

**Lyddington Manor History Society
Historic Building Survey**

**Rose Cottage
7 Main St,
Lyddington, Rutland**

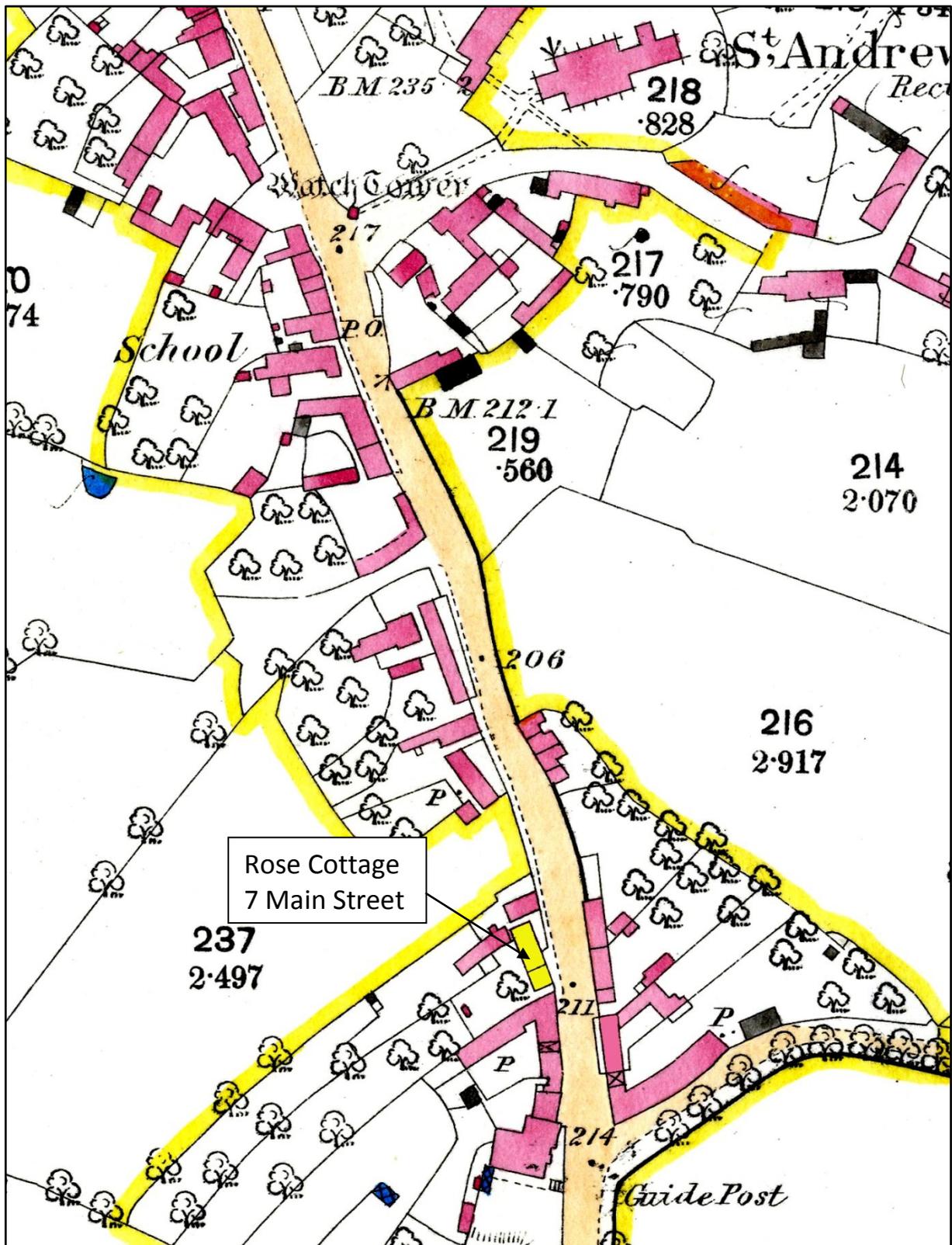


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Location Map – Rose Cottage, 7 Main Street, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

ROSE COTTAGE 7 MAIN STREET, LYDDINGTON

Survey

Date of survey: 1st March 2014

Surveyed by: Nick Hill & Robert Ovens

Summary

This house of typical 3-unit cross-passage form dates back to around 1620-60. An inglenook in the former hall backs onto the cross-passage. Beside the chimneystack is a winder stair, with stone-mullioned stairs window. An unusual feature here is the remains of a moulded, panelled partition around the base of the stair, probably of 17th century date. In the rear wall of the hall, quite unexpectedly, is a cavetto-moulded mullioned window with two arched lights – a high quality feature of later 15th century date, probably taken from the Bishop's Palace in the 17th century. An original oak stud partition separates the hall from the parlour. Beyond the cross-passage was the kitchen, with another inglenook fireplace which included a bake-oven with external projection. The adjoining building, No 9, has the date of 1619 carved onto the re-set gable kneeler. It is possible that this date-stone originally belonged to No 7.

An outbuilding was added at the south end during the 18th century, and major alterations were carried out in the 19th century, when the roof was raised and replaced.

Site

OS Ref: SP876967

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

The house is aligned with the road, but set back from it, with rising ground in front and behind. The rear yard/garden is accessed by a pedestrian-only passageway which separates the house from the adjoining building to the S. To the N and NW, the adjoining property of No 9 adjoins tightly, with a narrow passageway to the N end of No 7. Part of the buildings of No 9 wraps around the NW corner of No 7, separated only by a narrow gap to the W side of No 7's N end. The rear garden of No 7 now extends some distance to the W.

Materials

Coursed ironstone, with roof of Welsh slate.

External features

The house forms a single long range, two storeys high. The part at the S end was formerly an outbuilding.

The E front has coursed ironstone rubble, with more uniform, neatly dressed ironstone from the 1st floor window cills upwards, no doubt an alteration when the roof was raised. Much of the masonry is covered by vegetation, but it is more clearly visible in

a photo of 1968. Offset front door with two windows to N and one to S, all with old timber lintels. Towards the S end is a small buttress-like feature around 1m high, of brownstone ashlar with a chamfered plinth and sloping top. This must be part of a former bake-oven, whose doorway opening can be seen inside. The ground and first floor windows to the former outbuilding part at the S end were inserted after the 1968 photo. On the 1968 photo, a joint line is visible for a short distance above the bake-oven feature, where the outbuilding adjoins the main block, but the masonry is now much obscured by ivy.

The S gable is blank, with good ironstone quoins and a plain verge.

The rear W side has coursed ironstone rubble, which has been re-worked towards the S end, so any evidence of a joint where the outbuilding abutted has been removed. The S end has large modern window openings to ground and 1st floor, then a modern conservatory. The doorway and French windows leading into the conservatory are modern openings, though they may replace an earlier door to the outbuilding and a rear window to the house. Beyond the conservatory, the walling is of older ironstone rubble, except where rebuilt in more uniform masonry at upper level (as on the E front). Just N of the conservatory is the blocked doorway of the cross-passage, with an old oak lintel and some large ironstone quoins. Next to this is a 2-light ironstone window with chamfered mullion and surround, set at mid-floor height to light the stairs.

The ground floor window to the N of the stair window is of most unexpected type. It is a 2-light mullioned window of Weldon-type limestone, with cavetto-moulded mullion and pointed arched heads to the lights, with recessed spandrels. Hollow-moulded casement surround, with cavetto hood mould, with dropped ends to either side. Inside, the mullion and jambs are also cavetto-moulded, with recessed spandrels to the arched heads, though the window head is slightly cut by the ceiling. This is a well-established type of window design for high-status buildings, dating from the second half of the 15th or the very early 16th century. It clearly does not originate with this house, but is a re-used feature. The most likely source is Lyddington's Bishop's Palace, where much fabric of this quality and date was lost after the Reformation, when it became the Bede House.

The N end of the rear W side has a back door and ground floor window opening with no indication of early date. The 1st floor window openings to the W side are all of 19/20th century date. The N gable is blank except for a small ground floor window. The gable has good ironstone quoins and a plain verge.

Along the roof ridge there are two single-flue brick chimneystacks, of rebuilt 19/20th century brick. The 1968 photo shows a 2-flue brick stack to the N gable, now gone. The windows and external doors are of late date, mostly 20th century, though the old 12-pane casements are visible on the 1968 photo.

Internal features

Ground floor

The S room of the main house is now open to the former cross-passage, with a modern central stone pier and transverse beams. There would originally have been a partition wall here, probably of timber studs. The oak spine beam has some applied ovolo moulding, but is noted in the re-listing description (of 1985) as ‘inserted c.1980’, so must have been part of the cross-passage alterations. Large inglenook fireplace with masonry cheek wall and slightly arched beam, chamfered with good ogee stops. The rear left wall of the inglenook has a blocked, double-arched opening, which would have been for a bake-oven (as also evident from the external projection to the front wall). The cheek wall has a chamfered recess at low level, of unexplained purpose.

The S end room of the former outbuilding has a thin spine beam, of late date.

The central room of the main house has another inglenook fireplace, backing onto the cross-passage. Masonry cheek wall, chamfered ingle beam with no stops. There is a single burn mark applied to the ingle beam near its centre. An irregular recess to the left side suggests another bake-oven or similar feature. The room has a transverse ceiling beam, chamfered with step stops to the E end only. To the W of the chimneystack there is a winder stair, the treads set into a curved recess in the rear W wall. The stair treads and bearers seem to have been re-worked, but there is a very interesting survival to the NE part of the stair structure. The stair newel and an upright stud to the N of it are linked by tenoned rails, at the top, bottom and two intermediate points. The rails and uprights have the remains of fine moulding, indicating that this was a panelled partition to the side of the stair, of 460mm in width. The panelling presumably once returned W to meet the external wall, forming a partition around the upper part of the winder stair to separate it from the main room. The mouldings, though somewhat obscured, are suggestive of a 17th century date, which would be a rare survival for the area.

The N room is separated from the central room by a stud partition, with original oak studs visible to the N side. The studs are plain and rather irregular, with no bottom or top rail visible, probably with mud infill. The room has a transverse beam, chamfered with step stops to the E end only. The spacing of the transverse beams and partition to the central and N rooms indicates that the floor joists were designed to be carried by the beams, not the partition. The chimneybreast on the 1968 photo is no longer visible.

First floor and roof structure

Few historic features are visible on the 1st floor. The roof structure is of 19th century date, with nailed A-frame trusses of roughly shaped pine, softwood rafters and ridge.

Site history

The 1804 enclosure map shows the building (plot 125) as single long range in domestic use, stretching across the whole of the front of the plot. An outbuilding is

shown in the SW corner of the rear yard, which does not extend as far W as the current garden. The copyhold owner was Edward C a ? (illegible), and the plot area as 3 roods 7 perches.

The 1848 estate map shows the building as plot 94, though not extending to the S boundary. The outbuilding of 1804 is not shown. The copyhold owner was Robert Caister, the occupier 'Lewis Berridge & Unoccupied' and the description 'House in two tenements & gardens', of 17 perches. On the 1886 1st edition OS map the S end of the block is indicated as a separate section (which would fit with its use as an outbuilding).

Date and development

The cross-passage plan form, together with the inglenook fireplaces, winder stairs and mullioned stairs window indicate that this house dates from the 17th century, probably c.1620-60. The 15th century mullioned window in the rear wall, probably taken from the Bede House, may have been incorporated in the building from the beginning. The original house had a standard 3-room plan form. The central room would have been the hall, or main living room, backing onto the cross-passage. The winder stairs is located in the standard position, to the side of the chimneystack. Separated from the hall by a stud partition of typical 17th century type was the parlour, which may have had an original fireplace, though the evidence is now unclear. On the south side of the cross-passage was the kitchen, with a second large inglenook fireplace. The bake-oven, which would have projected off the south-east corner, is probably an original feature. The projecting buttress-like feature is too small to house a bake-oven on its own, so the oven structure must have extended further W, into the corner of what is now the S end room.

There is a re-set datestone on the gable end of the adjoining building, No 9 (Orchard Cottage). To each side of this gable are high quality ogee half-pendant corbels with moulded kneelers, with base for a missing finial. The gable copings above are now set at a pitch of around 35°, but the coping angle on the kneelers is of the normal 45-50° pitch. The N kneeler has the initials and date:

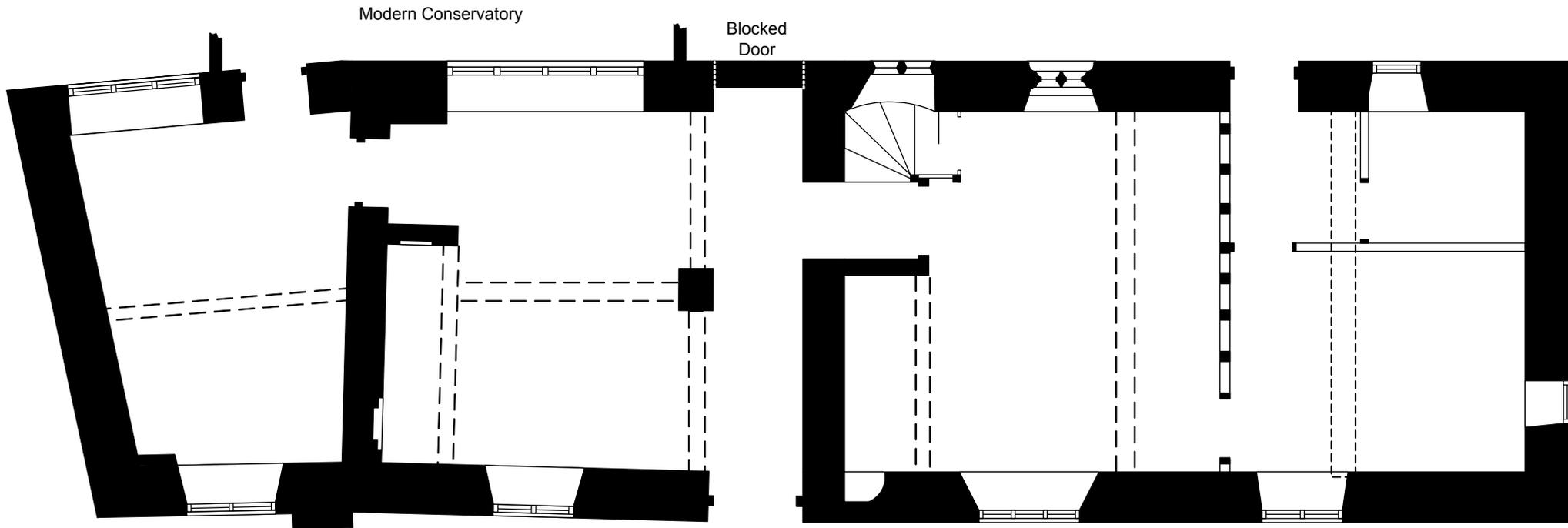
KW · EW
Ao · dm · 1619

The letters Ao and especially dm are not fully legible, but the meaning is evident ie Anno Domini (year of our Lord). A photo of c.1905 shows the gable end rising higher and with a gable parapet, but it is not clear whether the kneelers and corbels are in situ on the building. They seem of very high quality for a building which was only around 3m wide internally and of fairly low status. It is possible that they came from No 7.

It seems that the outbuilding was added at the south end during the 18th century. The plot was unusual in that, at least by 1804, it had no vehicular access to the rear, so did not have the usual farmyard with farm buildings. The original house may have had stone mullioned windows to the front, but if so these were replaced by the current openings, with associated re-facing, in the 18th century. The roof (of steeper pitch, probably thatched) was raised and replaced with Welsh slate in the mid to later 19th

century, to give better headroom upstairs. At this period, the house was subdivided into two tenements. The division would have been at the cross-passage, with a fireplace to each unit. Around 1980, the cross-passage was removed and other alterations undertaken, perhaps including the conversion of the former outbuilding at the south end to domestic use.

Nick Hill
March 2014



Modern Conservatory

Blocked Door



GROUND FLOOR

ROSE COTTAGE, 7 MAIN STREET, LYDDINGTON



NH / RO March 2014



The east front – south part



The east front – north part



The rear west side – north part



The rear west side – south part



Re-set 15th century window
to rear west side



Stair window to rear west side



The original hall room, with inglenook fireplace



The hall room, looking west



Inglenook fireplace to the south room, the original kitchen



Blocked-up doorway to the former bake oven in the kitchen inglenook



Winder stairs, set into hollowed-out wall



Part of the 17th century panelled partition to the stairs



The adjoining building, No 9 Main St (Orchard Cottage)



Date-stone to No 9: KW EW Ao dm 1619



A rubbing of the 1619 date-stone to No 9



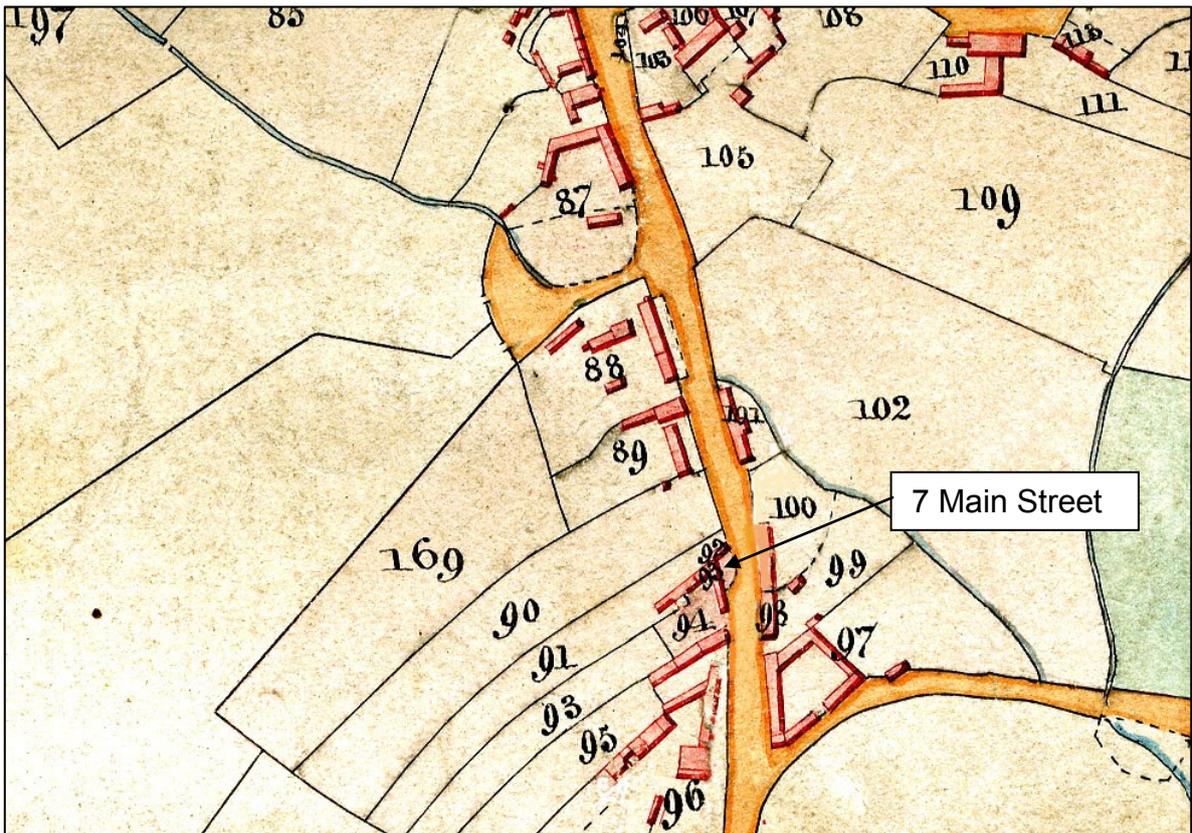
Postcard view of c.1905: Main Street looking south, with No 9 to far right



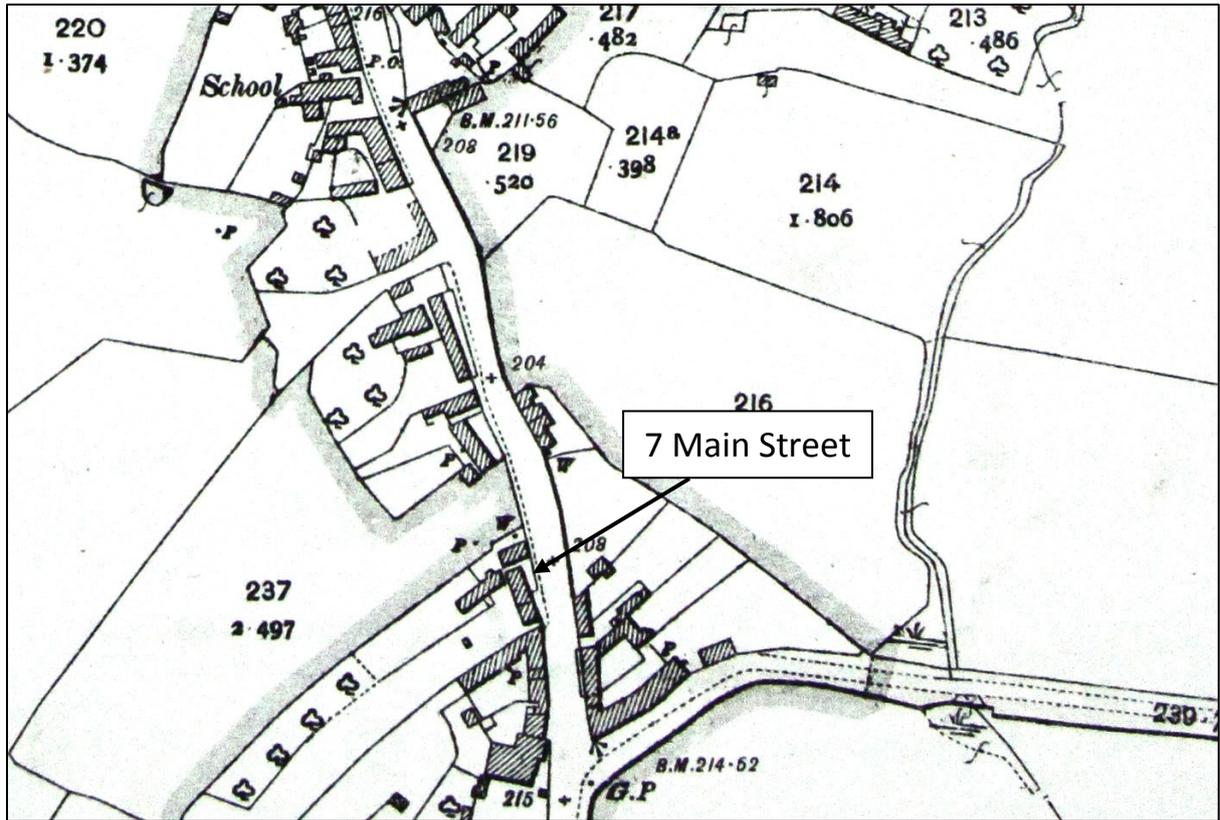
View of 7 Main St in 1968. The buttress-like projection of the former bake oven is evident



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904