

**Lyddington Manor History Society  
Historic Building Survey**

**3 The Green  
Lyddington, Rutland**

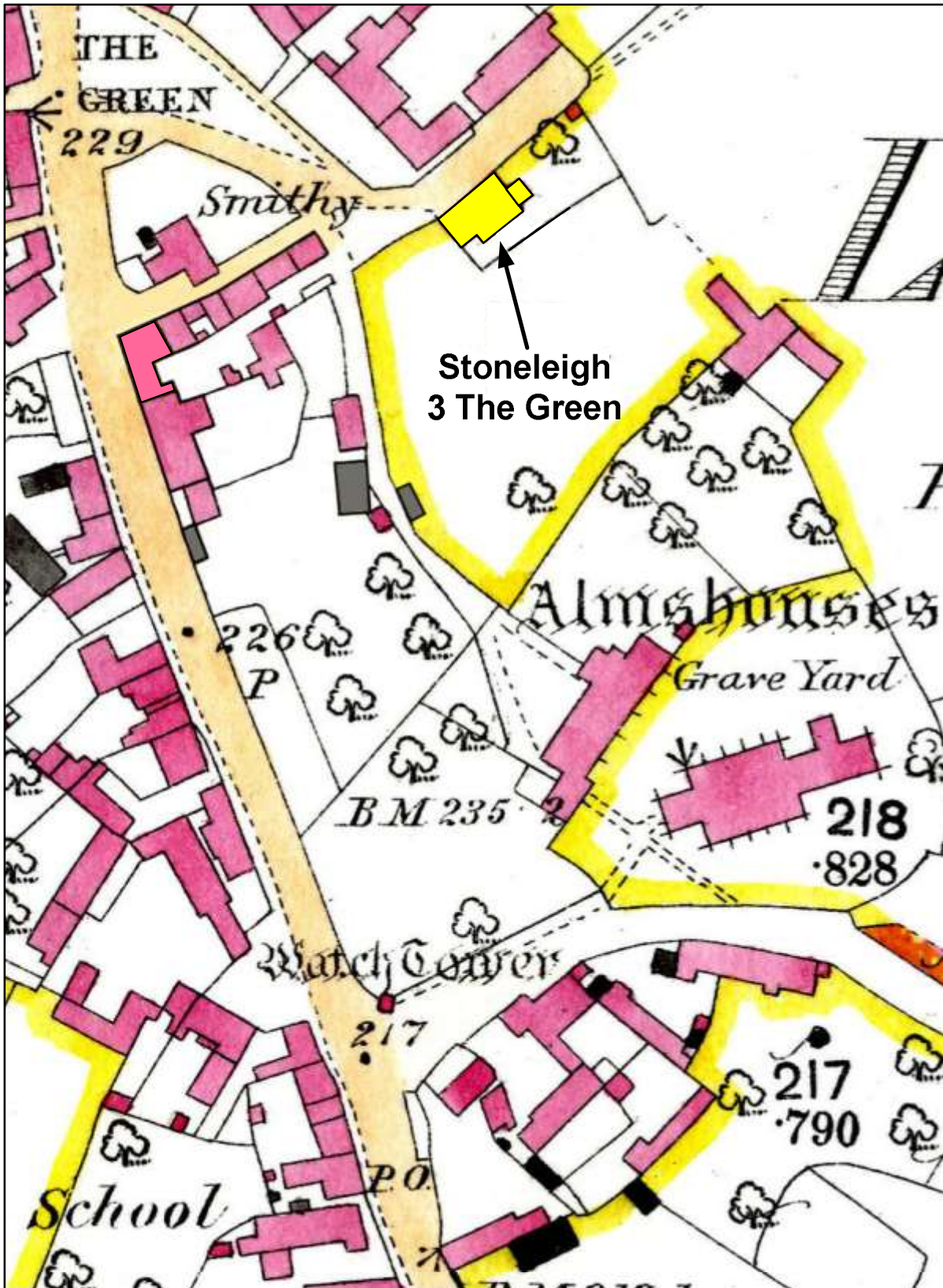


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Location Map – Stoneleigh, 3 The Green, Lyddington  
(OS First Edition 1886)

### 3 THE GREEN, LYDDINGTON, RUTLAND

#### Summary

The current west gable of this house preserves a pair of stone doorways with Tudor arched heads which led into the service end of a late medieval house, dating from around the later 15<sup>th</sup> century. The cross passage and open hall of this house have disappeared, though the hall roof timbers, of clasped purlin type with some smoke-blackening, are probably re-used over the existing building. The original house was re built in the 17<sup>th</sup> century, with unusual double inglenook fireplaces to the east gable, probably for use as a bake-house. A much larger purpose-made bake-house was added to the east gable around the late 18<sup>th</sup> century, though this was converted to domestic use in the 20<sup>th</sup> century. There is documentary evidence for the construction of a substantial bakehouse in Lyddington in 1509, which may have been in the vicinity of 3 The Green, with the use perpetuated in later centuries. However, the surviving early fabric was clearly built as a house, not a bakehouse.

#### Building development

##### The late medieval building

The west gable survives from a late medieval structure, with a characteristic pair of service doorways. Set side by side, such doorways are a standard feature of medieval houses (though a very rare survival for Rutland). They would probably have led into two service rooms (typically a buttery and pantry) on the east side of the gable wall, occupying roughly the location of the present west room. Although little of the detail of the doorways can be seen, it is evident that their front face was towards the west, finished unusually with a square edge, not chamfered. The rebates of the doors and their pintle hinges are presumably still buried in the wall thickness, with the doors opening inwards to the existing room. One would expect that the doors faced onto a cross passage, with an open hall to the west, though no evidence of this now survives. A narrow blocked opening to the right of the gable wall, set quite low down, is a strange feature – too narrow for a hatchway, and set too low for a slit window. The jamb of a former doorway above indicates that there was a first floor chamber over the service rooms, the doorway perhaps giving onto a gallery over the cross passage. The shaping of the door-heads, with a well-formed 4-centred arch, fairly steeply pitched, suggests a date around the second half of the 15<sup>th</sup> century.

The second late medieval feature is the roof structure. This has been altered in recent years, and very little of the remaining structure is visible. The roof is of clasped purlin type, with rather slightly-built trusses, whose principal rafters are only a little larger than the common rafters. The collar to the truss is dovetail-lapped, not tenoned, and it appears there may have been a second collar at the apex, with a ridge beam. A similar clasped purlin roof, with light trusses and dovetail-lapped collar, has been found at 11, Stoke Road, Lyddington. The roof cannot be closely dated from surviving evidence, but probably dates from around 1450-1550. Such late medieval roof structures are very rare in the area, and most other examples have stouter trusses, with tenoned collars. Although there is smoke-blackening to some timbers, other timbers are clean. Together with the presence of at least two empty mortices, this

suggests that the roof has been heavily repaired or rebuilt. As noted above, the surviving evidence of the west gable suggests a service end with first floor chamber above, separated from an open hall to the west by a full-height stone cross wall. If this is the case, smoke-blackening would not be expected over the service rooms. It therefore seems likely that the current roof structure was built in the 17<sup>th</sup> century, re-using some timbers from a former adjoining open hall to the west.

The physical evidence thus suggests that the original building, dating from around the second half of the 15<sup>th</sup> century, was a house of typical medieval plan form. There was a cross passage, two service rooms, a chamber over the service, and presumably an open hall. This building had walls of stone and a rather lightweight timber roof. It is a rare survival in Rutland, and was clearly of fairly good status, with well-formed, though not particularly decorative, service doorways. Located just outside of the entrance to the main enclosure of the Bishop's Palace, it must have served as part of that establishment, as residential accommodation for the Bishop's staff or retinue. .

There is a documentary reference (see Appendix) to the construction of a substantial bakehouse in 1509, presumably to serve the bishop's palace. Although the 17<sup>th</sup> century rebuilding of 3 The Green may have included bake ovens (see below), and there was certainly a bakehouse on the site by 1802, none of the surviving early fabric indicates that the original building was a bakehouse. However, it is possible that the bakehouse of 1509 was built in the vicinity, and the bakehouse use of the site was perpetuated in later centuries.

#### The 17<sup>th</sup> century rebuilding

It appears that the building was reconstructed in the 17<sup>th</sup> century, with only the cross wall of the former passage retained, which now became the west gable of the new building. With the exception of the west gable, all the features of the current building are consistent with a 17<sup>th</sup> century construction date. The new building has a regular, two-room plan form with central cross-passage. Walls are of stone, with a normal 17<sup>th</sup> century thickness of around 600mm, rather than the thicker walls of most medieval structures. The door and window openings are arranged in a typical, roughly symmetrical layout. The building had a full first floor, with spine beams, though the deeply chamfered beam to the west room may also be re-used from an earlier building.

All the above features are typical of the standard 17<sup>th</sup> century local house, though the absence of high quality masonry features such as mullioned windows or stone doorways suggests the building was not now of particularly high status. The building is exceptional, however, in the arrangement of its fireplaces. The east room does not have the normal single inglenook fireplace, but a pair of inglenooks, whose beams both rest on a central pier of stone. This highly unusual double arrangement suggests that one or both inglenooks contained bake ovens. The drain chute in the front wall also indicates provision for a sink. The west room also contains an inglenook fireplace, rather than the smaller parlour-type fireplace one would expect in a normal domestic house. This fireplace is unusual in having jamb stones with a large ovolo moulding. It seems likely that the 17<sup>th</sup> century building served both as a bakehouse and as residential accommodation.

### The bakehouse addition

Around the late 18<sup>th</sup> or early 19<sup>th</sup> century, a much larger and purpose-made bakehouse was added at the east end. It has walls of a rounded half-octagonal form, and a low-pitch hipped roof, which must always have been roofed with tiles, rather than Collyweston slates or thatch. The whole space would have been filled by a large round oven with a domed roof. The firing doors and oven doors would have been formed in the earlier gable wall, at the back of the inglenook recess. There would have been no other doors or windows, the current openings having been added when the oven was removed. A similar village bakehouse exists at 14 High Street, Great Easton, dated between 1810 and 1832. This also forms a large rear addition, and has a surviving large oven, though there is also a first floor store above. As a bakehouse is documented here in 1802, it seems likely that the existing bakehouse was added in the late 18<sup>th</sup> century.

## APPENDIX

### **BUILDING DETAILS**

OS ref: SP875971

Orientation is simplified to represent the main front facing N.

### **External features**

#### Walls

Front N wall of ironstone with various good limestone blocks, roughly formed plinth set quite high. Windows with timber lintels, symmetrically arranged. Modern added porch. Projecting drain chute at low level towards E end.

W gable of coarser ironstone rubble, bands of limestone to upper part, no plinth. Good quoins of limestone/ironstone, plain verge, stack base of plain limestone ashlar, with modern brick above. Ground floor has two blocked doorways with Tudor 4-centred arch heads, each formed of two large limestone blocks, jambs of plain ironstone/limestone. The doorway detail is square-edged, not chamfered. No hood mould evidence. The doors are 950mm wide and spaced 700mm apart. The N door is slightly less tall than the S door, though ground level is now rather raised. To S, a blocked narrow 290mm opening, limestone head with square opening cut out of a single block, limestone jambs, no chamfer or moulding visible. The head is set too low for a normal window, and the jambs run on towards ground level, though disappear into render covering at lower level. At first floor level, an irregular straight joint indicates a probable former doorway towards S. Also a blocked small window opening at first floor level, probably a later insertion. The wall is only c.600mm thick – not as thick as expected for a medieval wall, so perhaps refaced to the east side.

E gable of ironstone with areas of limestone blocks, no plinth. Plain verge, eaves has raking verge stone set inwards from the main roof slope – why? Also occurs to W

gable. Stack with plain limestone ashlar base, modern brick above, lozenge with illegible letters/date carved into one block, perhaps re-set.

The added bake-house covers part of the E gable, though it is offset to the S, projecting S beyond the main house corner. Coursed ironstone, irregular rounded corners/half octagon shape, with low-pitch lean-to hipped roof.

Rear S wall is covered by 1978 extension to E. Walling similar to front N wall, with ironstone rubble, some limestone blocks and rough high-set plinth. Symmetrically arranged windows, central door (now a window), timber lintels. Ground floor window to W has been lengthened to form a French window/door. Ingle window to W end, chamfered limestone. The former doorway has fairly continuous good limestone block jambs.

#### Windows and doors

Windows generally of casement type, later C19 or C20. A good front door of 6-panel flush type, earlier C19.

#### Roof

Collyweston to main house, clay tile to bakehouse.

### **Internal features**

#### Ground floor

Formerly 2-room plan with central cross-passage. E room has spine beam with plain chamfer, rough run-out stops, regular pattern of pegholes to soffit for pegging of floor joists. Ingle fireplace to NE, slightly arched beam with rough chamfer, covered by modern timber plate to front, large chamfer and a row of large mortices to rear – looks like a re-used floor beam, with mortices from early-type joists, laid flat not on edge. 350mm wide central pier of stone also supports another ingle beam to SE, the arrangement partly hidden by modern partitions. This beam is deep with a well-shaped arch, small chamfer to front edge (no stops visible), big chamfer to rear with splay-cut end to S bearing. The rear E wall behind this beam has a small blocked opening or recess, perhaps from an original fire window here.

Behind the E room is the added bake-house, with no remaining internal features except for some masonry from a former flue, in the SW corner.

W room has a good quality spine beam with deep chamfers (no stops visible), perhaps re-used from an earlier building. Ingle fireplace to SW with unusual jamb of ashlar with big ovolo moulding. This is capped, rather roughly, by a timber plate and plain ingle beam, small chamfer. Reported that there was formerly a staircase to N of inglenook – removed when modern stair inserted in E room.

#### First floor

Rooms partly within roof, with sloping ceilings. A good 2-panel door to cupboard at W end, moulded/fielded, around C18 with H-L hinges.

### Roof structure

Attic rooms inserted by previous owner in c.2000, with alterations and damage to the earlier roof. Only a very small section of the roof can currently be seen, to E end, also an oblique view of the rafter ends along the N side. . The E end has one truss and several pairs of rafters. The roof is of clasped purlin type, with common rafter couples supported by the purlin. The principal rafters (130x125mm) to the remaining truss are only slightly larger than the common rafters (110x90mm), but also have a dovetail-lapped collar (160x100mm), which supports the purlin (130x130mm). There was formerly a series of trusses with collars along the length of the building, now removed. Photographs of c.2004 from Rutland County Council indicate that there was a high-set collar at the apex and a ridge beam, also a straight-splayed scarf at a purlin joint. The carpentry is of high quality, with a chamfered collar, well-squared sawn oak timber and knife-cut setting out marks, but no visible carpenter's marks. The N principal rafter of the E truss has a sloping mortice in its E face, just beside the clasped purlin, which indicates this is a re-used timber. Another such mortice showing re-use, in the side of one rafter near the apex, is visible in a Rutland County Council photo.

The timbers have some smoke-blackening, but the pattern of this is curious. Sooting to occasional rafters, but no sooting to many others, which lie in between the sooted ones. The collar of the truss has some sooting, also the purlins, but the N principal rafter appears fairly clean, though the rafter adjoining it to the E is quite heavily sooted. It could be that sooting has disappeared from some areas, or that later repair timbers have been inserted. But the most likely explanation, taken together with the two mortices identified of re-used timber, is that the roof timbers are re-used from an earlier, late medieval roof, incorporating some new (unsooted) timber.

### **Site**

OS maps of 1886 and 1904 show the site largely as existing. The house lay within a small enclosure, whose S wall/fence has now gone. Maps of both dates show a small offset to the S wall, no longer present. This is either a map error, or there was a previous lean-to extension here. The 1904 map marks a well to the E end.

There is a very extensive garden, which now runs on up to the N wall of the churchyard. To the E here is a fine stone barn, with large threshing door to S, smaller door to N, small high-set gable vents with unusual ogee-curved stone lintels. Collyweston roof recently repaired, with original roof structure of main trusses, tenoned purlins. The tie-beams are re-used from an earlier structure, with long empty tenons. Around C18. Abutting ranges running off to NE and SE shown on OS maps now gone.

### **Documentary**

Documentary information supplied by Dr Rosemary Canadine.

**1509:** 'And the same receiver by the hand of John Webbe & Robert Verdewe Collectors from the farmer of the demesne land on two occasions, the first occasion the 4<sup>th</sup> day of May in the 2<sup>nd</sup> year of King Henry VIII by the hand of William Wieth upon payment & construction of the bakehouse at Lyddington 10s 8d & the 2<sup>nd</sup> occasion upon the account £6 by the remaining bill of the said Receiver -- £11 6s 8d.'

(Bishop's account roll, Lincoln Archives Office, BP Accts 8 fol. 2)

This indicates the construction of a bakehouse building in 1509. The considerable sum spent, over £11, indicates that this was a substantial building, and the wording also indicates that it was a separate, freestanding and single-purpose building, not part of a larger building (eg part of a kitchen building).

Comparable costs:

1511: a mason's contract to build a church house at Great Sherston, Wilts. 60ft by 19ft by 16ft high with freestone doorways, windows and fireplace, the remainder of rubble stone walling: cost £10 (L.F. Salzman, *Building in England down to 1540* (1952), p.561.

1510: a carpenter to build a timber house in London of two stories 40ft by 22ft by 24ft high: cost £10. (Salzman, p.560)

1478: a mason to build a malt-house in Exeter 20ft by 14ft of two stories with mud walls on stone footings and 3 crucks: cost £8. (Salzman, p.540)

Dyer estimates the average later medieval peasant 3-bay house cost £3-4, and modest town houses of the 15<sup>th</sup> century cost around £10. (C. Dyer, *English Peasant Buildings in the Later Middle Ages (1200-1500)*, *Medieval Archaeology*, 1986, p.30.)

Brears (P. Brears, *Cooking and Dining in Medieval England* (2008) gives information and some plans of medieval bakehouses (p.86, pp108-124). For any major house, these were substantial structures, generally of masonry, with large bake ovens (and no paired service-type doorways).

This documentary reference shows that a substantial bakehouse was built in 1509, presumably serving the bishop's palace. However, the location is not given, and none of the surviving early fabric of 3 The Green indicates evidence of a bakehouse.

**1802:** list of old enclosures (Sales of the Marquis of Exeter, Catalogue Ref: Ex 65/43), with numbers referenced to the 1804 Enclosure Map, showing 3 The Green. This has a 'Bakehouse & Homestead' of 1 acre and 26 perches in area, with Alice Sharman as tenant. It seems likely that the bakehouse extension at the east end had been added a little before this 1802 date.

**1876:** a further reference to the bakehouse here in Sales of the Marquis of Exeter, First Stamford Sales, 1876, Catalogue Ref: Ex Volume 1414.

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Rose Cottage, Bringhurst

February 2010





View from north-west



View from south-west



West gable with blocked medieval service doorways and slit opening to south



Detail of four-centred arch head to southern doorway



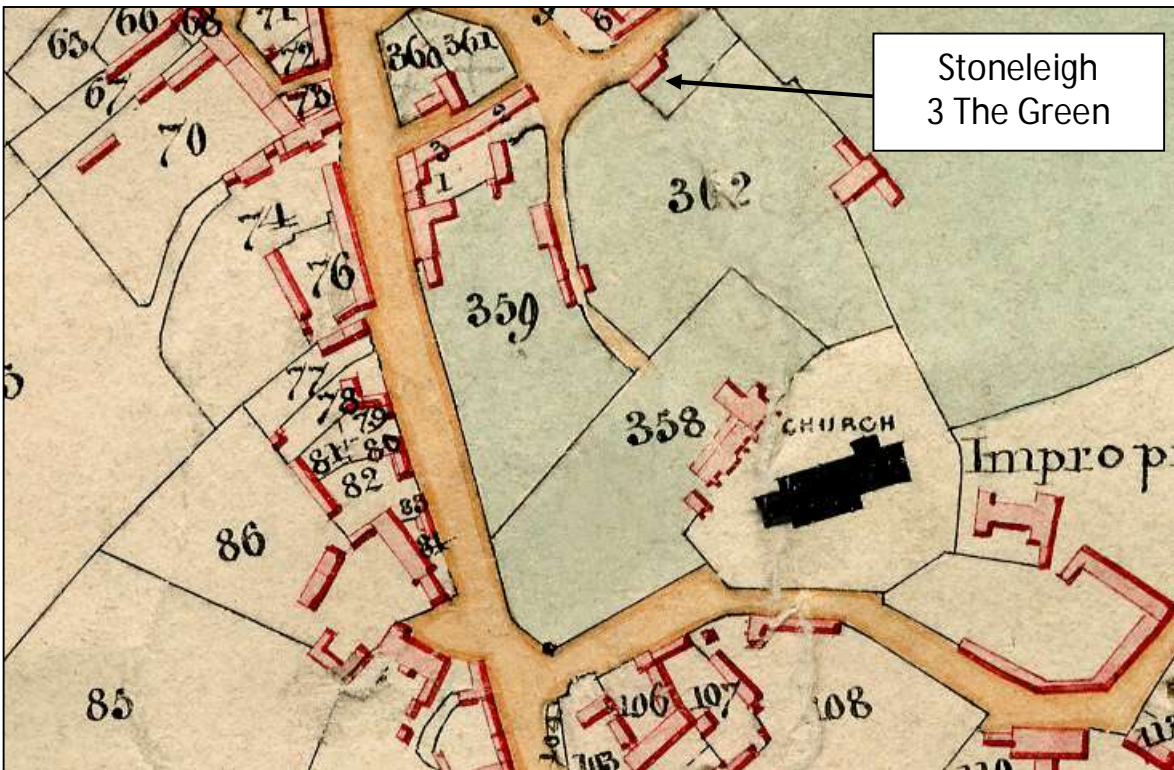
View from south-east with bake-house addition



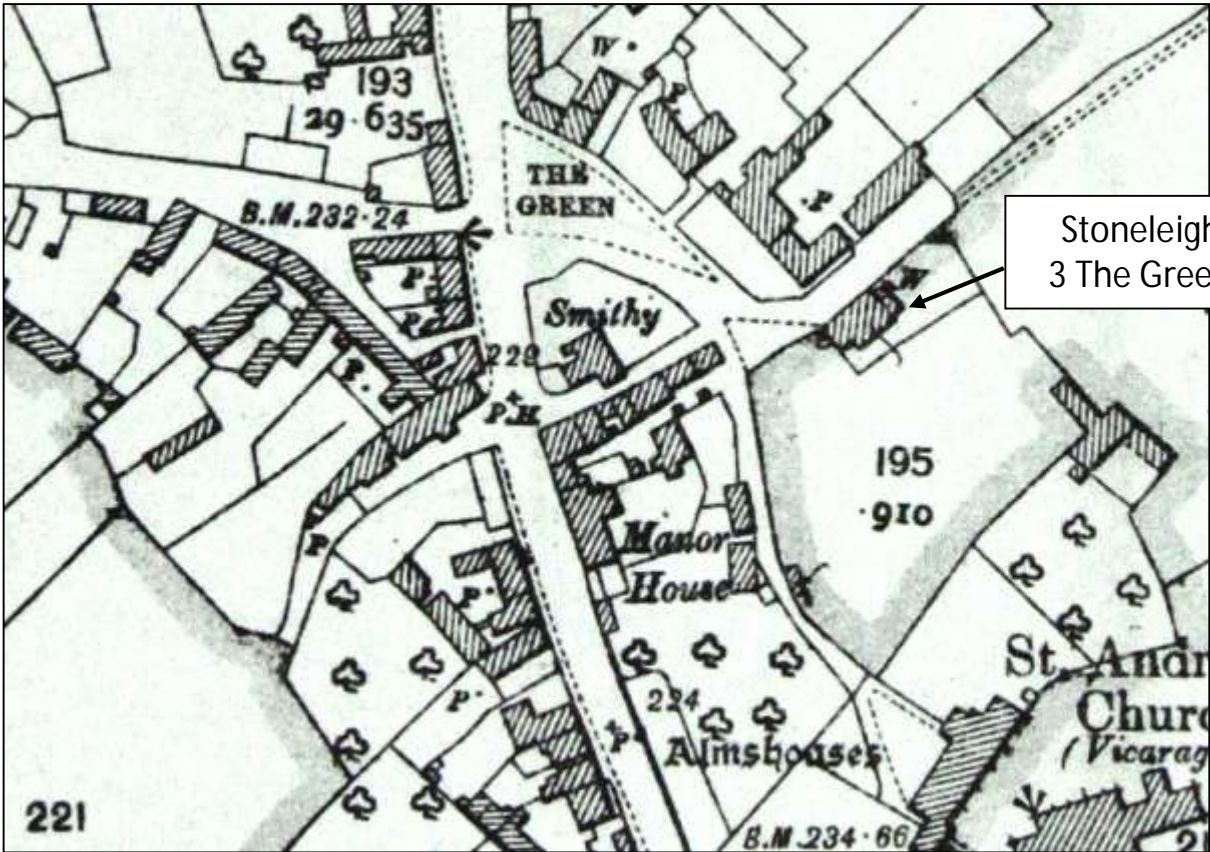
Clasped purlin truss near east gable



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



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