

Lyddington Manor History Society
Historic Building Survey

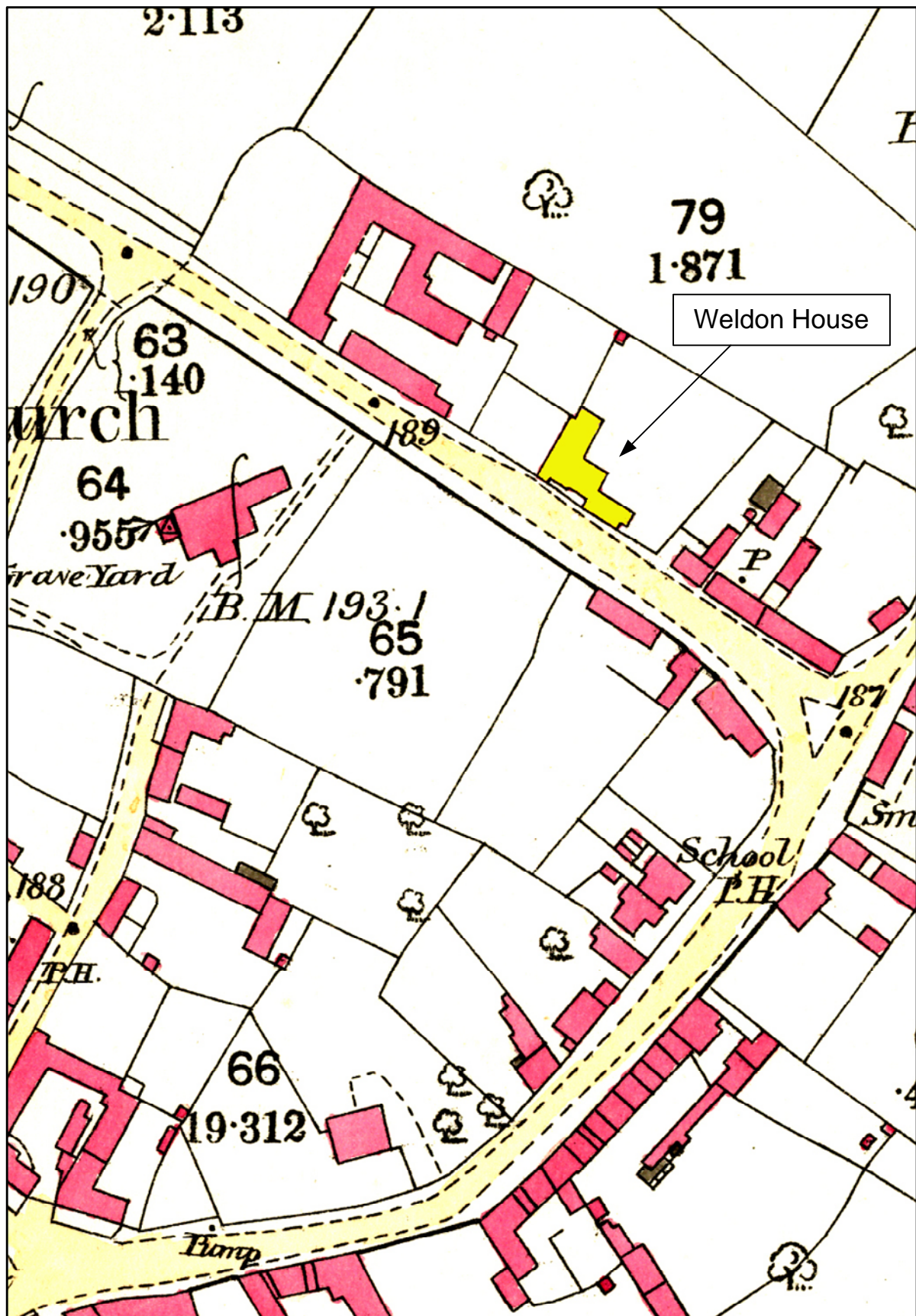
Weldon House, Uppingham Road
Caldecott, Rutland



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Location Map – Weldon House, Uppingham Road, Caldecott

(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

WELDON HOUSE, UPPINGHAM ROAD, CALDECOTT

Survey

Date of survey: 29th September 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

This was a good quality 17th century house of two-room plan form, with a 'baffle' entry doorway against an inglenook fireplace. Major alterations were carried out around 1980, with the loss of many original features, but good records of the original building survive. The original house had stone-mullioned windows and an unusual, tower-like projection to the front gable, which probably housed small closets. A date-stone of 1649 with initials NWA survives, re-set in the adjacent farm building. It seems likely that the house was constructed at this time, its builder being William Newbone, who had married his wife Anna in 1634. The house was re-fronted with sash windows around 1800-1820, and a series of extensions for additional service space was added to the east. There was a large farmyard to the west, with a surviving early 19th century two-storeyed range, and a well-preserved mid-19th century tack room.

Site

OS Ref: SP869937

Orientation: For report purposes, the gable on the road frontage is taken as facing S.

The principal range of this house has its gable end to the street. To the E of this is a grouped series of extensions. There was a large farmyard to the W, recently converted to domestic use.

Materials

Coursed ironstone and limestone rubble, with roofs of Collyweston slate.

External features

The main range is of 2 storeys, with rooms also in the attic. The E extensions are of 1-2 storeys.

The S gable has regular, alternating courses of limestone and ironstone, with good brownstone quoins to the SE. The SW corner has a two-storey projection, forming a small square tower – an unusual feature. The tower masonry also has some alternate limestone/ironstone coursing, and brownstone quoins, with no straight joint where its W wall meets the W wall of the main range. It is clearly integral with the main range, not an addition. It has a small Collyweston slate roof. First floor limestone window to main gable, offset to E, with plain surround and re-worked jambs and mullion. These are now square-cut, but both mullion and jambs have the normal ovolo original moulding internally. Attic window offset to W, a single light of limestone, with large

plain chamfer. The plain lintels over both windows may have been moulded cornices, later cut back flush (the first floor window was later blocked, and re-opened in c.1980. Coped gable parapet with plain kneelers. Fine 2-flue limestone stack at apex, on an ironstone base – the parapet does not include a seating for the stack. Chamfered plinth, twin, separated stalks of ashlar slabs. Moulded cap with torus/fillet architrave and corona, fillet and cyma cornice. Photos of c.1980 show a Victorian style ground floor door towards the W side of the gable; the jambs and lintel look inserted.

The W front, the principal elevation of the building, now has a symmetrical arrangement, with a central doorway and large sash windows to either side. Alternating courses of ironstone and limestone, with good brownstone quoins to NW. All five sash windows have square, raised limestone surrounds with a central keystone. The surrounds are bonded into the main walling, with an irregular appearance, clearly intended to be rendered over. The sashes have no 'horns', 8/8 panes, with 6/6 to the narrow central window. Door surround of similar type, with round arch, square-cut impost blocks and keystone; semicircular fanlight with radial glazing bars and 5-panel door. This re-fronting was probably carried out c.1800-1820.

A few features of the original 17th century S front remain, and a good set of record photos taken during the works of c.1980, after the removal of external render, provide considerable further evidence. On the ground floor, parts of the surrounds of two stone-mullioned windows remained; also a blocked single-light stone window lighting the ground floor of the SW tower, and a blocked doorway at the N end. The ground floor window to the tower had a limestone head and jambs, though the cill seems to have been replaced when the window was blocked. The masonry and coursing visible on the 1980 photos suggest that the window was original, not a later insertion. The ground floor doorway had good, plain square jambs and an oak lintel, so it seems the original doorway had a plain timber frame, with no stone moulded surround. All of these features were re-faced in c.1980, with no evidence now visible. On the first floor, a straight joint near the N end (visible more fully on the 1980 photos) indicates a former window. A remaining feature, set just N of centre and immediately below the roof eaves, is a small single-light stone window, plain-chamfered and blocked. This is too high for a first floor window, and too low to serve the attic floor. So it suggests there was a stair located here, in the middle of the building, probably rising from ground floor to attic. Another single-light stone window, re-opened in 1980, lights the 1st floor of the tower at the S end. Any other first-floor windows must have been in the location of the existing sashes, as the original facing extends between these openings on the 1980 photos. A raking scar of mortar at the N end shows the presence of a single-storey wing which projected W, as shown on the 1800 enclosure map.

The N gable has similar striped masonry at upper levels, though has been much re-faced below, where an extension was removed in 1980. Single-light stone window to first floor, with a big plain chamfer, like the attic window to the S gable. To the attic floor, a larger single-light window with square-cut outer moulding and some remaining ovolo moulding; unusual cornice, probably of quadrant profile. Coped parapet, with a seating for the stack visible on 1980 photos, though this has been re-set. Single flue stack, with the same mouldings as the one to the opposite gable. The 1980 photos show a single-storey lean-to extension here, of ironstone with a pantiled

roof and coped gables. It must previously have extended W, forming a duo-pitch roof and an L-shape, as shown on the 1800 enclosure map, but the W projection had been demolished by the time of the 1886 1st edition OS map.

The E side has striped stonework again, with some re-facing to the S, where a 2-storey extension was removed in 1980. Two-light stone mullioned window to first floor, with unusual large plain chamfers. Casement window towards N on ground floor, a re-working of a timber window visible on 1980 photos, which had a lower head. The door and window to the S, previously inside an extension, were re-worked in 1980.

The E extensions form two main blocks, neither on the 1800 enclosure map. The extensions were much altered in 1980, especially to the rear. The S front of both blocks has well-coursed ironstone, with brownstone dressings. A deep brownstone band runs across at the head of the window and door openings, which have segmental arches and a projecting keystone. The W window of the W block was formerly a doorway. The rear N side formerly had a projecting outshut to the W block and a single-storey lean-to to the E block, partly built of brick. These were largely demolished in 1980, and the W lean-to rebuilt as a 2-storey duo-pitch block. The W block had a chimneystack of brick on a stone base, now rebuilt in stone; the E block had a brick stack, now removed. Collyweston slate roofs. At the E end, a brick lean-to with a Welsh slate roof.

Internal features

Ground floor

The 1980 works to the main block included the complete removal of the roof and first floor structure, as well as many other alterations. But many original details can be seen on the 1980 photos.

The central hallway has a modern replica of the earlier stair, with an open-string stair with shaped brackets and stick balusters. The partition walls here were rebuilt in concrete blocks. The N room had an original inglenook fireplace to the NE, with a chamfered beam with an ogee stop, and a stone cheek to the W. The 1980 photos suggest there was a further structure just W of the inglenook cheek, which may have been an oven. A corridor and doorway had been inserted into the E side of the inglenook prior to 1980, with another doorway leading out through the N gable, to the W of the stack. The inglenook and chimneybreast were removed in 1980. The fireplace from the S first floor bedroom was relocated here, projecting from a new chimneystack. This is a good quality fireplace of limestone, with a flat head. Ovolo moulding runs across the lintel and down the jambs, with no stops, with an outer plain stepped moulding.

The S room retains its original fireplace, set flush into its chimneybreast. It is also flat-headed of limestone and ovolo-moulded without stops, but with no outer moulding. It retains its ironstone fireback. W of the fireplace, the narrow space inside the SW tower leads off the room, and has a slot recess at window lintel level, presumably linked to the blocked opening visible in the 1980 photos. To the E of the

fireplace, there was a doorway in 1980, inserted in the 19th century. This is now a recess, with a shaped pine cupboard front, relocated in 1980 from the recess directly above on the first floor (where a window was re-opened). There are many original panelled pine shutters and doors.

In the E extensions, the W block has a large, re-worked inglenook fireplace. In a photo of 1980, it can be seen that the ingle cheek wall is of brick. Spine beam with chamfer stops which have a projecting nick and tenoned joists. In the rear wall of the inglenook is a re-set ironstone block with a rather roughly cut inscription: 'SL 1761' below this is a much more crudely cut date: '1769', with other figures below, partly cut off and not readily legible. The character of this block suggests it was not a properly formed date-stone of the normal local type, which were usually placed in newly-built houses (or parts of houses) at the time of construction. However, 'SL', may well be the initials of the 18th century building owner. A 1980 photo shows another date and initials, 'I[?] S 1768' incised crudely into a wall. The E block has another large inglenook fireplace, inside which is a bake oven with cast iron door. Two transverse beams, with tenoned joists.

Wall thicknesses: The W and E walls of the main block are 780mm thick.

First floor and roof structure

The S bedroom on the first floor has a small closet space within the SW tower, plastered and with no door. Good, original quoins are visible to the E door jamb on the 1980 photos. An original stone window lights the closet.

The details of the roof structure to the main block, fully replaced in 1980, are visible on record photos. Three trusses, the centre one closed, with a partition of vertical studs right up to the apex; the other two trusses open. Principal rafters tenoned to a tie-beam, with tenoned arched collar and bridle joint at apex – no ridge. Two sets of tenoned purlins to each side, with slightly curved wind braces from principal up to upper purlin. The principal rafters are reduced above the upper purlin joint. Squared oak common rafters with bridle joint to apex. The tie-beams carried a full set of joists for the attic floor. This was clearly the original roof structure, of good quality. The house probably always had a Collyweston slate roof, not thatch.

Outbuildings

There was previously a large farmyard to the W, converted to residential use in recent years. A long stone-built farm building survives, probably of early 19th century date, as it is not shown on the 1800 enclosure map. Collyweston slate roof, with coped gable parapets. The S gable now has a large glazed opening, probably a recent insertion. A date-stone is also set into the gable at high level:

1649
N
W A

The date-stone follows the common form, with the surname 'N' at the top, followed by the husband's initial 'W' and the wife's, 'A'. It is of limestone, with the lettering raised, rather than inscribed. It clearly does not belong to the barn, but it has not been established when it was re-set here. It may well have come from other buildings on site, perhaps the main house. The S gable and the visible S half of the W side have good quality, well-coursed ironstone, with good quoins. At the S end of the W side is a large blocked doorway, with a pedestrian doorway set to its N. The E side has more roughly coursed limestone walling up to first floor height, suggesting that this wall pre-dates the main building. There is no opposed opening to the E side for a threshing floor door, so it seems the building was not a threshing barn. The large doorway suggests it may have been partly used as a cart shed. First floor window openings, one to the W and two to the E have old ironstone cills, so are probably original. The N gable was not seen.

Inside, the original roof structure survives in fairly complete form. Four A-frame trusses of roughly shaped timbers with half-lapped collars bolted to principal rafters, bridle joint at apex, and probably no ridge board originally. The bolts are threaded, with square nuts. A single set of staggered, tenoned purlins, with pegged mortices. Good set of chisel-cut carpenter's marks. Various sections of timber are re-used, several with lap joint matrices from a former roof. Original rafters also survive. This is a good example of an early 19th century roof, still in a vernacular tradition.

To the SE of the farmyard, is a small square building – a tack or harness room. This is not shown on the 1800 enclosure map, but can be seen as a projection to a long W-E building on the 1886 map. It dates from the mid 19th century. It was taken down in recent years and relocated a short distance to the E, as a faithful reconstruction, to allow access into the redeveloped farmyard. Of coursed ironstone/limestone, with Collyweston slate roof and coped gable parapets. Single-flue brick chimney to E gable. Combined door and window under a single timber lintel to the rear N side. The other three walls have no openings. Inside, there is a brick-built fireplace and chimneybreast, with small grate, brick-arched opening and timber surround with mantelshelf. Two large timbers project from the E gable and one from the W, on which to hang harnesses.

In the centre of the farmyard there is a single-storey brick-built range with open front and bullnose brick piers, now with timber board doors for garages. Welsh slate roof, and diamond pattern to E gable in dark headers. This is shown on the 1886 map and is of later 19th century date. To the SW part of the farmyard there is an L-shaped single-storey outbuilding, fronting onto the road. Of late C19 brick with Welsh slate roof, but the rear W wall is older, of ironstone. Now converted to domestic use. The other farm buildings to the N and W have been replaced by modern housing.

Site history

The 1800 enclosure map shows the house with a main N-S range and an extension to the NW, projecting to form an L shape. Two farm buildings are shown to the farmyard to the W, neither of which survive.

The 1886 1st edition OS map shows the main range with the former projecting lean-to at the N end. The E extensions are also shown. To the W, there is an extensive complex of farm buildings, around yards.

Date and development

Although much altered in c.1980, the evidence for the original house can be pieced together. There were two principal rooms on the ground floor. To the north, set away from the street was the hall/kitchen, with a large inglenook fireplace as the cooking hearth, with a bake oven beside it. The main entrance doorway opened against the side of this chimneystack, giving a plan form of end 'baffle' entrance, an unusual type in the area (though a version of this can be seen at Manor Farm, Gretton, Northants, an L-shaped house dated 1675). To the south, set beside the main road, was the parlour, with a smaller fireplace, for room-heating only, of good quality masonry. Each room was lit by a stone-mullioned window in the front west wall, though the front doorway, unexpectedly, had plain stone jambs and a timber doorframe, rather than the normal moulded stone surround. There were probably further windows in the rear east wall, but the location of these and any secondary doorway are not clear.

On the first floor, there was a principal bedchamber, with another good quality stone fireplace. The room would have had a stone-mullioned window to the west front, as well as the existing 2-light stone window to the gable, and perhaps another window to the east wall. There was a second main bedchamber to the north, without a fireplace, probably lit principally by a window in the front west wall. The smaller window to the gable suggests the room may have included some subdivision, perhaps for a closet. The high-set single-light window on the west front indicates that a staircase probably rose in the centre of the building, from ground floor to attic level. The attic was fully floored and also divided into two main rooms by a central stud partition. Although both rooms had windows in the gable, lighting would have been restricted, and they would probably have been used for storage or servants' accommodation.

The projecting tower to the south-west is an unusual feature. It has previously been thought that this housed a garderobe on the first floor, with a garderobe pit on the ground floor. However, examination of the former ground floor window on the photos of c.1980 suggests this is an original feature, not a later insertion. Such a window is clearly incompatible with use as a garderobe pit. There is also no clear evidence for the necessary hatch for cleaning out the base of a garderobe. It therefore seems more likely that the tower housed closets, leading off the principal rooms of the ground floor parlour and first floor bedchamber. Such closets, though usually a little larger, are found in other 17th century houses in the area, though located within the main building, not projecting as a tower. Two other examples of garderobes have been found in farmhouses in the area, both in the village of Gretton, Northamptonshire. The Yews, at 24 High Street, has a square projection at a gable end, a little similar to that at Weldon House. However, this building is the remaining solar crosswing of a much larger house, dating from c.1580-1600, and so more comparable to high status late 16th century houses, where garderobe towers are a common feature. More similar to Weldon House in status and date is Barn House, at 74 High Street. Here a wing added in the mid-17th century incorporates a garderobe

projection. In both these instances, there is evidence of a former cleaning hatch at the base.

In terms of date, the flat heads to the two stone fireplaces and the torus mouldings of both chimneystacks indicate that the house was built in c.1650-90. The stone windows with big, chamfered splays are an unusual feature. One might think that such large, plain splays indicated an earlier date, but no good comparables for these, of any date, have been identified as yet. So it seems they are just an unusual feature, also of c.1650-90.

It seems likely that the date-stone of 1649, re-set on the adjoining farm building, provides a more precise date for the construction of the house. The initials on the date-stone indicate that a good quality building was constructed in 1649 for a man with the initials 'WN' (forename and surname), and a wife with initial 'A'. In the 1665 Hearth Tax, a William Newbone paid tax on a 3-hearth house – the same as the known number of hearths at Weldon House. There were seven other 3-hearth houses in Caldecott, but the only other house whose occupier had the initials 'WN' was Walter Newbone, who had a 1-hearth house. In the parish registers, a William Newbone was born in 1609, and married a wife called Anna in 1634. Two or three examples of other couples with the initials NWA and the name Newbone (with various spellings) can be identified in the parish registers for this period, but the evidence fits best for the William who married Anna in 1634. If this is the builder of Weldon House, he was 40 years old when the house was constructed, and had been married for 15 years. A major study of dated houses in Lancashire (Garnett, 1988) found that investment in a new building most often occurred at this time in the life cycle, within 5-20 years of marriage. Anna Newbone died in 1679 and William (then known as 'Senior') died in 1681, probably aged 72. No one with the name of Newbone is noted in the Caldecott Land Tax of 1710, though Newbones are listed in the parish registers into the 18th century, and there are two people called Newbourne who held land in Stoke Dry in 1710.

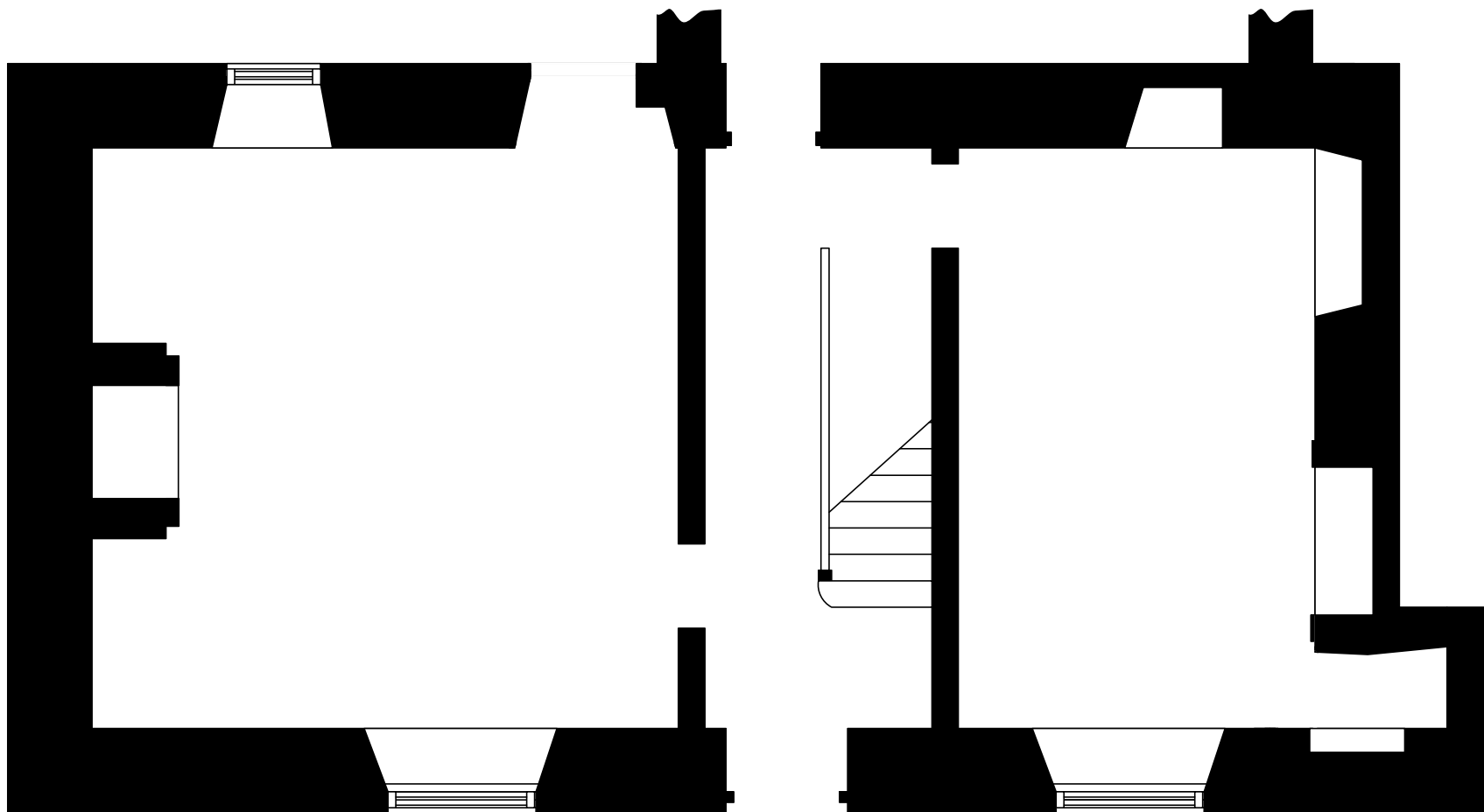
The date-stone of 1649 is the earliest date-stone yet identified in Rutland with raised lettering, with other examples dated 1654 (No 2, Thorpe by Water) and later. If the date-stone style is slightly ahead of its time, this may help to explain the use of flat head fireplaces and torus-moulded chimneystacks, which generally occur elsewhere after c.1660.

Before 1800, probably in the late 18th century, a single-storey extension was added to the north-west, forming the L-shape seen on the 1800 enclosure map. This was stone built and had a pantiled roof. It probably provided additional service space, which would have been restricted in the original two-room range. The owners of the house at this time may have had the initials 'LS', as seen in the graffiti on a re-set stone in the east extension.

The house was upgraded around 1800-1820. The west wall was re-fronted, with a symmetrical arrangement of large sash windows, and rendered to conceal the earlier blocked openings. It seems likely that the original date-stone of 1649 was removed from the west front as part of this re-facing work. The earlier stair was replaced with a new staircase in a centrally-planned entrance hall. Additional service rooms were added in the extensions to the rear, probably in two closely-spaced phases of work.

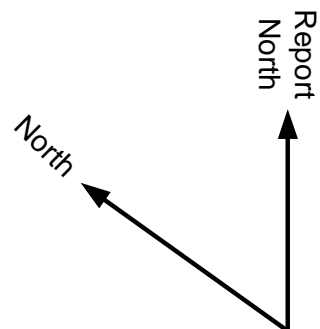
The farm buildings were also rebuilt and extended in this period, including the addition of the surviving long range.

Nick Hill
October 2013

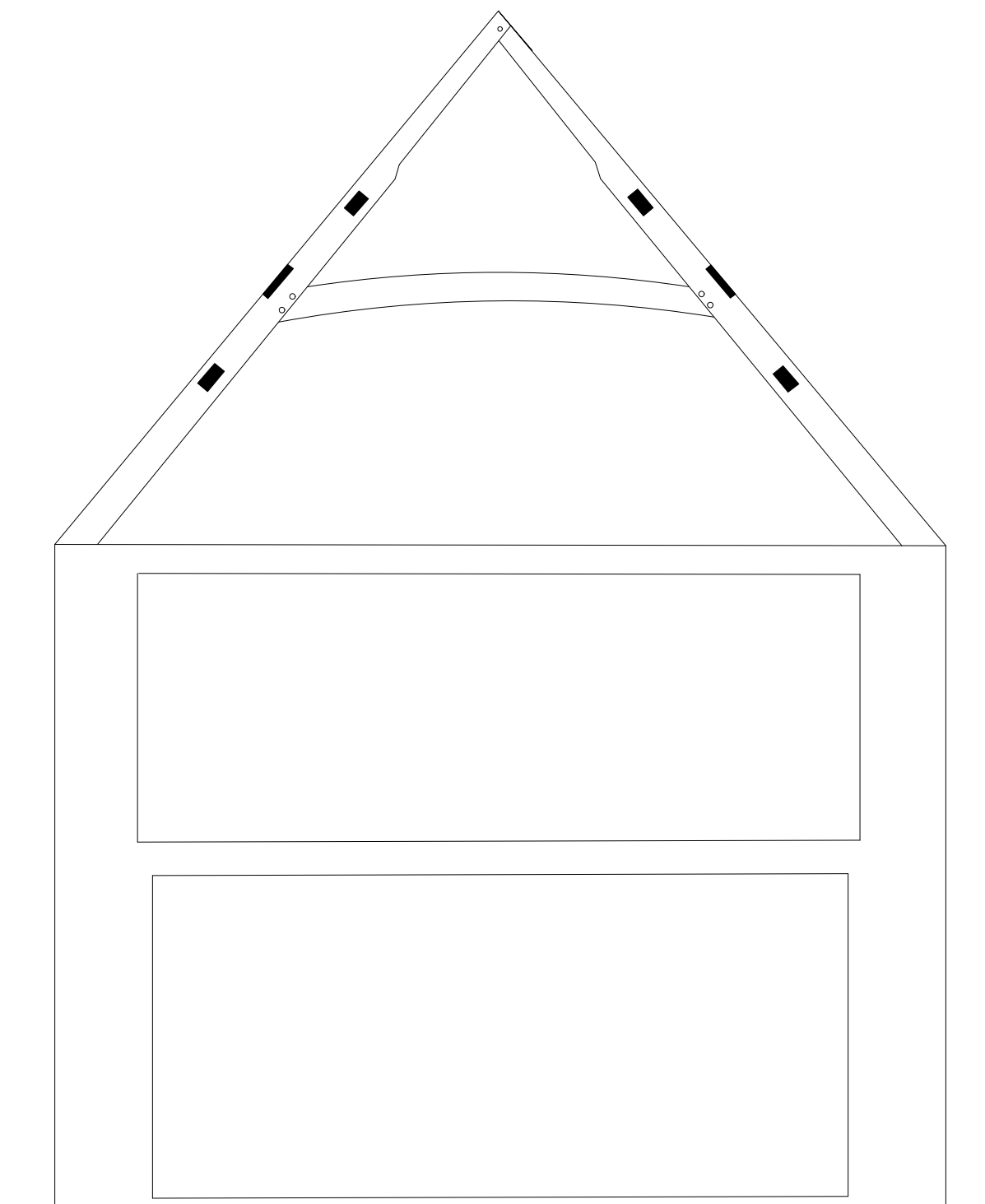


GROUND FLOOR

WELDON HOUSE, UPPINGHAM ROAD
CALDECOTT



NH / RO September 2013



APPROXIMATE SECTION OF ROOF AS ORIGINAL
WELDON HOUSE, UPPINGHAM
ROAD CALDECOTT



NH / RO October 2013



View from the south-west



South gable



Main house and 19th century extensions



View from east



Chimneystack to front south gable



View from the north



Attic window to north gable



First floor window to north-east, with large plain chamfered mullion



Original fireplace to south ground floor room



Ground floor north room, with fireplace re-set from 1st floor south bedroom



View from south-west, around mid-20th century



View from south-west in c.1980, with works in progress



Blocked original windows to south end of west front in c.1980



The former extension to the north gable in c.1980



View from north in c.1980



The former inglenook fireplace to the north room in c.1980, with doorway cut through it to right



Original roof structure in c.1980: 3 trusses, the centre one with stud partition



Detail of original roof structure in c.1980, with tenoned purlins and wind-brace



Former farmyard with outbuildings, from south



The stone-built outbuilding, view from west, with blocked cart-shed doorway



The re-set date-stone to the south gable of the stone outbuilding



Interior of converted stone outbuilding, looking south



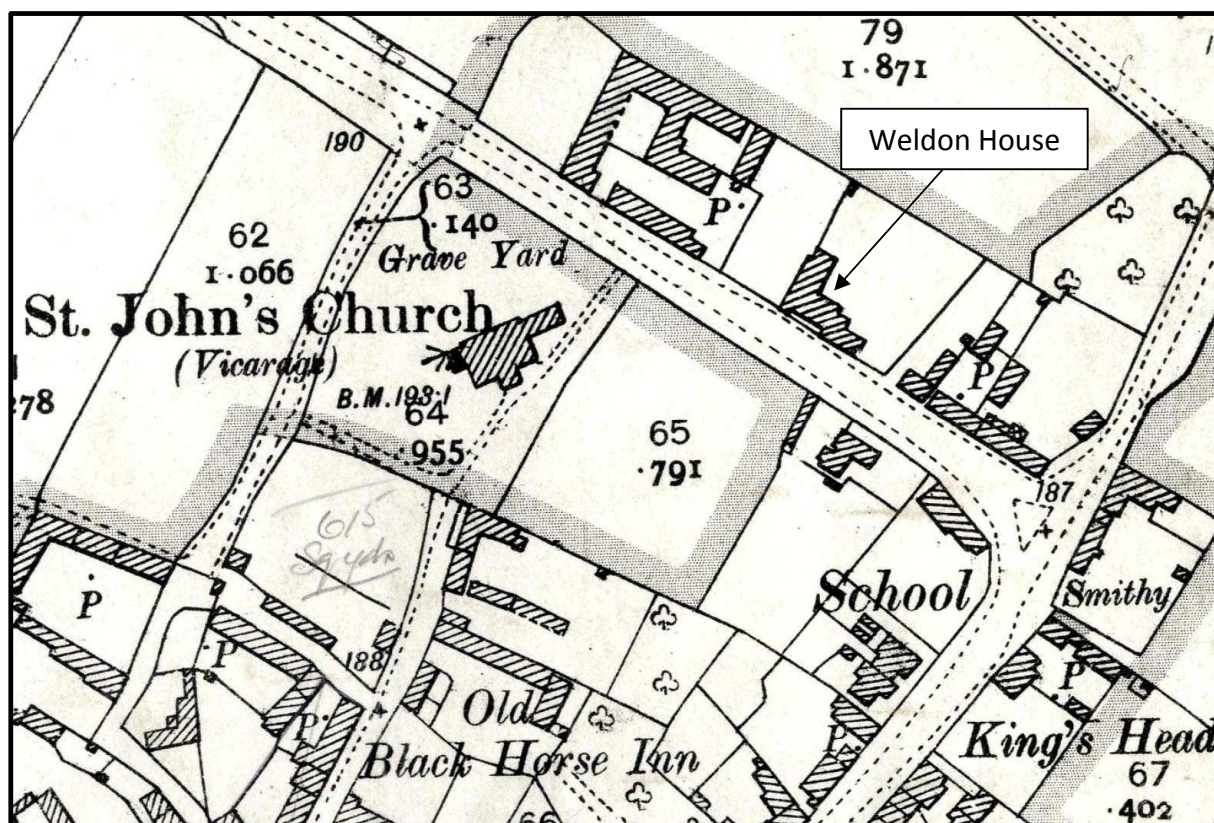
View from south-west, with tack room



Interior of tack room, looking east



Caldecott Enclosure Map - 1800



Caldecott – OS Second Edition 1904