a single-flue stack, now of rebuilt brick. The c.1910 photo appears to show the stack as similar to the S gable one, probably of stone.

The rear E side has much blank walling – all the main windows are placed on the W front. A small single storey modern extension covers the N end. The lower part of the wall is of different stone than elsewhere, with much rubble limestone, more roughly coursed, and incorporating a few pieces of re-burned ironstone, re-used after being exposed to fire. The two windows, the 1st floor one placed directly over the ground floor one, have plain, deep lintels of brownstone, the 1st floor window also with a projecting brownstone cill. 2-light timber casement to the ground floor, modern replacement window to 1st floor. The back door, inside the modern extension, is of 6-panel flush-moulded type, the upper two panels now glazed; rimlock with reeded brass knob.

Internal features

Ground floor

Inside the front door, the shallow hallway has the staircase rising steeply off it. 4-panelled doors with moulded architraves lead into the N and S rooms, with the same original architrave also around the stair opening. The hallway has a 9-inch (presumably brick) wall to the N side and a 4½ inch brick wall (rising right up to the roofline) to the S.

The N room has a projecting chimneybreast to the N gable, though the fireplace is now just a plain-plastered recess. Either side are fine built-in cupboards, the front of the right-hand one re-located forwards, to create a deeper cupboard. The upper doors of the left-hand cupboard are now glazed, but may originally have had raised and fielded panelling, like the rest. Front window with window seat and original moulded architrave surround. Spine beam with moulded casing. The present open-plan kitchen area would originally have been a small, separate rear service room. Here, the end of the spine beam inside the casing boards is visible, and can be seen to be a chamfered beam with an ogee stop, of C17-18 type. The beam bears onto the 9-inch brick partition wall but, rather oddly, passes beyond it into the service room. At first sight, this might appear to indicate an earlier phase, but the building form all points to a

single phase, with the beam re-used from an earlier structure, in a new position. The projecting end of the beam was left exposed as this was only a service space.

The S room has a shallow projecting chimneybreast, with a modern fireplace front. Original stonework is visible to the fireback, and brickwork (c.65x220mm) to the inner sides. Oak spine beam, chamfered, with no stops. On the W side, the floor joists are original, tenoned to the beam. To the E, the joists may be later, as they do not fit the mortices.

First floor

The stair rises between partition walls, but its substructure is not visible. Small moulded handrail to both sides, the right side fixed in original iron hold-fasts. At the head of the stairs is a narrow landing, lit by the rear window. All three rooms leading off this have their original 2-panel doors with moulded architraves. The S bedroom has a shallow projecting chimneybreast, but the fireplace has been bricked up flush. To the right is a small panelled cupboard.

The central bedroom door still has its original latch, with exposed spring mechanism and brass drop-handles. The closet to the SW corner of the room (over the front hallway) also has a 2-panel door, with the same original latch and drop handle – here applied to the front of the door, and only one-sided. Pine floorboards are visible in this closet – presumably the original flooring, though not visible elsewhere. A brick pier to stiffen the 4½in cross-wall rises inside the closet – an intrusion considered acceptable in this unseen location.

The N bedroom has a narrow, shallow projecting chimneybreast on the N gable. This was always only a single flue for the ground floor fireplace, so this bedroom was unheated.

Roof structure

The original roof structure survives in fairly complete condition under the earlier C20 over-roofing in softwood and Welsh slate. Three bay roof with a single A-frame roof truss (T1) and a full-height 4½in brick cross-wall. Truss T1 has principal rafters and collar of roughly cut, S-shaped oak. Dovetail-lapped collar and scissor-lapped apex, the joints fixed with a single large-head forelock (cotterpin type) bolt, not timber pegs. Roughly shaped purlins are fixed to the back of the principal rafters with large nails, not pegs. The purlins and ridge, of oak, survive to all 3 bays. In the S bay, both purlins have c.75mm diameter holes drilled through them near the ends. These must be re-used lintels from a barn, the holes to receive harr-hung doors. The other main timbers appear primary to the roof structure, not re-used. The rafters (under the original thatch) were of rough ash pole type, most of which survive to the lower section, up to purlin level. There are the remains of some rough wind braces also of ash poles on the N side of T1, rising from the purlins to near the apex of the truss, and also one rising from the lower end of the truss up to the purlin. Some riven battens and twine to support the thatch also survive.

The 4½in brick cross-wall rises right up to the apex, supporting the purlins and ridge. It is buttressed by a pier at the W side (rising inside the bedroom closet), but not to the E. It has a bonding/plate timber running across at purlin level. The bricks are

c.65x220mm in size. Similar size bricks are used for the chimneybreasts to both gables, the brick flues being built integrally with the original main stone walls. The gable brickwork corbels out at the apex to give a seating for the ridge, so that the timber does not protrude into the flue.

The ceiling structure is also original, of oak. It has broad, flat spine beams, bearing onto the cross partition walls. The roughly squared oak ceiling joists are notched and nailed to the underside of the spine beams, a crude construction method.

Outbuildings

A building to the N was formerly part of the Threeways plot, but is now a separate house. The building is of coursed rubble ironstone/limestone with a roof of Welsh slate, but has been much altered. It forms a single range of 1½ storeys, though the gable ends show the roof has been raised a little, probably when slates replaced earlier thatch. The W front has modern windows and doorway towards the S, and earlier window openings, with old timber lintels, to the N. The gable ends are blank, with quite good quoins. Blocked hatchway at higher level to S gable. The rear E side is largely covered by a modern extension, but does have a blocked doorway near the S end. An aerial photo of around the 1970s shows: a 2-flue chimneystack to the S gable; two 3-light windows to the W front S end; a doorway to the W front N end (where there is now a GR postbox); and a long single-storey range in two sections to the rear NE. The photo of c.1910 shows a lost single-storey extension in the gap between Threeways and the outbuilding, with large glazed front windows and a corrugated iron roof.

Site history

The 1800 enclosure map shows a large rectangular plot, with a single L-shaped building. The main front range appears to be set rather further N than the existing Threeways building, and the outbuilding to the N is not present. This would suggest that the whole of the house was rebuilt after 1800, and set further S, without a rear 'L' range.

The 1886 1st edition OS map shows the main Threeways range as existing, and the outbuilding as on the c.1970 aerial photo, with rear range. The site is identified as 'Smithy', which was presumably in the outbuilding.

Date and development

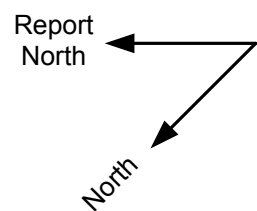
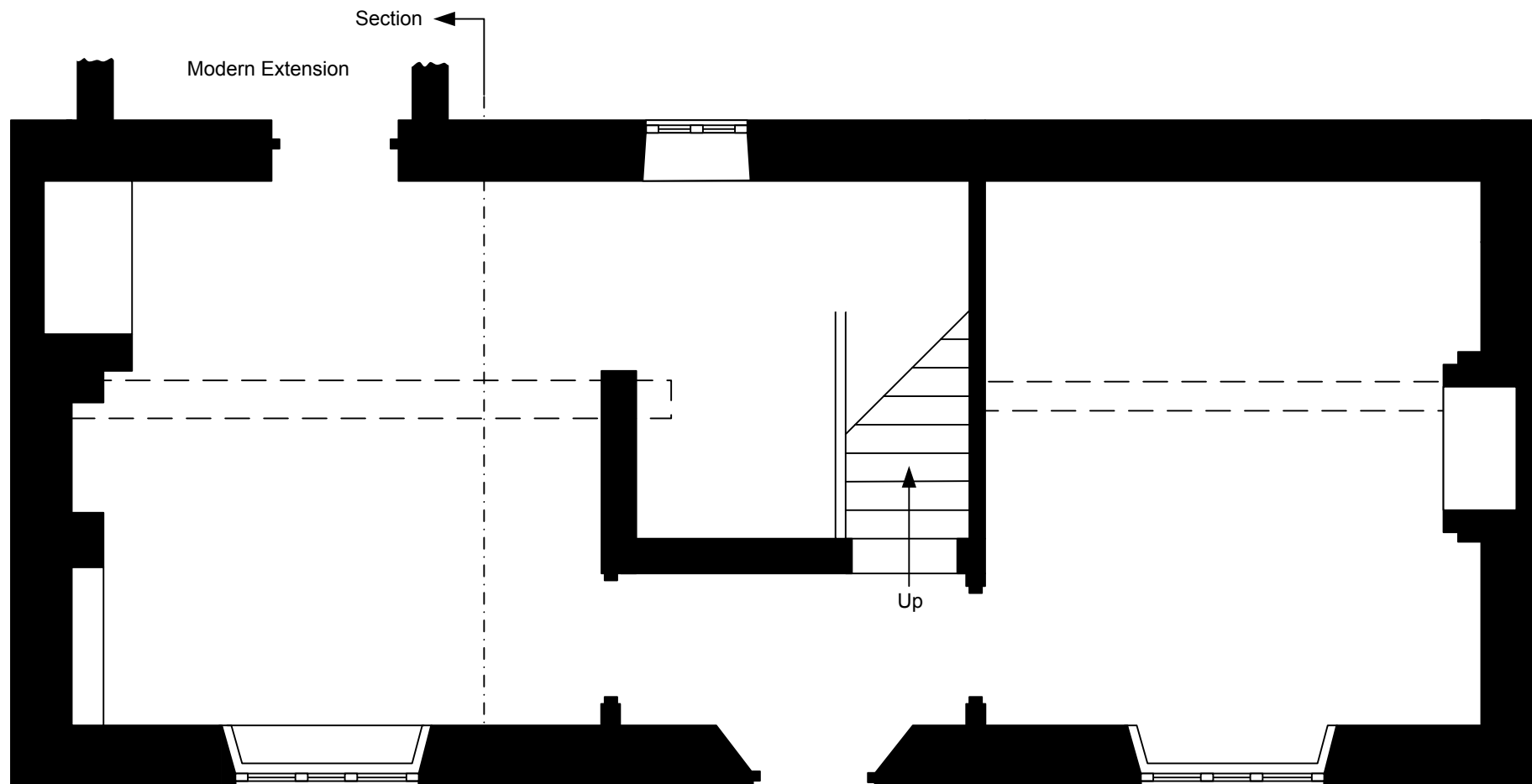
Robert Howard of Nottingham Tree-ring Dating Laboratory examined the building in July 2014, but concluded that the timbers were unsuitable for dendrochronology.

The house appears to be essentially a single phase building, dating from the early 19th century – probably 1814, as the date-stone. It is of carefully designed form, with a fully symmetrical front elevation and central front door. The compact entrance hall has the staircase rising from it, with a good room to either side. The N room would have been the kitchen/living room, with the larger chimneybreast, probably fitted with an iron range. The back door led out of this room, and there was a small scullery/pantry space behind the front hallway. The S room would have been the parlour, with a shallower fireplace. Upstairs, there were 3 good bedrooms, though

only the S bedroom, over the parlour had a fireplace. The main windows to all the rooms are placed on the front, with only the minor windows for the scullery and first floor landing on the rear.

The building provides an excellent example of the late local vernacular style, with a mix of up-to-date and more traditional features. The double-fronted, fully symmetrical plan form is a relatively new introduction at this date, but the front elevation has high quality masonry with band courses, segmental arches and keyblocks of traditional form. Although the ceiling height to both storeys is generous (around 2.4m, 8ft), the windows were still of the earlier casement form, not of vertical, sliding-sash type. The gable parapets are fully traditional, though the chimneystack moulding is of a later type. Inside, the joinery details are particularly well-preserved, with many original doors, cupboards, architraves and other details – including door latches. The construction makes use of brick for partitions and chimney flues, but still relies largely on stone. The carpentry of the roof structure, unseen above ceiling level, is crude and rustic in character, though uses simpler forelock bolts and nails instead of traditional joints. The original thatched roof also gave the building a decidedly vernacular character.

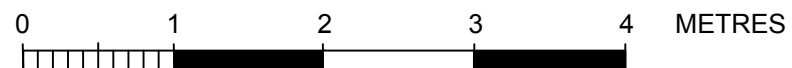
Nick Hill
Rose Cottage, Bringhurst
August 2014



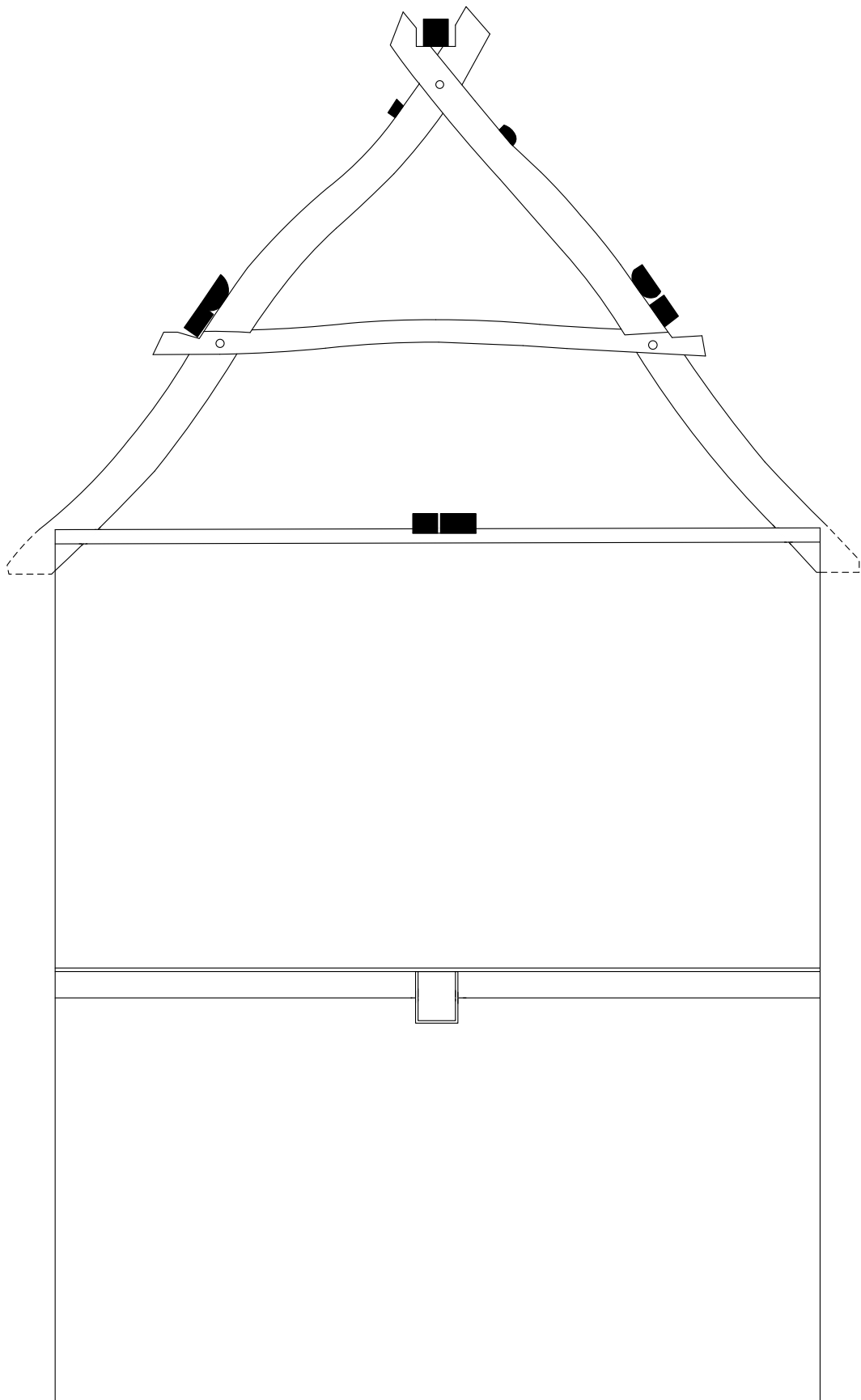
T1

GROUND FLOOR

THREEWAYS, 1 MAIN STREET, CALDECOTT



NH / RO May 2014



SECTION – TRUSS T1 SOUTH FACE

THREEWAYS, 1 MAIN STREET, CALDECOTT





The west front



Window to ground floor front



The south gable



Date-stone to south gable: 1814 & 1859



Half-ogee pendant corbel of 17th century type to south gable



Plain ogee corbel with long tail to north gable



The rear east side



Old aerial photo



Photo of c.1910



The north room, with panelled cupboards



The south room



The entrance hall with stairs off



Door latch to first floor closet



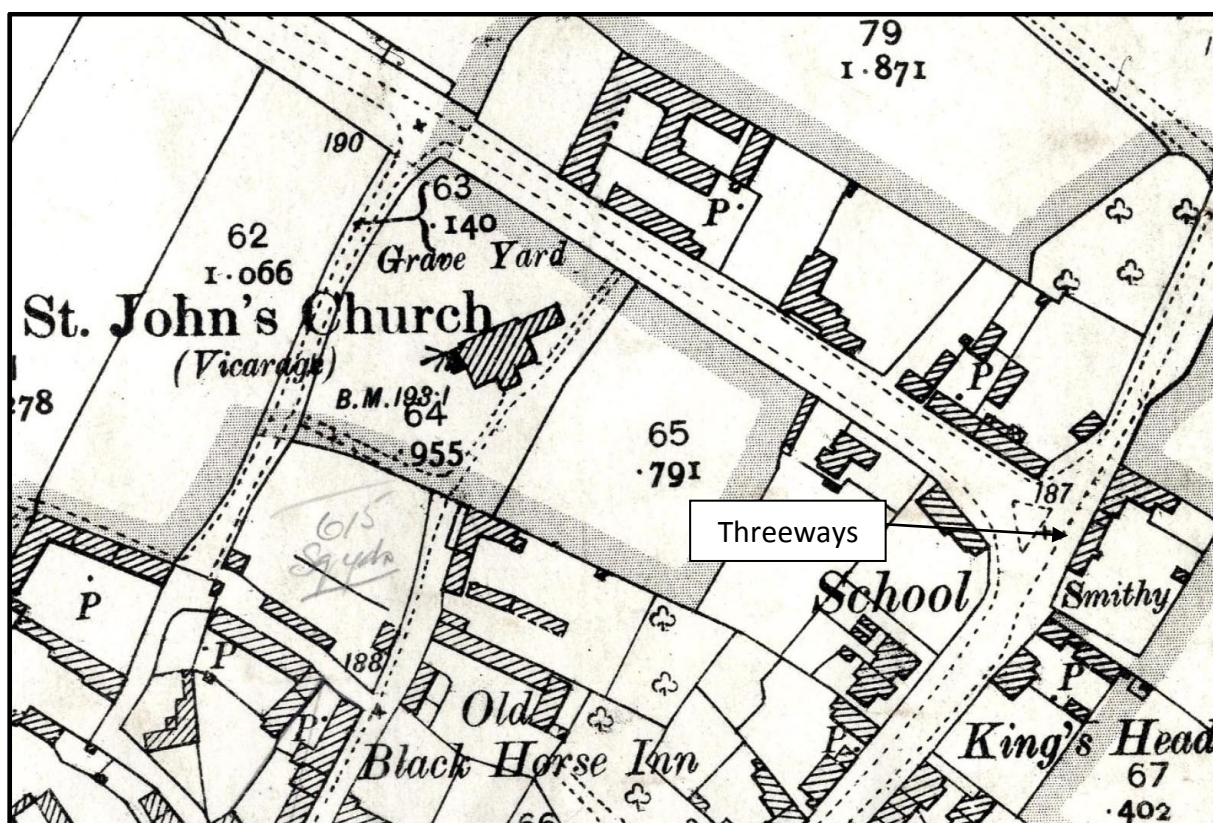
Truss T1, south face



Forelock bolt to collar joint of truss T1



Caldecott Enclosure Map - 1800



Caldecott – OS Second Edition 1904