

**Lyddington Manor History Society
Historic Building Survey**

**West Hill Cottage,
107-109 Main St,
Lyddington, Rutland**

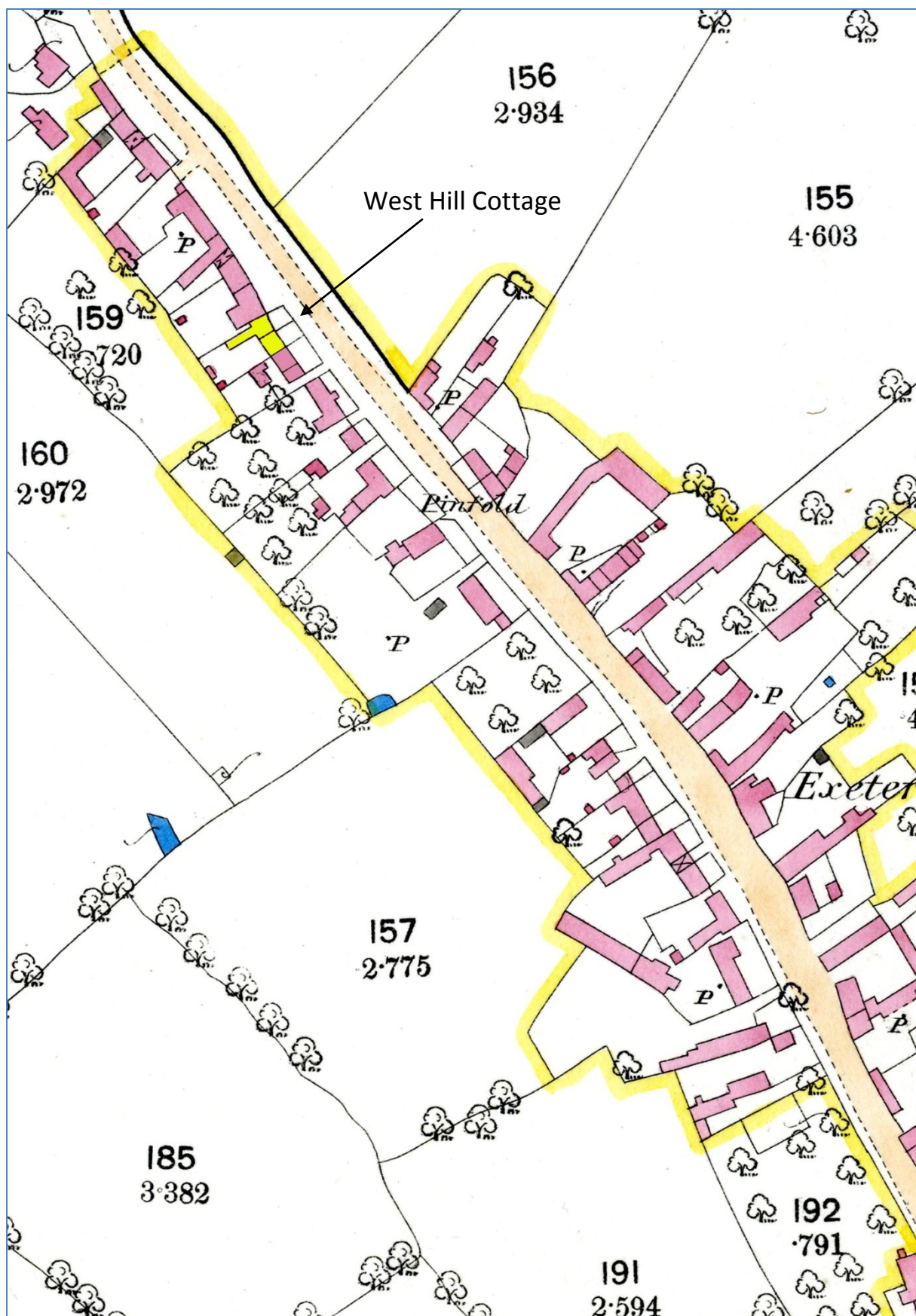


Supported by

The National Lottery®

through the Heritage Lottery Fund





Location Map – West Hill Cottage, 107-109 Main Street, Lyddington
OS First edition 1886

HISTORIC BUILDING SURVEY REPORT

WEST HILL COTTAGE
107-109 MAIN ST, LYDDINGTON

Survey

Date of survey: 24th August 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

This building was constructed as a pair of cottages around 1750-70. As such, it is quite an early example, as most village houses continued to be built as individual properties through this period. The two cottages were small, with only a single main living room on the ground floor and a single fireplace, but the front façade is of quite sophisticated design, with finely detailed masonry. Each had a rear yard, to which outbuildings had been added before 1804. Although it was probably not for his own occupation, the builder of this cottage pair clearly wished to show he had architectural taste.

Site

OS Ref: SP873975

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

The house is located near the N end of the village. It lies parallel to, but set back from, the main village street, with a small front garden, and a plot to the rear, which slopes upwards fairly steeply.

Materials

Coursed ironstone rubble, with Welsh slate roof.

External features

The main building has a single range which was formerly of 1½ storeys, but the roof was raised around 1900. It directly abuts Jasmine Cottage (No 105) to the S and Hill crest (No 111) to the N. To the rear, a single storey range abuts at the N end, with a modern flat-roofed extension to the S.

The E front is a good quality design, with finely detailed masonry features of brownstone, clearly built as two small houses. There are two front doors (the S one now blocked), both with finely moulded, eared surrounds with flat lintels and fluted keyblocks. At the foot, the moulded surround sweeps outwards, to terminate on a plinth block. Each of the houses has a ground-floor window with a plain surround and projecting keyblock. The door and window lintels are linked by a continuous, deep band course of brownstone, with good quality quoins at the corners. Four windows to the 1st floor, with plain brownstone surrounds and thin, segmental arch lintels. The N lintel has a central voussoir, but the two centre ones are of a single piece. The S lintel

has been replaced in painted timber. The timber casement windows and door are modern. Above the window lintels, several courses of newer masonry show where the roof has been raised. The quoining at the S junction shows that No 105 (with date-stone of 1741) was built before 107-109. At the N end, No 111 (with date-stone of 1774) has been built against 107-109.

The S gable rises very slightly above the roof of No 105, with bricks of c.1900 date visible, and a single-flue brick stack, abutting against that of No 105. The N gable is covered by No 111, and has a single-flue stack with a rubble stone base and chamfered plinth, above which is a rebuilt brick stack.

The external rear W wall is largely covered by later extensions. Coursed ironstone rubble to 1st floor, with a plain-chamfered brownstone window set at mid-floor height, to serve a stair. S of this is an inserted single-light window, and a 2-light timber window which has recently been re-set higher up. Single-storey extension rising up the slope, with stone walls to E, but some brick to parts of W section, Welsh slate roof.

Internal features

Ground floor

The current front door (for No 109) leads into a cross-passage, whose back doorway is clearly original, with good jambs and a chamfered ironstone flat lintel. The N room has an inglenook fireplace with roughly arched beam. Within the inglenook, an rather irregular recess to the E may represent a former oven or copper. To the W is a cupboard with panelled pine door on H-hinges. Re-set in the W face of the inglenook cheek wall is a fragment of carved limestone, with a cherub's head and wing – probably a former gravestone. There is a further such fragment lying in the rear yard. Spine beam with short ogee stops to the S end, oak floor joists with small chamfers. The W wall has an original window to the N, with a chamfered ironstone surround. It was blocked by the extension, but has been re-opened as a hatch. Further S in the rear wall, beside the modern stairs, is the dished recess of the original, winder stairs, with its stair window.

The S room also has an inglenook fireplace, with roughly arching beam. The E cheek, of ironstone, is unusually thin, with a return to the front – perhaps to allow more space for the front door to No 107. Inside the inglenook is a very unusual inner fireplace – stone jambs with a tall chamfered plinth support thin ogee corbels, which carry a deep brownstone lintel, with segmental arch. This masonry is clearly old, but cannot be original – perhaps the result of re-use of material in the 20th century. Cupboard with pine panelled door to rear W wall of inglenook. Spine beam with short ogee stops to both ends, oak floor joists. The joists to the W of the inglenook have been renewed, probably indicating a former stairs location. The W wall has two small original window openings with external stone surrounds. But the rear doorway looks inserted, with a modern lintel and disrupted jambs.

Wall thicknesses: c.570mm to the front E wall and c.620mm to the rear W wall.

First floor and roof structure

The roof has largely been replaced, except for the lower part of one truss. This was of A-frame form with principal rafters and a lapped collar. The collar projected to support back purlins. The upper part of the truss has been truncated, so the apex details are unknown. The truss was closed, with a partition of roughly shaped studs. The collar/principal joints have pulled apart, and have been reinforced with early blacksmith-forged iron straps, with nailed, Y-shaped ends.

The only other early feature visible is the stone chimneybreast to the S gable, of tapering form and built of large irregular blocks of ironstone, with no 1st floor fireplace.

Outbuildings

Set in the rear garden, above the slope rising from the house, is a stone-lined well. A small stone and brick privy is built against the former stone boundary wall to the rear SW.

Documentary history

The 1804 enclosure map and schedule shows the property as two plots, 64 and 65, though the buildings are indicated as being rather longer than is the case on the ground. Plot 64 (No 109) was 1 rood and 8 perches, with the copyhold owner as 'Barfoot's Representatives'. Plot 65 (No 107) was 13 perches, with the copyhold owner as Hugh Clark. A row of outbuildings extended W from the N end of each house. The land holding to plot 64 included quite a large area of ground to the W, extending S behind No 107.

The 1848 estate map and schedule show the property as plot 38, of 13 perches. The NW extension is indicated. The copyhold owner was John Clarke, the occupiers were Henry Dawson and Matthew Coleman, and it was described as 'Two tenements stable hovels yard and garden in front'. The land behind, forming part of 'Home Paddock', was now owned by Joseph Brown, who lived at No 111.

On the 1st edition OS map of 1886 the property is shown with a subdivision to the main range and front garden, but no division to the rear. The NW extension is indicated, as are two small outbuildings to the W.

Date and development

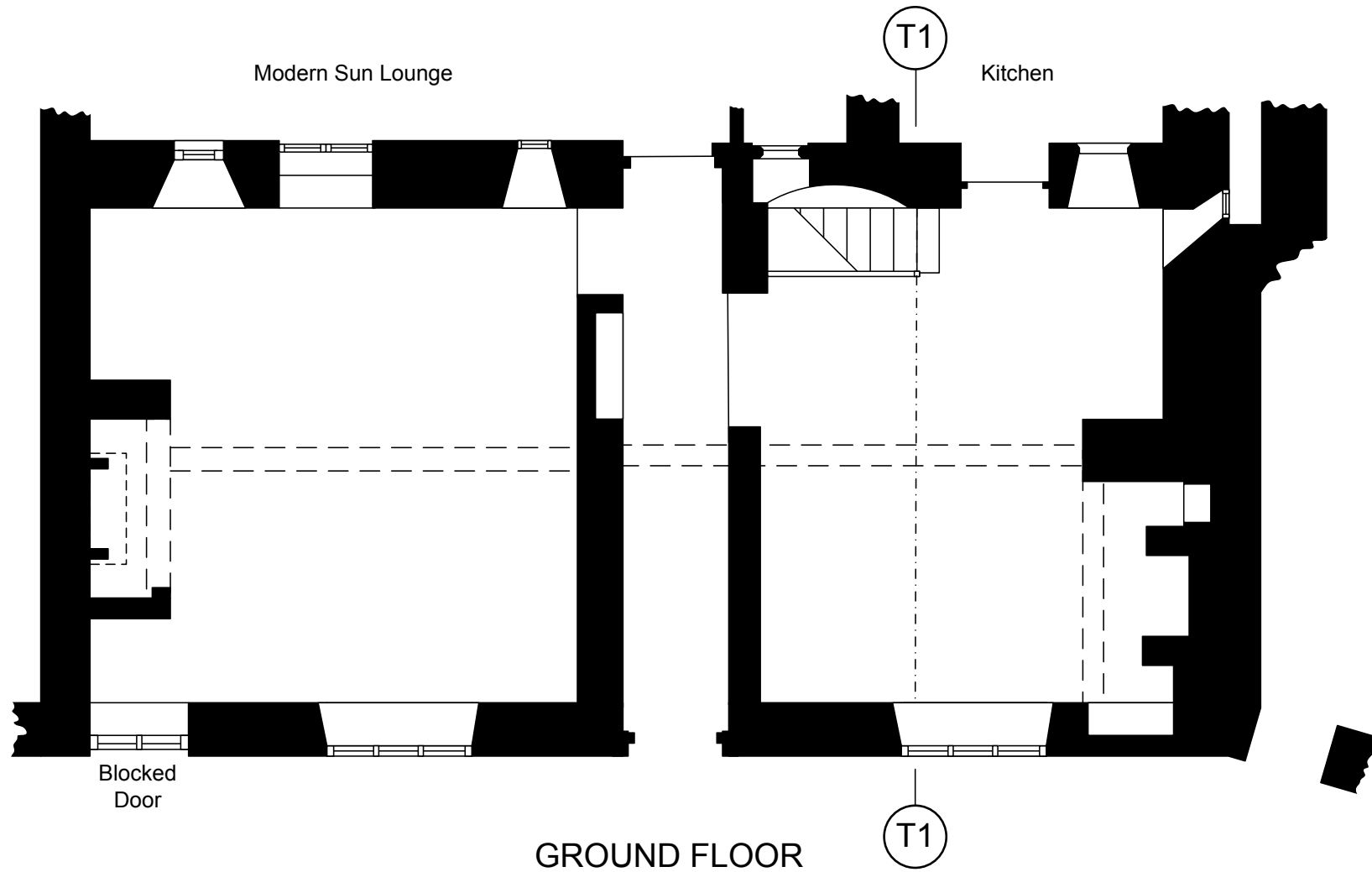
This building was constructed as a pair of small houses around 1750 to 1770 – as indicated by the architectural details, and the earlier house of 1741 to the S and later house of 1774 to the N.

The slightly larger unit to the N (No 109) had a cross-passage and a main kitchen/living room. The small original window to the NW may indicate that this area was subdivided as a pantry or similar. A winder stair rose to the 1st floor, which was subdivided into two rooms, though neither had a fireplace.

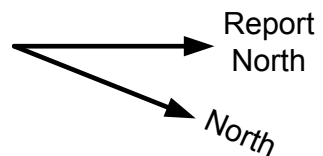
The smaller unit to the S (No 107) had a baffle front door entry, against the side of the inglenook. On the ground floor was a main kitchen/living room, perhaps again with a pantry to the NW, lit by the small window, and stairs to the SW. It seems likely that there was a central back door, near the existing location, though it is puzzling that the current doorway appears to be a later insertion. Upstairs there would have been two small rooms or a single larger one, with no fireplaces. Each of the houses had a rear yard with outbuildings, but the only access seems to have been through the house. When the outbuilding was added to the NW of No 109, the squint window here was added, as the original window here was blocked. A doorway was later cut through into the extension. The roof was no doubt of thatch originally, but it was raised and replaced in Welsh slate around 1900.

The building is particularly interesting as an early example built as a pair of cottages. Most village houses continued to be built as individual properties throughout the 18th century. It seems likely that it was built by a landowner to house tenants, rather than by owner-occupiers. Despite their compact size and provision of only one fireplace, the cottages are well constructed, particularly the front façade, with its finely detailed masonry. Although it was not for his own occupation, the builder of this cottage pair clearly wished to show he had architectural taste.

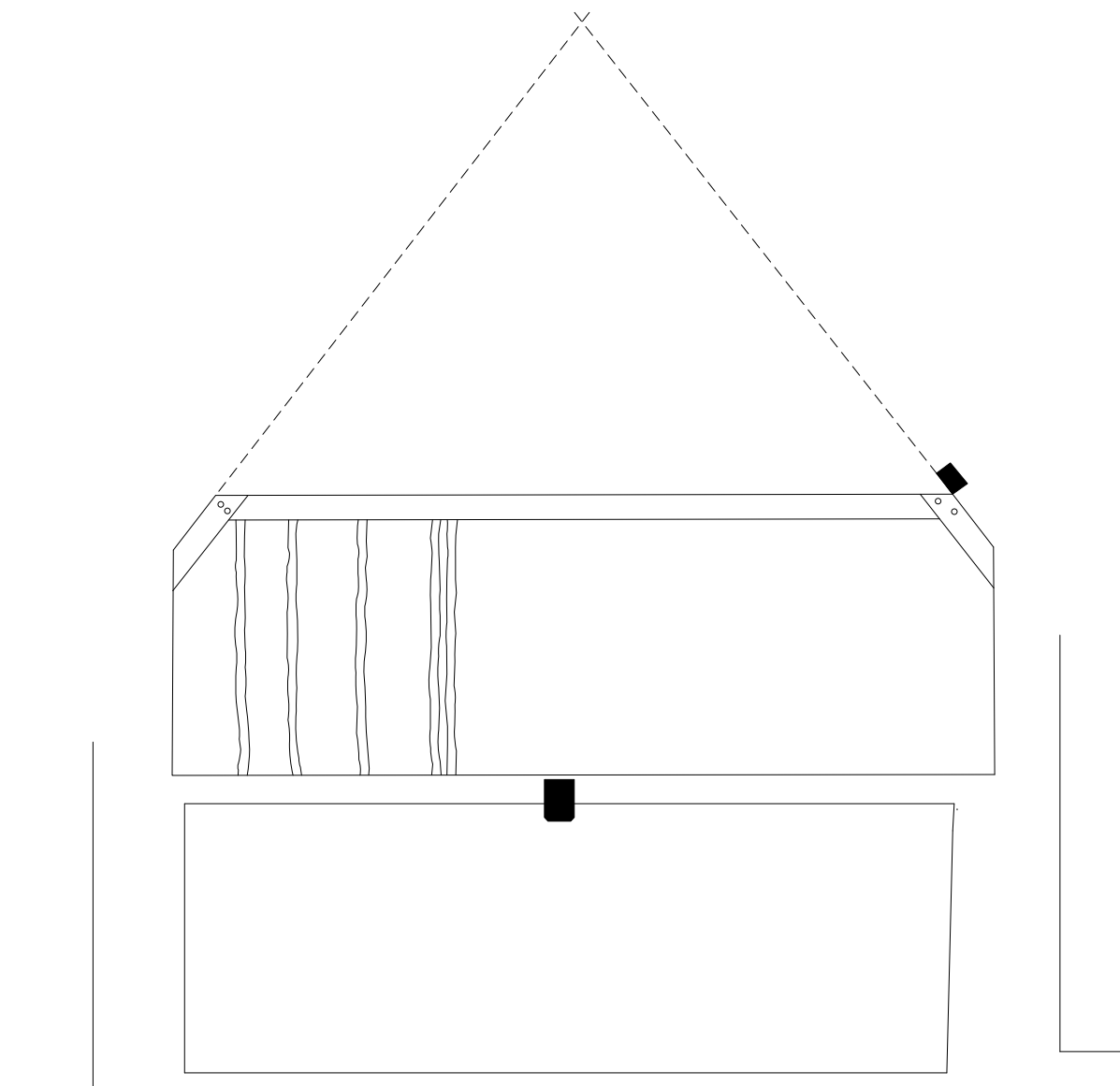
Nick Hill
September 2013
Revised March 2014



WEST HILL COTTAGE, 107-109 MAIN STREET, LYDDINGTON



NH / RO August 2013



TRUSS T1 NORTH FACE

WEST HILL COTTAGE, 107-109 MAIN STREET, LYDDINGTON



NH / RO August 2013



The east front



The east front with blocked doorway to No 107 to the left



Front doorway



Ground floor window



First floor window



The rear west side



The north room, looking north



Inglenook fireplace to the south room



Truss T1 with stud partition, north face



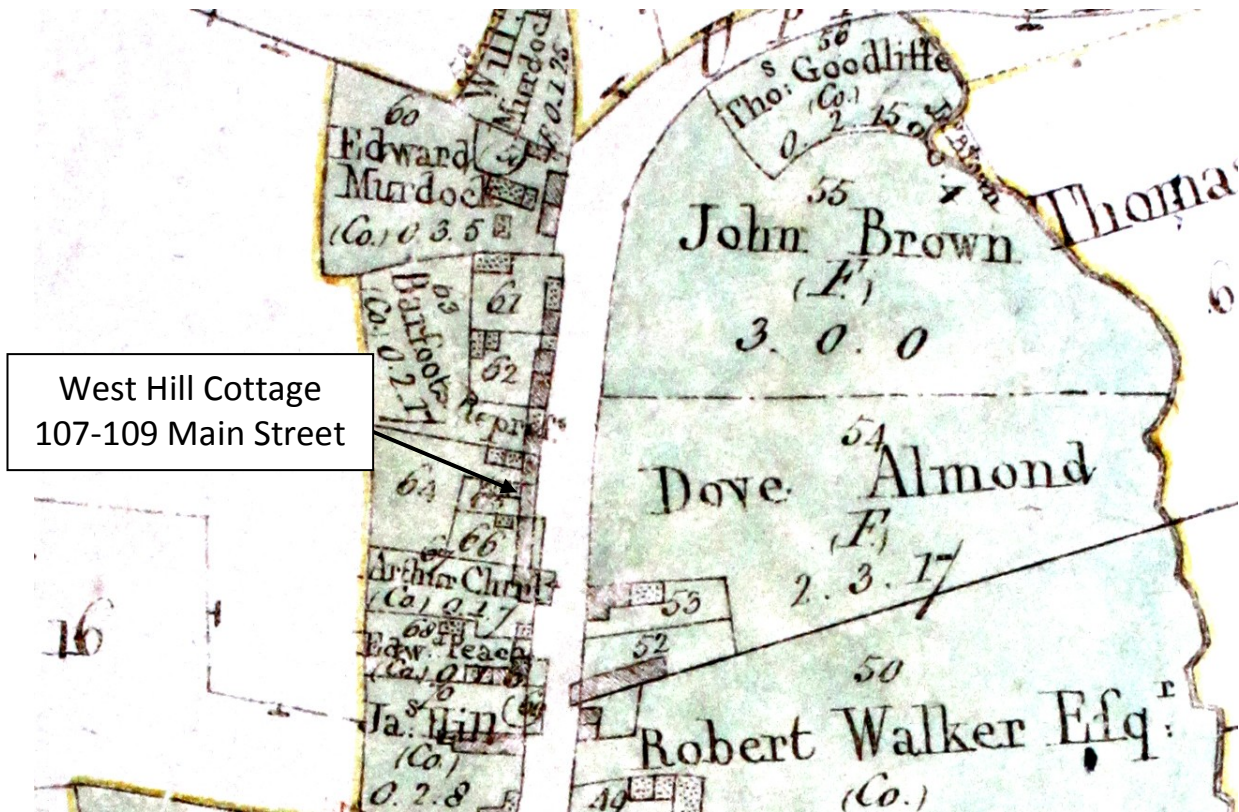
Detail of iron reinforcing strap to truss T1



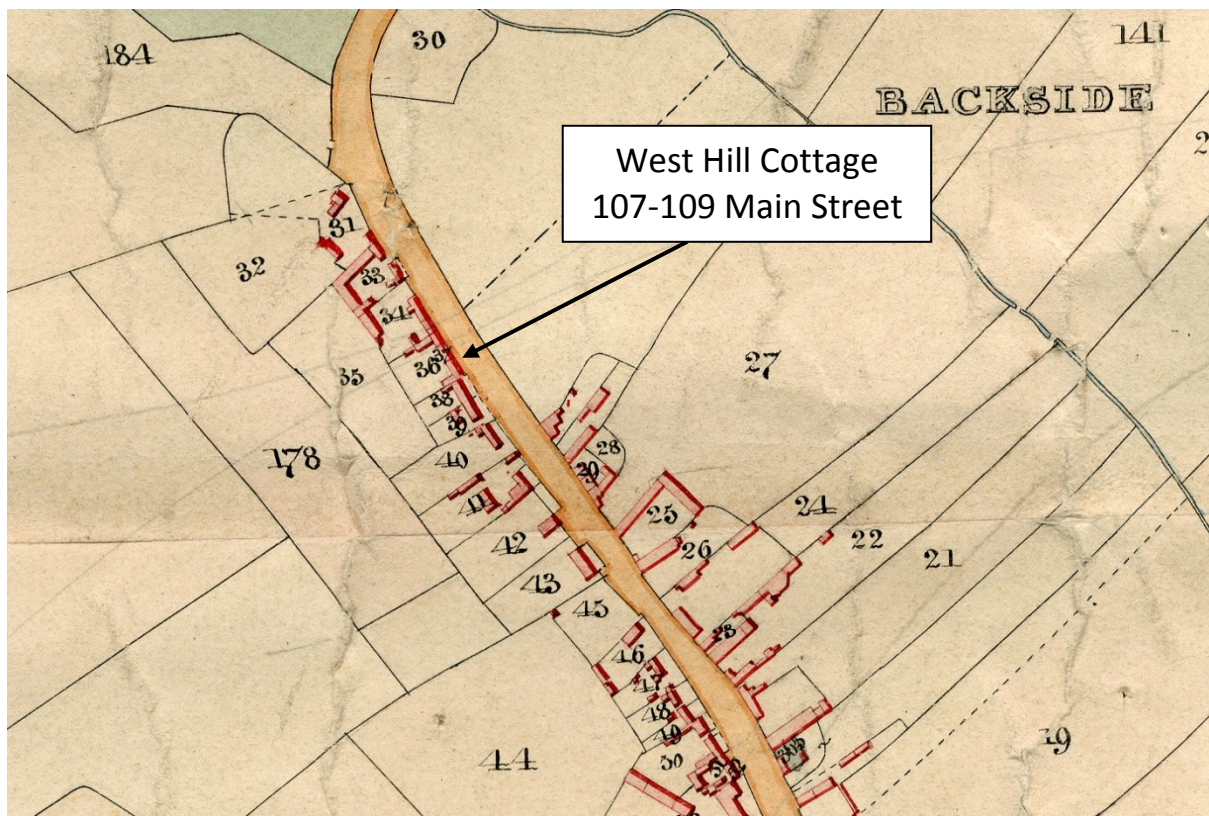
Postcard view c.1905



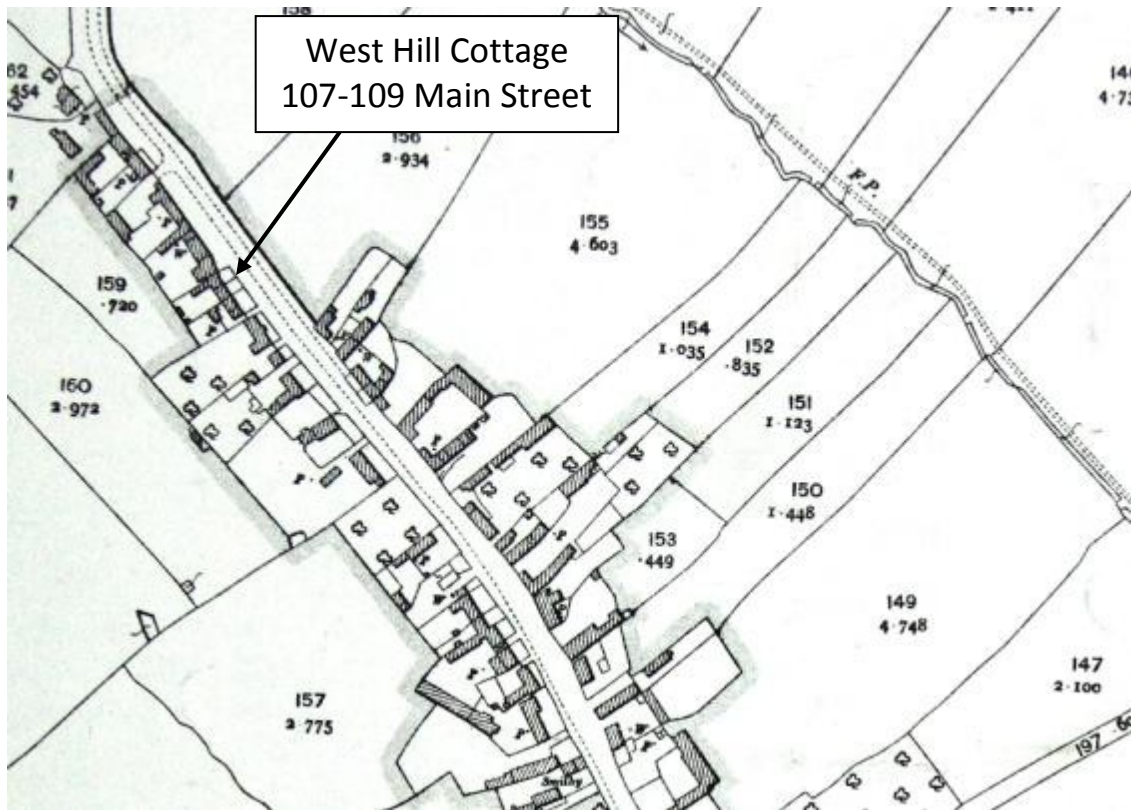
Detail of view of c.1905, with new slated roof



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904