

Lyddington Manor History Society

Historic Building Survey

Ye Olde House 2 Uppingham Road, Caldecott, Rutland

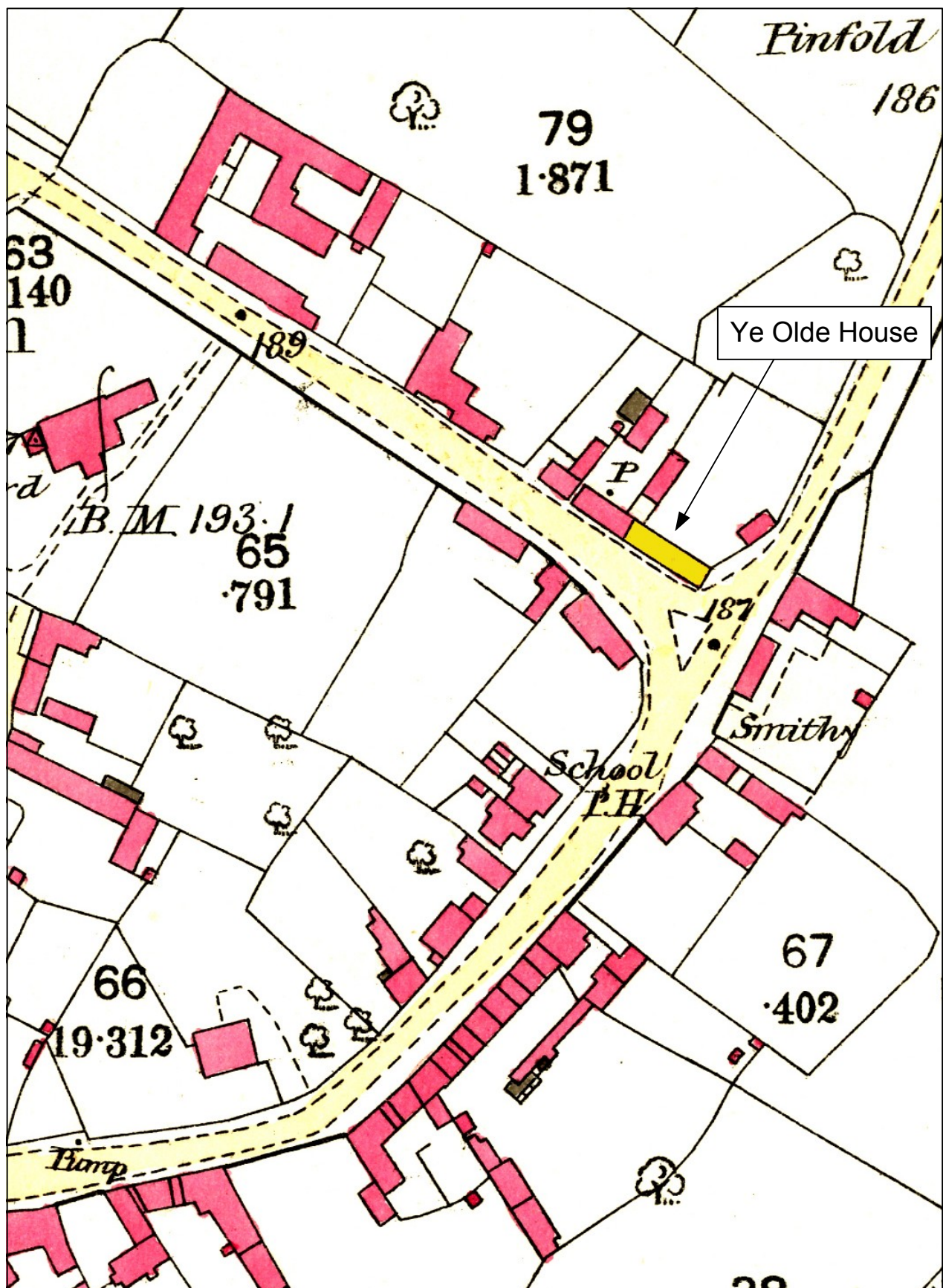


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Location Map – Ye Olde House, 1 Uppingham Road, Caldecott

(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

YE OLDE HOUSE 2 UPPINGHAM ROAD, CALDECOTT

Survey

Date of survey: 1st February 2014

Surveyed by: Nick Hill & Robert Ovens

Summary

Although drastically altered around 1900 and again c.1950, enough evidence survives (including old photos) to enable the earlier form of this house to be pieced together. Built in 1647 (as surviving date-stone), this was a good quality house of three-room and lobby-entrance plan form. The fine surviving stone doorway opened against a lost central chimneystack, with fireplaces serving the kitchen and central hall. Around 1800 the house was re-fronted, in fine ironstone ashlar. The upper floor of the west end was lost around 1900, perhaps due to a fire, and this section of the building survives only as a single storey. In c.1950 the walls were built up in concrete blockwork and the thatched roof was replaced.

Site

OS Ref: SP870937

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

The house frontage is set immediately adjoining the main road. The farmyard indicated on earlier maps has been redeveloped and subdivided, with no earlier buildings remaining.

Materials

Coursed ironstone, with fine ashlar to the S front. Roof of concrete tiles.

External features

The house forms a single range, the main eastern section of 1½ storeys and the west section now of one storey. The roof of the main part was raised around 1950, with the side and gable walls built up in concrete blocks.

The S front has finely dressed ashlar ironstone with bands of brownstone. Good quoins of Weldon-type limestone to the E corner, to which the ashlar re-fronting joins irregularly. A plain chamfered plinth runs along the whole S front, including the single-storey W part. Two larger and one smaller windows to the E part, all with flat brownstone lintels and slightly projecting keystones. Good 17th century stone doorway, with 4-centred arch head, moulded jambs and cavetto-moulded cornice – all of old, original masonry. The plinth returns downwards to either side of the doorway, confirming it is in its original location. Small inserted window to W of doorway. The masonry frontage continues, with no break, into the W part. Two window openings, the W one blocked; both have flat brownstone lintels as to the E part, but cut from a

single stone block, including the projecting keystones. Good brownstone quoins to the W corner, beyond which the gable end wall has an outer face added, of 20th century date. All windows and the door are of late 20th century date.

The E gable has coursed ironstone with some alternating courses of limestone, but also much other limestone, which disrupts the polychrome banding. Good limestone quoins and stepped blocks for former gable parapet. The roof raising of concrete blocks has stepped seatings into the raking line of the limestone blocks. A photo of 1922 shows part of the original coped gable parapet, with a moulded corbel below the kneeler. At the gable apex is a date-stone: of Weldon-type limestone, well-formed lettering '1647' on a recessed face, surrounded by a small chamfer, with cyma-moulded cornice over. Above this is a large limestone ashlar block, surmounted by a chamfered limestone plinth – no doubt the base of a former stone chimneystack, but probably re-set. The stack was rebuilt in red brick in c.1960. An early 20th century photo shows the former stack here.

The rear N wall to the main E part has well-coursed ironstone rubble, which fits well to the limestone quoins at the NE corner. The E window has an old timber chamfered lintel. The smaller central window, also with a chamfered lintel, is set rather higher, for the stairs. The W window has good jambs, but the lintel has been replaced. At the W end of the main section, the quoins are small and fit irregularly to the main walling – clearly a later re-working. The N wall of the single-storeyed W section is set c.200mm back from the main part, with a line of small, square quoins to the W side of the full-height doorway and modern timber lintels to the two window openings. An abutting garden wall conceals the NW corner, so no quoins are visible. Although this rear N wall is of old, well-coursed ironstone, it appears to be a late rebuilding, as set out below. All windows and the door are of late 20th century date.

Internal features

Few early features are visible inside. The E room has a modern fireplace, set in a chimneybreast which projects 250mm – probably of brick. Both the E room and the central room have chamfered spine beams, but with no chamfer stops visible. The winder staircase is set partly within the wall thickness and retains a lower section of C18/19 newel post, but was largely replaced in c.1950. The cross-wall which separates the E and the central rooms is 320mm thick, probably of brick. The spine beam of the central room stops at a 250mm (probably brick) cross-wall, whose E face aligns with the E side of the front doorway. The cross-wall which separates the main E part from the W part is 420mm thick, with a pronounced bow to the upper S part.

The first floor was largely re-worked when the roof was raised in c.1950. The roof is of modern softwood, though this includes trimmers for a former chimneystack near the W end of the main part. (The re-listing description of 1985 notes a 'white brick chimney near the left end', which is visible on a photo of the 1960s.) The ironstone masonry of the cross-wall at the W end of the W part is visible in the roof void.

Site history

The 1800 enclosure map shows the building as a single long range, with a rear wing projecting at the W end. The farmyard had outbuildings on all three sides. By the time of the 1886 OS map, the rear wing had gone, along with sections of outbuildings.

Early 20th century photographs provide vital evidence of the earlier house. A photo of c.1910 shows the E part before the roof raising, with two eyebrow dormers in the thatched roof. The W part was of a single-storey, with a low-pitched roof of corrugated iron. Partly embedded in the gable of the adjoining house is a roof truss, which indicates that the W part was formerly of the same, 1½ storey height as the E part. The roof truss is of typical local type, of A-frame design with a collar and lapped scissor-crossing at the apex, to carry a square-set ridge. Also visible on this photo is the former central chimneystack. It had a broad ironstone base with chamfered plinth, above which rose two ashlar slab flue stalks. The chimney top has a square-cut projection and blocking course, probably of stone. A key point to note is that the two flues are set W-E (not N-S) and a short distance E of the then-gable end to the W part. This indicates that the chimneystack served one flue to its E and one to its W, and did not form an end gable wall.

A photo of c.1920 shows the same details, though the gable parapet to the SW corner is also visible, as noted above. By this time, the W part, still with its corrugated iron roof, was serving as the village post office. The E window here had been altered to form a doorway.

Date and development

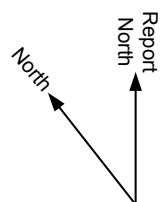
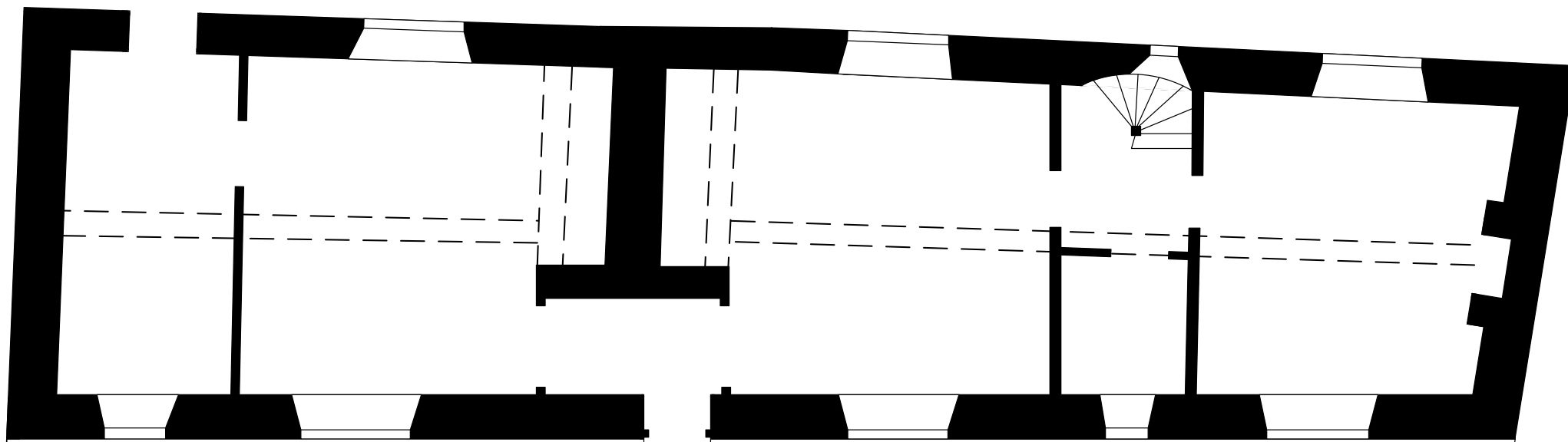
Although much altered, the evidence enables the earlier form of the house to be re-assembled, as shown on the sketch reconstructed plan. The original house was of 3-room type, with the front doorway opening against a large central chimneystack, giving a lobby-entrance plan form. The central room would have been the hall (main living room), with a spine beam and an inglenook fireplace. Beyond this to the east was the parlour, with a smaller fireplace. A winder stairs rose from between the two rooms to the low-set first floor. The original 17th century stairs may have been located beside the central chimneystack, rather than in this position. The long west room would have been the kitchen, with another inglenook fireplace, back-to-back with that in the hall. This room may have been subdivided, as a spine beam would not easily span the space.

The plan form, front doorway and lost central chimneystack are all consistent with the date of 1647 on the date-stone, so there seems no reason to doubt its authenticity. The original 17th century house was clearly of good quality, with a fine stone doorway, a chamfered plinth, moulded stone chimneystacks and moulded corbels to its gable parapet. It probably had stone-mullioned windows, at least to the main front. The first floor, however, was fairly low, and probably without fireplaces.

Around 1800, the house was re-fronted, with fine stone ashlar, though the original doorway was retained. The former barred timber casement windows were probably also fitted at this time. In the decade or so around 1900, the west end suffered the loss of its upper floor – perhaps due to a fire. The former thatched roof was replaced in

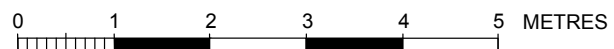
corrugated iron at a lower level, though an earlier roof truss, being embedded in the adjoining thatched cottage, survived, now exposed to the elements. It was lost when the adjoining cottage was demolished in the mid 20th century. Around 1950, the thatched roof was removed and the roof raised, with a new roof covering of concrete tiles.

Nick Hill
February 2014



CONJECTURAL GROUND FLOOR PLAN OF THE EARLIER HOUSE

YE OLDE HOUSE, 1 UPPINGHAM ROAD, CALDECOTT





The south front of the main part



View from the south-west, with north end of reduced height



The front doorway



The south-west corner, with limestone quoins, chamfered plinth and later re-fronting



1647 date-stone and chimney stack plinth to east gable



The east gable, with roof line raised in c.1950



The rear north side of the main part



The north side of the west part, with rebuilt wall



The central room, looking south-west towards the front door



Detail of early 20th century photo, with chimneystack to east gable



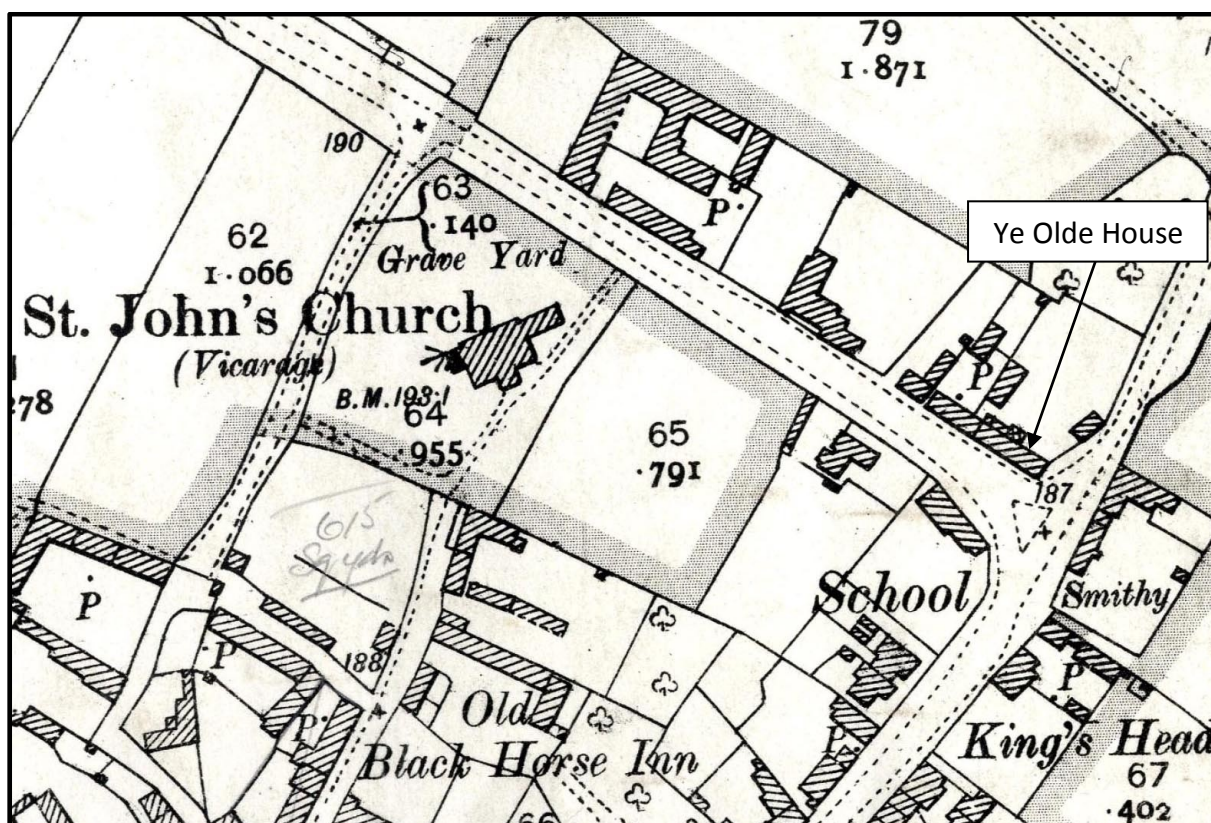
Detail from postcard of c.1910, with west part reduced in height



Detail from postcard of c.1920, with village post office in west part



Caldecott Enclosure Map - 1800



Caldecott – OS Second Edition 1904