

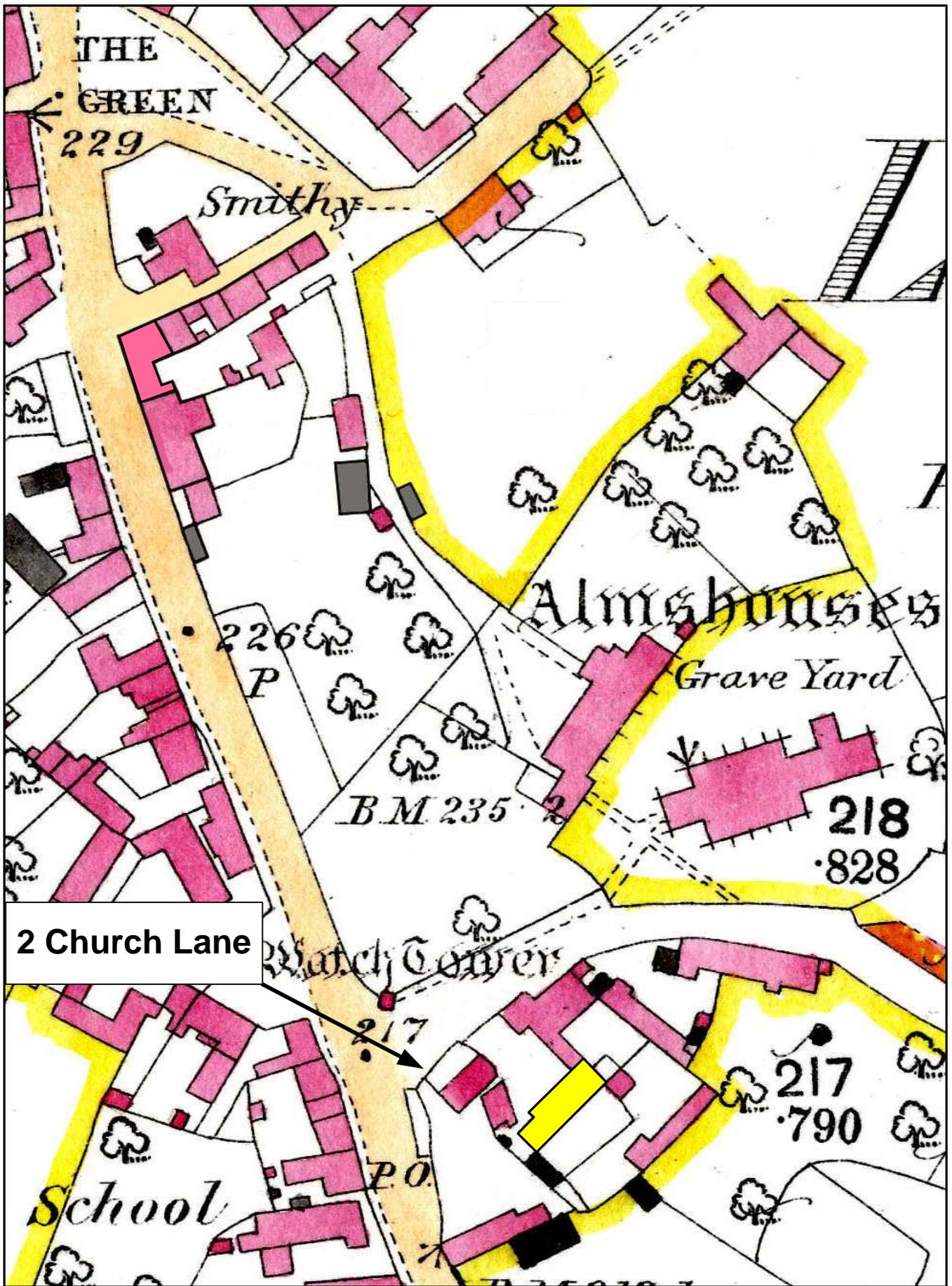
**Lyddington Manor History Society
Historic Building Survey**

**2 Church Lane
Lyddington, Rutland**



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The National Lottery[®]
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Location Map – 2 Church Lane, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

2 CHURCH LANE, LYDDINGTON

Survey

Date of survey: 24th January 2016

Surveyed by: Nick Hill & Robert Ovens

Summary

This is a small house of two-roomed plan built (as shown by tree-ring dating) in c.1773. It is of neat, double-fronted symmetrical form, with a central doorway and staircase. The main front is a very sophisticated design of fine quality ashlar stone, and may have been built as a showpiece for the local quarry-master. The house contained a kitchen, a parlour and two bedrooms, one of them heated. It retains its original main roof structure of A-frame oak trusses. To the rear there is a moulded ironstone doorway of late 17th century date, which was probably re-used from an earlier house on the same plot. In the mid-19th century the house was occupied by William Clarke, who had a mason's shop in one of the outbuildings.

Site

OS ref: SP875969

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

The house is set back from the road frontage behind a front garden. A vehicle entrance to the right leads to the rear, with the main garden beyond.

Materials

Coursed ironstone, with dressings of ironstone and limestone, and a roof of reed thatch, now with a patterned ridge.

External features

The main north front is a very high quality piece of stonemasonry. It is of symmetrical, double-fronted type, with a central front door, and windows to either side. The facing is of very finely jointed ashlar, with purply-brown Lyddington stone for quoins, lintels and banding, the main walling of ginger-coloured ironstone, and Ketton limestone bands to the base plinth and at first floor level. The windows and doorway have segmental arched lintels. On the ground floor, the lintels have projecting moulded keystones, with an elegant ogee moulding recessed into the lintel face to either side. The whole effect is very sophisticated indeed.

The gable and rear walls are in ordinary coursed rubble stone. The west gable has a modern inserted window at first floor. The rear wall has a ground floor window with timber lintel and rubble jambs, with some disrupted jointing to one side and below, though this does not amount to clear evidence for an earlier doorway. To the W of

this window is an ironstone block with a roughly inscribed date and initials. The date is 1780, and the initials may read RC, though the C in particular is unclear. This is not a good quality mason-carved date stone of the typical local type, but it is of a better standard than mere graffiti, with quite well-formed lettering, some serifs and a rough setting-out line at top and bottom.

The rear doorway, now inside a modern extension, is moulded, with a flat head. It has ogee and chamfer mouldings, with high-set shaped stops. It is a good quality doorway typical of the late 17th century, and appears to have been re-used from an earlier building. There is another modern inserted window to the SE ground floor.

Both gables have parapet copings with ogee-shaped corbels, topped by chimneystacks of unusual type, with a very neatly formed rendered finish, probably over brickwork. There is a square plinth, panelled sides with a lozenge and a moulded cap surmounted by trapezoidal blocks. Both stacks are panelled to indicate two flues, though the west stack in fact only contains one. The chimneystacks are probably of 19th century date, replacing the original stacks.

Windows have modern timber casements but some of the earlier outer frames survive. The earlier multi-pane front windows can be seen on an old photo of c.1905, with casements to the ground floor and horizontal sliding sashes to the first. . The front door is modern.

Projecting to the rear is a modern 20th century extension, which replaces an earlier block shown on historic maps.

Internal features

Ground floor

The plan form is of two-room type, with central entry and stair. The west room can be identified as the original kitchen, as it has a larger fireplace with its original stone back and jambs, though now with a modern stone front. It may originally have been taller. Either side are stone niches for original cupboards/shelving. The floor is solid with tiled finish. The ceiling has a spine beam of pine, cut to a broad but shallow section with small chamfers and plain chamfer stops. It may be re-used, as it has a cut-off tenon set into a mortice in its underside. A scored 'X' mark looks rather like a lumber mark from the Baltic pine import trade. The floor joists are simply carried on the top of the beam.

The east room would have been the original parlour, and has a smaller fireplace (now just a plastered recess) and a timber-boarded floor. The spine beam here is cased in, with the joists underdrawn by a plastered ceiling.

First floor and roof structure

Central stairs lead up to the first floor, which has two original roof trusses, forming the bedroom partitions. There is an earlier window opening to the rear wall of the

stair, with a plain oak outer frame. The window opening was blocked up and a new window inserted further west when the modern rear extension was built. The stair top has a balustrade of old oak, but this is all a modern piece of restoration work. There is a small fireplace in the east bedroom, but none in the west.

The roof trusses are of A-frame type, with plain-lapped and pegged collars and a scissors-crossing at the apex. The side purlins are supported on the back of the principal rafters by a large square oak block, tenoned into the principal. The purlins and ridge beams have straight-splayed scarf joints. The rafters have largely been replaced with modern softwood, but a few pieces of the original ash pole rafters survive. The partitions to the two trusses have ash pole studs, and the ceiling joists are also of ash pole, with reed and plaster. At either end of the roof void, the chimneystacks are original, of stone not brick.

Tree-ring dating

Tree-ring dating samples were taken in 2016 by Robert Howard of Nottingham Tree-ring Dating Laboratory from the roof timbers. Seven samples were taken from the principal rafters and ridge beams, including two with complete sapwood. This gave a firm felling date of spring/early summer 1773.

Site history

The house is set parallel to but some distance back from Church Lane, occupying a corner plot also onto Main Street. Just outside the front boundary wall/fence is a well, now capped, but shown on the OS map of 1904.

In the rear garden, various pieces of architectural stone came to light in 2007 (when an earlier survey was undertaken), which had been re-used as garden steps etc. There were 11 pieces in total, all of local limestone. Two were the head and cill of an ovolo-moulded window of 17th century type. Two more were the stooled ends of a cavetto-moulded window cill, perhaps of 16th century date. Another piece was a stooled window cill with moulding of a double cavetto separated by a fillet, again probably 16th century. The last identifiable block appeared to be an 18th century door surround, with inner bead moulding, flat face and outer projecting ogee moulding. It is unclear whether these pieces of stone came from an earlier building on the site, or from elsewhere.

The 1804 enclosure map shows the main house with no front garden, though this area of the map is somewhat damaged. The land to the rear extends southwards, around the westward projecting end of No 4 Church Lane, with no other outbuildings. The plot number was 133, the copyhold owner William Farmer and the area probably 30 perches (not readily legible). The Lyddington parish registers record that William Farmer married Anne Seaton at Lyddington in 1787 and they had seven children here between 1789 and 1804. William was buried in Lyddington in 1807.

By the time of the estate map in 1848, two outbuildings had been constructed, one running N-S between the main house and No 4, the other (in two sections) at the SW corner of the plot. The main house is shown set back from the road. The occupier of

the copyhold was now William Clarke and the plot area (number 103) was given as 22 perches. It is described in the schedule as 'house masons shop barn stable pigsty yard garden and orchard'. The schedule notes three other members of the Clarke family who each had mason's shops in the village: Seaton, Joseph and Hugh Clarke. The mason's shop at No 2 was probably in the outbuilding behind the house, with the barn to the SW.

On the 1st edition OS map of 1886 the main house has a front garden, and the outbuilding behind it is clearly shown as separate from the house, not joined onto it. The outbuilding to the SW is shown as before. The buildings are unchanged on the 2nd edition OS map of 1904.

The large outbuilding to the SW can be seen on two old photos of c.1900. One shows a tall, well-built gable end towards Main Street, with a gabled parapet, thatched roof and high-set hatch with a boarded door. The other, less clear, shows the long thatched roof from the north side. The lower part of the front gable still survives, though partly rebuilt, including the bench mark indicated at the NW corner of the building on the 1886 OS map. The main entry to this 19th-century building, which has the proportions of a large barn, was presumably near the centre of the north side, accessed from the rear yard of No 2.

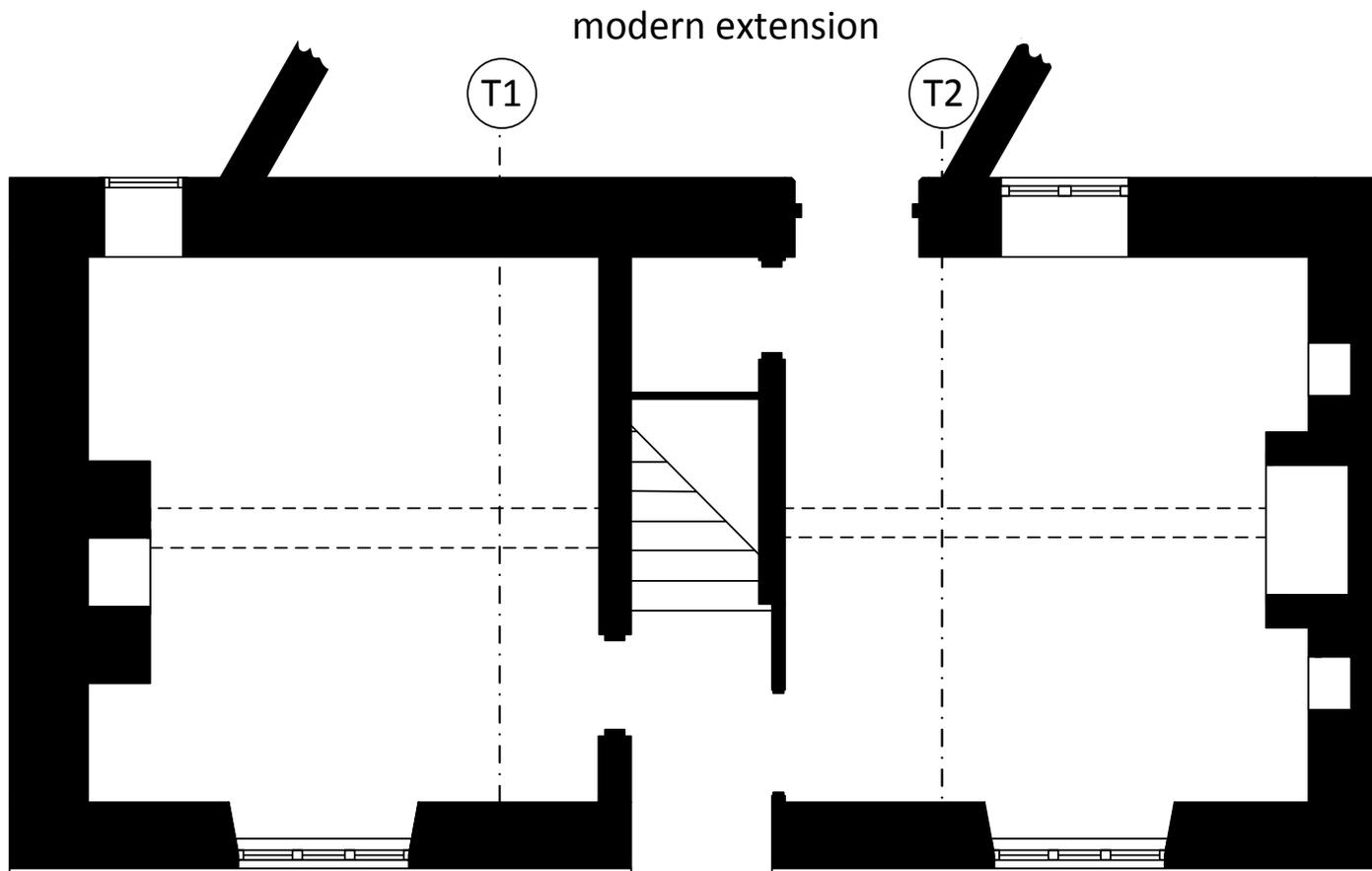
Date and development

This is a good and firmly dated example of a small house, built in 1773, with a stone frontage of exceptional quality. It is of neat two-cell form, with a central doorway and symmetrical front elevation. The ground floor housed a kitchen, with back door leading to the yard, and a parlour. The original stairs may have been more compact, with winders, rather than the current straight flight. There were two good bedrooms on the first floor, one of them heated. The roof structure was of basic, traditional local type with A-framed trusses, lapped joints and ash pole rafters to carry the roof of straw thatch.

Although the current house appears all to be of a single build and date from 1773, it does incorporate a fine late 17th century doorway to the rear. A doorway of this type, as seen in other local examples, would have been the front door, not hidden away at the rear. The most likely explanation is that there was an earlier house on the same plot, dating from the late 17th century or before, which was taken down in 1773 and rebuilt, with the fine former front doorway re-used to the rear.

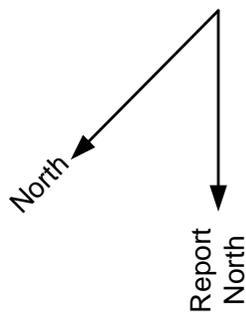
It is said (a story derived from Alf Ingrams, former village resident) that the house was built in 1736 for the quarry-master of Lyddington stone quarry as a showpiece. The mason who built it was awarded a prize for the work, a pair of moleskin trousers. The recent tree-ring dating proves that the house was not built until 1773, but the exceptional quality of the stonemasonry and the detail about a pair of moleskin trousers suggest that there may be some truth behind the story.

Nick Hill
March 2016

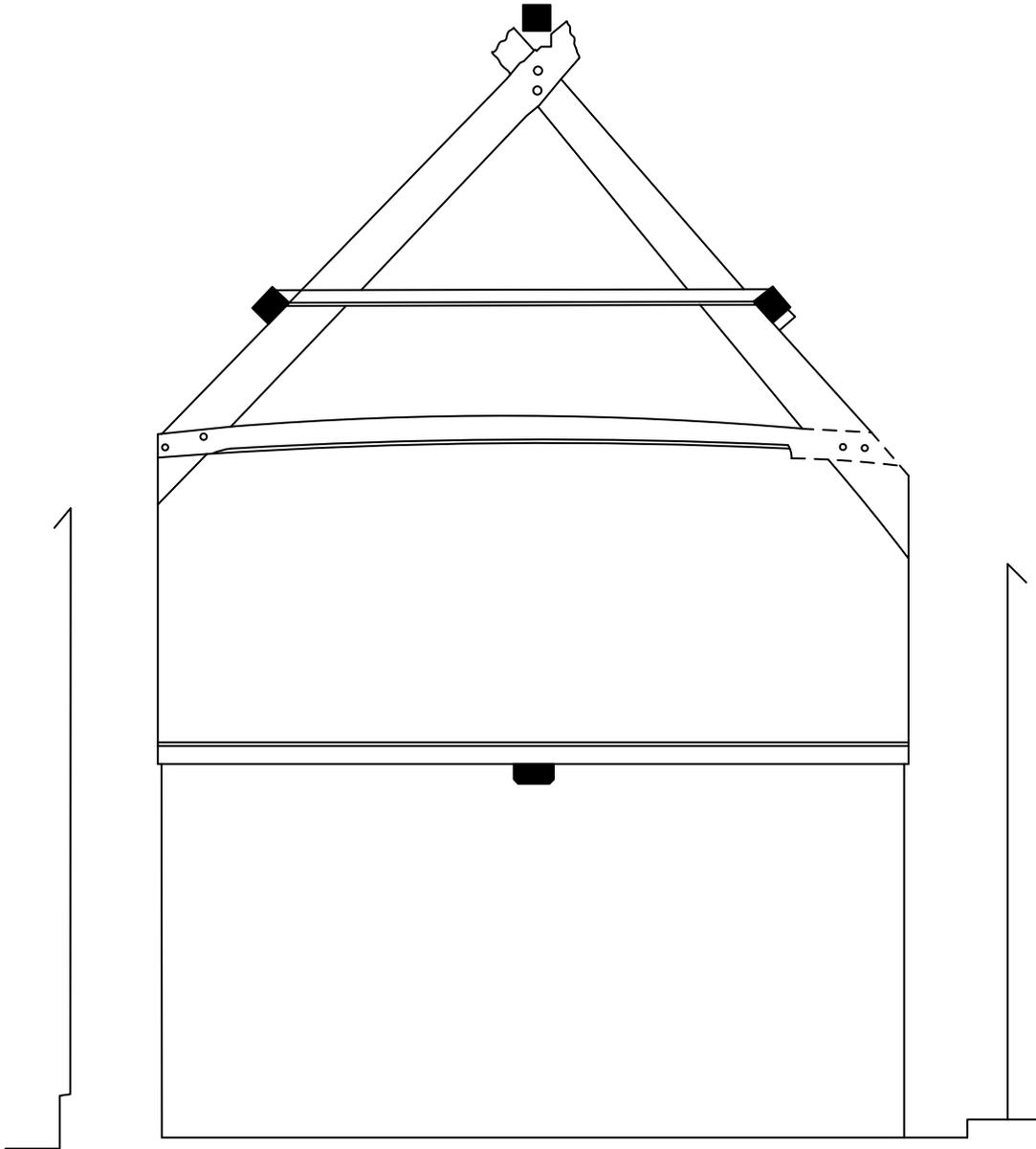


GROUND FLOOR

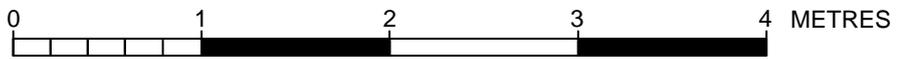
2 CHURCH LANE, LYDDINGTON



NH / RO January 2016



TRUSS T2 EAST FACE
2 CHURCH LANE, LYDDINGTON





Fine stonework on the north front



Front doorway



View from south-west



Chimneystack with rendered finish



Rear south wall



Inscribed date of 1780 with initials R ?C



Ogee-moulded gable corbel



Moulded stone doorway
of late 17th century re-set
in rear wall



The west room – original kitchen



Truss T2 east face with scissors apex



Truss T2 west face



View of c.1905



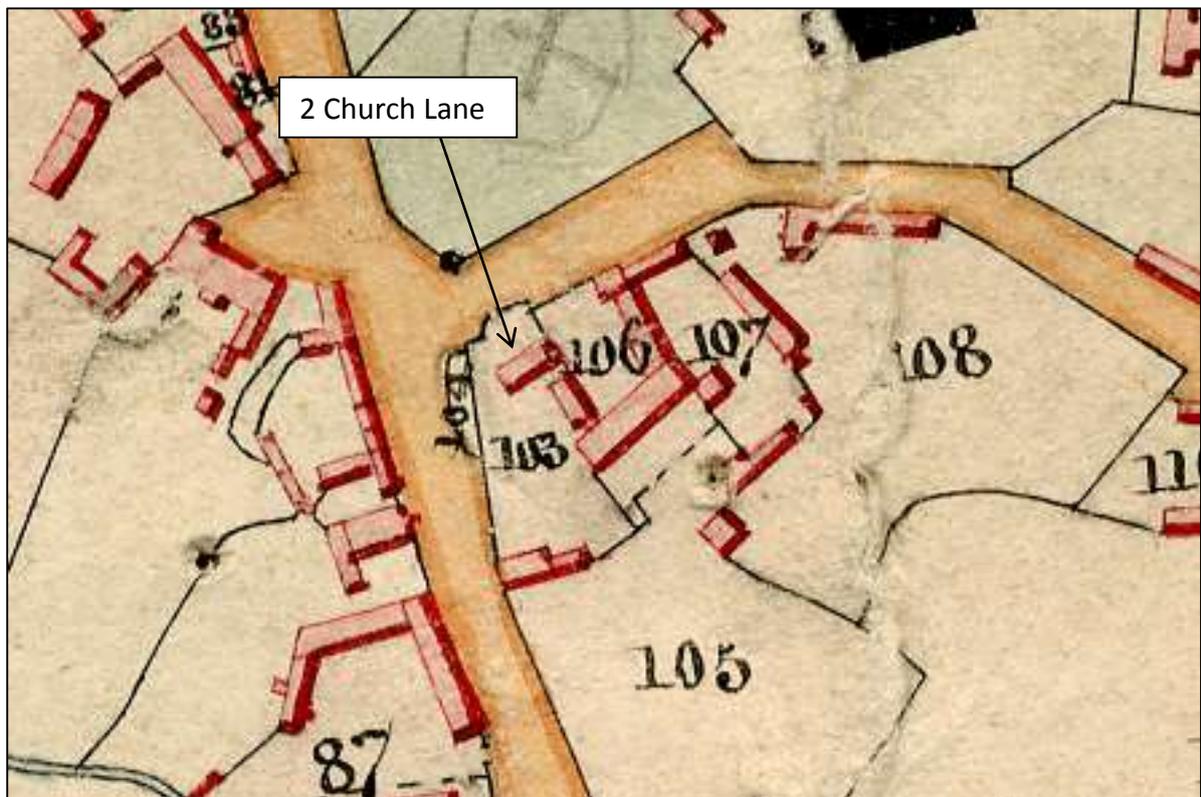
View of c.1900 of the gable of the former barn



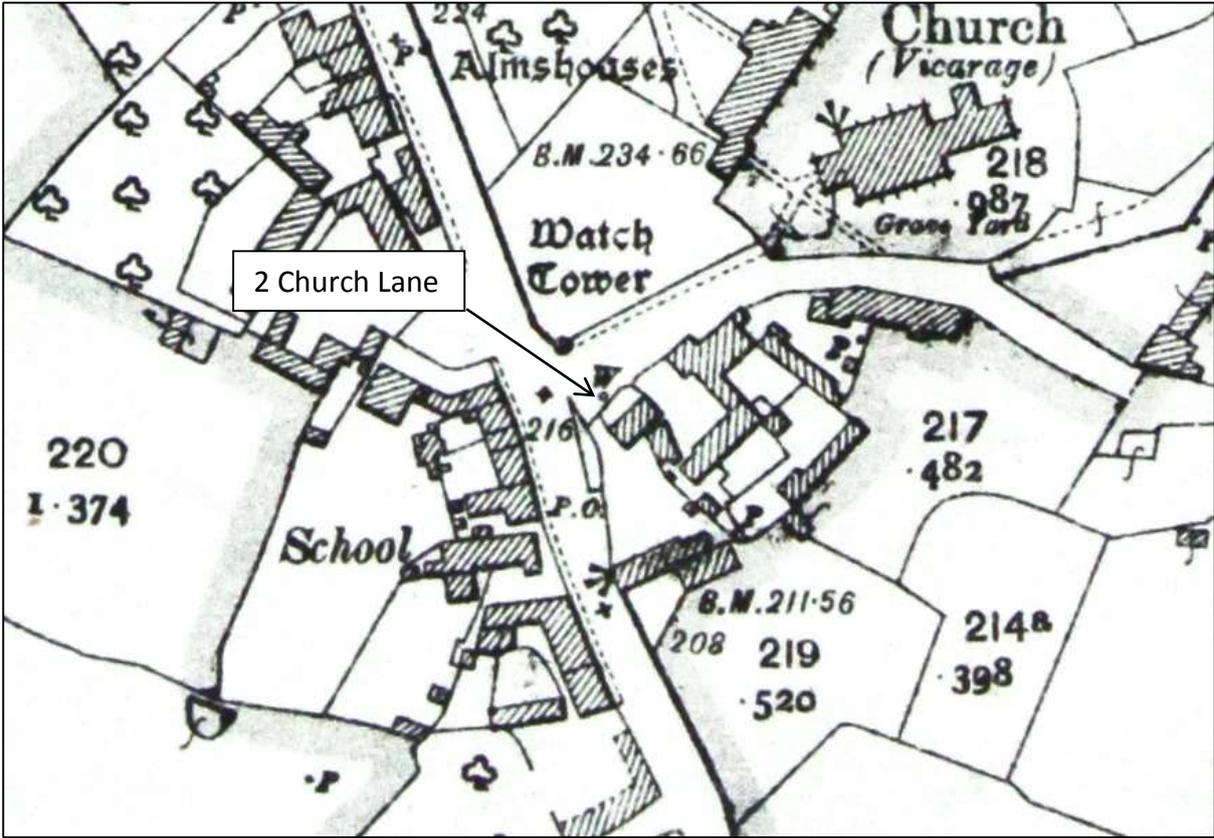
View of c.1900 looking south, with roof of former barn



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Borghley Archives)



Ordnance Survey 2nd Series, 1904