

**Lyddington Manor History Society
Historic Building Survey**

**Pageant House, 47 Main St,
Lyddington, Rutland**

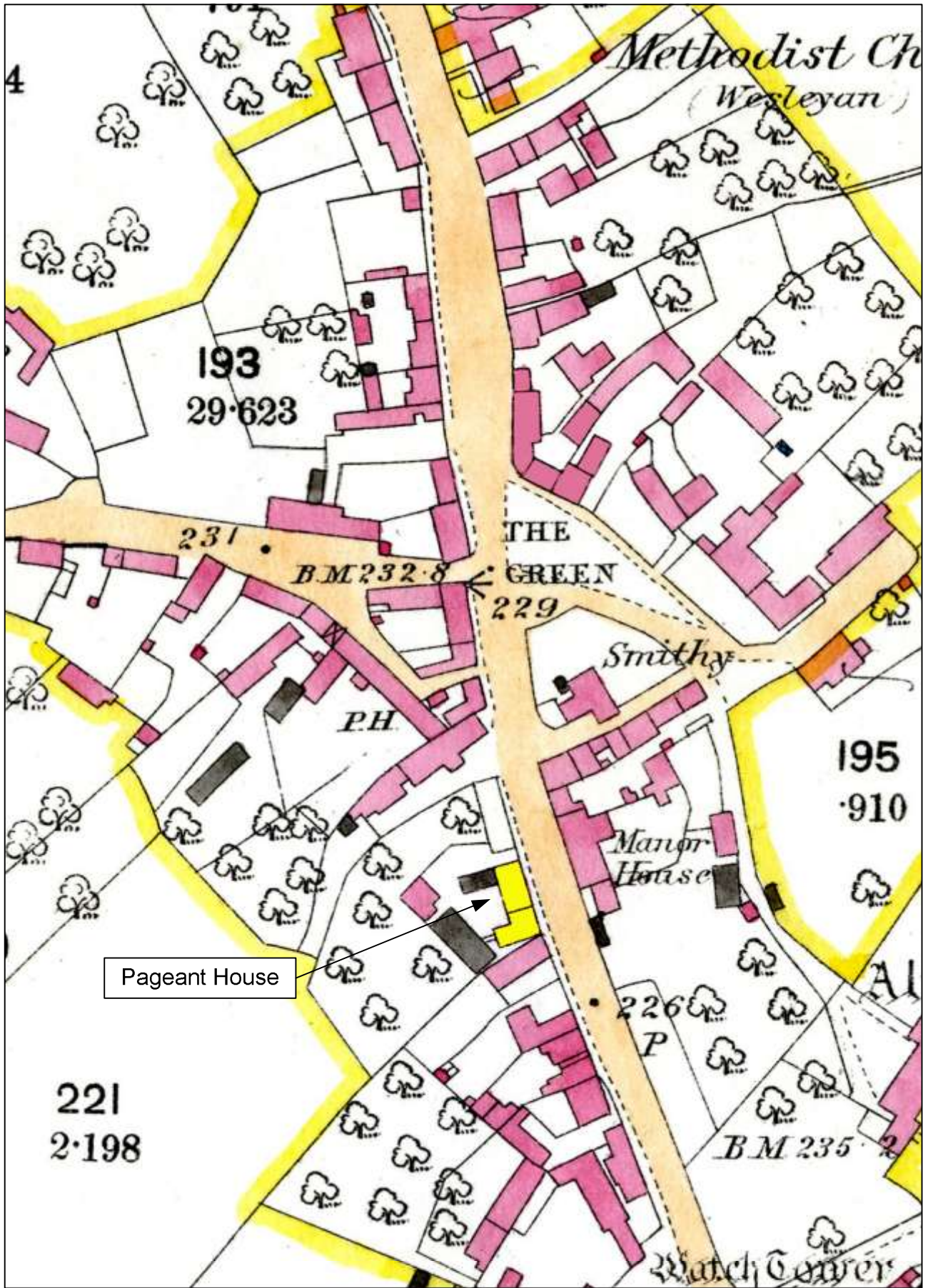


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Location Map – Pageant House, 47 Main Street, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

PAGEANT HOUSE, 47 MAIN ST, LYDDINGTON

Survey

Date of survey: 17/11/11 and 16/3/13

Surveyed by: Nick Hill & Robert Ovens. Nick Hill also undertook a brief survey during the building works of 1988.

Summary

This house appears at first sight to be a typical three-room cross-passage house of 17th century date, but closer examination reveals that it has earlier origins. The original house, dating from the later 15th or early 16th century, had an open hall, of which one smoke-blackened truss survives. Unusually, the truss is of A-frame form, rather than the cruck frame usually found in lower-status local houses of this date. Around the mid-16th century, it appears that a first floor structure was inserted in the hall, the ceiling beam here having an unusual pyramid stops to the chamfers. In c.1620-50 the house was much reconstructed, taking on its present form. This early 17th century house has good quality masonry features, including an extensive set of mullioned windows and a moulded front doorway. The ground floor had the hall to the centre, with unheated rooms, the parlour and service, to either end. The first floor had three good chambers, lit by mullioned dormer windows. Samples were taken for tree-ring dating in 2013, but the timbers failed to date.

Site

OS Ref: SP875970

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

The house is set parallel to and adjoining the main village street. There was a farmyard to the rear, accessed by a driveway at the N end of the plot. At the S end of the house, there is a narrow (pedestrian-only) passageway which separates the building from the adjoining house and plot.

Materials

Coursed ironstone rubble with thatched roof.

External features

The house consists of a 3-cell block of 1½ storeys. There is a late 19/20th century extension to the rear NW.

The E front has well-coursed ironstone rubble and a good set of ironstone mullioned windows. Very large blocks of stone to the base course, with one replaced in limestone. Occasional blocks of ironstone are re-used after being exposed to fire, with

red scorching. The doorway is offset to the left, marking the cross-passage. Good ironstone moulded (cyma and ovolo) surround, with high-set stops. Flat head and cavetto-moulded cornice. Some parts renewed in 1988, as original detail. To left of the door is a 3-light mullion with cavetto-moulded cornice. Directly over this is a 3-light mullioned dormer, under the thatch with no cornice. To the right of the door is a small rectangular window, lighting the inglenook inside. It has a plain ironstone lintel and rubble jambs – probably an original opening, though re-worked. A central 3-light mullioned window (cavetto cornice) lights the middle room with a 3-light mullioned dormer (no cornice) over. The room at the N end now has a small window to the left, which was inserted in 1988, replacing a doorway to the former post office/shop at this end. The doorway itself would have been inserted around the 19th century. To the right end is a new 3-light mullioned window which replaced a timber window in 1988. Originally, there was probably a 3-light mullion here, making a complete façade of mullioned windows. Above and to the left of this is another original 3-light mullioned dormer window, with no cornice.

The N gable has been much re-worked, including extensive repairs in 1988. There are good quoins to the NE corner, but the quoins to the NW are now largely missing, where the NW extension abuts. The masonry here is of more irregular rubble, and the verge is plain, with no gable parapet/coping. The gable had no windows until two were inserted in 1988. The NW extension has an older N wall of ironstone rubble, but was rebuilt in the mid-20th century, the W gable and S wall being of 20th century brickwork. This extension is not present on the 1804 or 1848 maps, but was built by the time of the 1886 map.

The rear W side has coursed ironstone rubble, with quite a few blocks of re-used, scorched ironstone. Considerable re-facing at lower level of 1988. To the N is a good 3-light mullioned window like those to the front, with a cavetto-moulded cornice. Above this is a timber dormer window, an insertion of 1988. The rear doorway has some early plain ashlar jambs, but the head is rendered. Set between ground and first floors to the N of the doorway is a stairs window, with some older jamb stones and an old oak lintel. This may be an 18th century re-working of an original, smaller stairs window. The S end has a timber window set in deep reveals, with some old large ashlar jambs to the S side, and an old oak lintel. A straight joint to the N suggests this was originally a window, but it was later altered to form a doorway, with square reveals.

The S gable has large, high quality quoins to both SE and SW. Gable parapet with plain kneelers, chamfered coping, but no stone seating for the chimneystack. Coursed ironstone rubble, with a good-sized rectangular window to 1st floor, with rubble jambs and old oak lintel.

Windows have leaded lights or timber casements, generally of 20th century date. External doors were replaced in 1988. Chimneystacks to the S gable and centre are of C19/20 brick, though a good quality ironstone ashlar base with projecting plinth was revealed to the centre stack in 1988. This would originally have had an ashlar chimneystack above. Old photos show a single-flue brick stack to the N gable.

Internal features

Ground floor

The S room would have formed the service end of the 17th century house, beyond the cross-passage. It has a spine beam with big chamfers. No chamfer stops to N end; a good ogee stop was seen to the W side of the S end in 1988, but is now covered by plaster. The presence of a stop here indicates the beam was originally exposed, so the inglenook fireplace is a later addition, probably around 18th century. It has a rather crude, irregular beam, with chamfer/waney edge, and a thin W cheek wall of ironstone. In 1988, remains of a brick bake oven were visible to the rear SW corner. The floor joists are modern, but one original mortice can be seen to the SW end of the spine beam, of haunched soffit tenon type. The floor (as through most of the ground floor) has been renewed in Yorkstone. The spine beam continues into the cross-passage, with no chamfer stops. At the E side, inside the front door, the modern joists are supported on a N-S spanning plate, with beaded moulding.

The central room would have been the hall. It has a spine beam with big, slightly irregular chamfers. At the N end are two pyramid stops, the W one damaged but the E one surviving in good condition – a rare and early type of stop. At the S end the chamfers run on without stops into the chimneybreast. Large inglenook fireplace, chamfered beam with crude run-out stop to right, ironstone cheek wall. Floor joists are modern, but are supported along the E wall by an old oak plate, chamfered with no stops, sitting on two oak corbel timbers, to either side of the window. There is no similar plate to the W wall. In the SW corner is the stair, rebuilt in 1988. There was formerly a tight winder stair here (as in listing description of 1985), of which holes for the bearer timbers were observed in 1988. The new stairs has an under-stair cupboard door, a re-used single oak board, moulded around all four edges, with old strap hinges – probably from an old oak chest. A recess in the N wall indicates the location of the earlier doorway.

The N room would have been the parlour of the 17th century house. It has a spine beam, with good ogee stops to the S end, and cut-back ogee stops to the N end. There was no fireplace here. A recess in the outer W side of the W wall shows the location of an earlier back door, but this would be a later addition, not original.

Wall thicknesses: the front and rear walls are around 700-750mm thick; both walls have a considerable batter internally, particularly the front wall, along its full length. The survey in 1988, made when stripping out work had been undertaken, found that all three cross-walls met the front and rear walls with a straight joint, without bonding.

First floor and roof structure

The first floor was divided into three cells by stone cross-walls at the hall chimneystack position and at the hall-parlour junction. The S wall of the cross-passage rises only to first floor level. The W side of the cross-wall to the hall chimneystack is irregularly built, veering southwards. There are two roof trusses, T1

to the south and T2 to the central room (over the hall). There is no truss to the N room; purlins span from wall to wall.

Truss T1 has thin, inward-curving and rather irregular principal rafters. There has been some distortion, which emphasises the inward curve. There is a straight, lapped collar, fixed with pegs. It is unclear if this is simply half-lapped or dovetail-lapped, as the upper part of the joint is concealed. The apex has a scissors crossing, fixed with a single peg, with cut-out to support the ridge. The E principal rafter is 175 x 65 mm towards the lower end and the W one is 180 x 125mm. The lower part of the principals is chamfered on both sides, though the S side of the E principal also has waney edge. Above the collar, most of the S side of both principals is waney-edged, though the N side is chamfered. The underside of the collar is chamfered to the S side, but mainly waney-edged to the N. There are remains of smoke-blackening to various parts of both principal rafters, and also to the peg of the apex joint (which therefore seems to have been undisturbed). It can be seen that the sooting is deposited onto the surface of the original timber, and is not charring, which would erode the surface. There was more sooting before the major roof repair and renewals of 1988. A little below the apex there are through-pegs for fixing of timbers to the outer face of both principal rafters. These pegs may have been the fixing for a smoke louvre, though they are at slightly different heights. Alternatively, they could be for wind-braces rising from purlin to the upper principal, though this would be an unusual configuration. The distorted section of the W principal has been reinforced with an applied oak plate on the S face and an iron strap on the opposite side, fixed with a forelock (wedged) bolt and large nails (probably an 18th century repair). It was seen in 1988 that an upper, lapped collar and a king strut had been added for further reinforcement, though these were removed during repairs. These timbers were simply lapped and nailed/bolted on, and were clearly not original.

A surviving section of ridge beam runs N from truss T1 to the hall stack. It has a straight-splayed scarf at T1, to receive the next section of ridge to the S, now missing. There is no sooting to the ridge beam. A mortice in the underside of the ridge near the stack suggests this is a re-used timber. Purlins on the back of the principals were noted in 1988, but have gone, as have the earlier ash pole rafters. .

Truss T2, though also of A-frame form, is of different character. It has quite large-section, straight principal rafters, with a thinner, lapped collar and a scissors apex. There were two sets of purlins, the lower ones supported on the collar. The upper purlins to the E side can still be seen, one a re-used timber with an empty lap-joint matrix. All the timbers are clean, with no smoke-blackening.

The S side of the cross-wall to the S of T2 (on the hall/parlour division) has the remains of quite heavy sooting on the lower half of the masonry in the roof void. Above this, the wall is built of reddened fire-scorched ironstone, with no sooting. Evidently, the upper part must have been rebuilt later, using fire-scorched stone; if the scorching had occurred in situ, the lower part of the wall would also be scorched. The roof void over the N end has been lined with boarding and cannot be seen. The hall stack and cross-wall have ironstone rubble, without sooting or fire-scorching, except for one stone on the upper S side. The internal face of the S gable in the roof void also has ironstone rubble, with a stone chimneystack and later additions in brickwork.

The first floor has an area of old, wide oak boards to the W side of the central bay. In 1988, a first floor fireplace was noted on the inside of the N gable, an unexpected feature as there is no projecting chimneybreast or ground floor fireplace here. The chimneystack for this fireplace can be seen on old photos. The fireplace was set flush with the wall and parts of a chamfered limestone surround were visible, with a large, irregular lintel. This was probably inserted in the 18th century. Doorways with an old oak lintel and boarded doors on strap hinges lead from the central room into the south and north bedrooms.

Outbuildings and yard

The 1804 enclosure map shows the house with a yard to the rear, and a large barn against the W boundary. A garage/shed probably represents the surviving N end of this building. The copyhold owner in 1804 was Thomas Cunnington, who also held a larger plot off Stoke Road, which included a farmyard with three outbuildings (but no domestic house). Immediately to the N of the yard entrance to Pageant House there was a large stone outbuilding, of which the lower walls survive, though this was in separate ownership in 1804. By the time of the 1848 map, Pageant House was being managed as a single property together with the White Hart, by the occupier, John Manton. The site is at this time described as 'House stables sheds yard and garden'. By 1886, a rear extension had been added to the N end of the house. Both rear wings and the outbuildings range are still shown on the 1904 map.

Tree-ring dating

Samples were taken in 2013 by Robert Howard of Nottingham Tree-ring Dating Laboratory, but the timbers had insufficient growth rings and no dates could be obtained.

Date and development

The evidence indicates the survival of a late medieval house, with an open hall, but interpretation of the earlier phases is difficult and remains somewhat conjectural.

Phase 1 of the house may date from the late 15th or early 16th century. Of this date are the thick, battered walls to the front and rear (though re-faced and much rebuilt) and the smoke-blackened truss T1. The original house was probably three rooms in length, with a central hall. The hall, and perhaps the rest of the house, would have been open to the roof, with a central hearth, no chimneystack, and no first floor. The original outer walls may have been of mud rather than stone, with cross walls of timber-framing/mud daub. Truss T1 may at this date have been located over the centre of the hall – especially if the peg holes near the top of the principal rafters represent a former smoke louvre. The sooting on the apex peg to T1 suggests that it has never been dismantled, though it could have been moved bodily from a nearby location. Alternatively, truss T1 could always have been in its current location, over the south room, which would therefore have been open to the roof, with no first floor. As the truss is sooted and chamfered on both sides, it must always have been an internal truss, not at a gable end. The shape of the principal rafters indicates that this could never have been a cruck truss, making it highly unusual in the area. All other

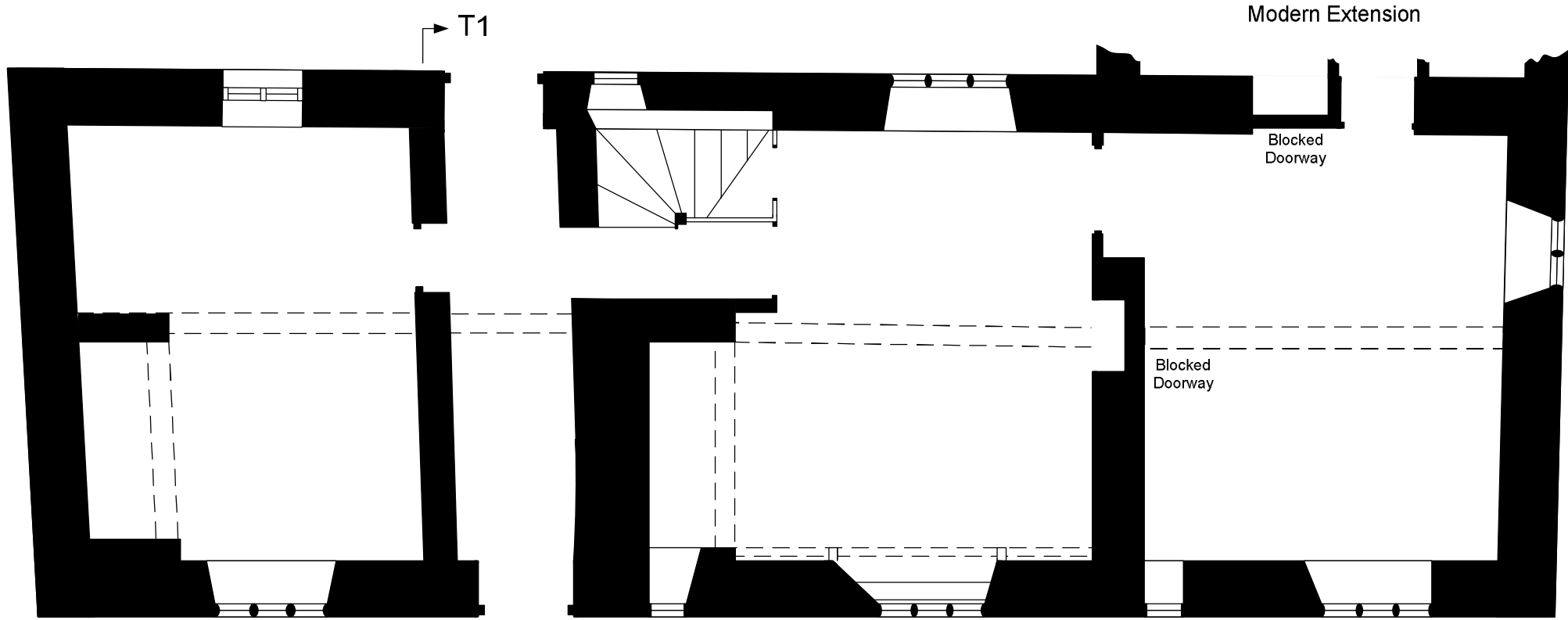
late medieval trusses of lower-status type are of cruck form, with a saddle joint to the apex (Alcock's Type C), not a scissor crossing.

In Phase 2, around the early 16th century, the stone cross wall was added which divides the central hall from the north room. The straight, unbonded joints to the east and west ends of the cross wall show it must have been an addition, not an original wall. It seems it was built to form the rear wall of a smoke bay or timber chimney, as it is heavily sooted on its south side. This fireplace would have replaced the former open hearth in the hall.

In Phase 3, around the mid-16th century, a first floor structure was inserted into the hall. The pyramid-stopped beam and the wallplate on the east side, to carry inserted floor joists, would be of this date. The chimneystack may have been moved from the north to the south wall at this time. By this time, if not before, the other two rooms probably had first floors.

In Phase 4, around 1620-50, the house was reconstructed to take on its present form. The stone walling was re-faced and probably much reconstructed. Good quality masonry features were fitted, including the full set of mullioned windows, the front doorway and gable parapets. The hall fireplace and its chimneystack above were built (or rebuilt) in good quality masonry, with ashlar (probably moulded) above roof line. Again, the unbonded joints to the east and west ends of the stack/cross wall indicate this is a later insertion, as also is the stone wall to the south of the cross passage. The relocation of the hall fireplace from the north to the south wall is an unusual alteration to make, but the sooting to the lower section of the north wall and the rebuilt section above, in re-used, scorched stone, provide clear evidence. The result was that the early 17th century house took on a standard 3-unit, cross-passage plan form, with the passage running to the rear of the hall chimneystack. The entry into the hall and winder stair to the first floor were accessed from the far end of the passage. To the south was the service end, and beyond the hall was the parlour – both at this date unheated, without fireplaces. Good quality first floor structures, with ogee-stopped beams, were built over the service end and parlour, replacing any earlier structure. The first floor now had three good rooms which, despite being partly within the roof space, were each lit by a stone-mullioned window. The roof structure was rebuilt, with a new truss T2 over the hall, and T1 perhaps relocated over the service end. The ash pole rafters (as noted in 1988) indicate that the roof was always of thatch, despite the high quality of the masonry.

During the 18th century, a large inglenook fireplace and a bake oven were inserted in the south room, which now served as the kitchen. A fireplace was also fitted to the north bedroom, though the parlour below seems, unusually, to have remained unheated. The 1804 enclosure map indicates that an extension, for ancillary, non-domestic use, probably single-storeyed, had been added to the rear south end by this date. The former window here was altered to create a linking doorway. By 1848, an extension had been added to the north-west. This was rebuilt in the 20th century, and the south-west extension was demolished. Major repair and restoration work was carried out in 1988.



Modern Extension

Blocked Doorway

Blocked Doorway

T1

T1

GROUND FLOOR

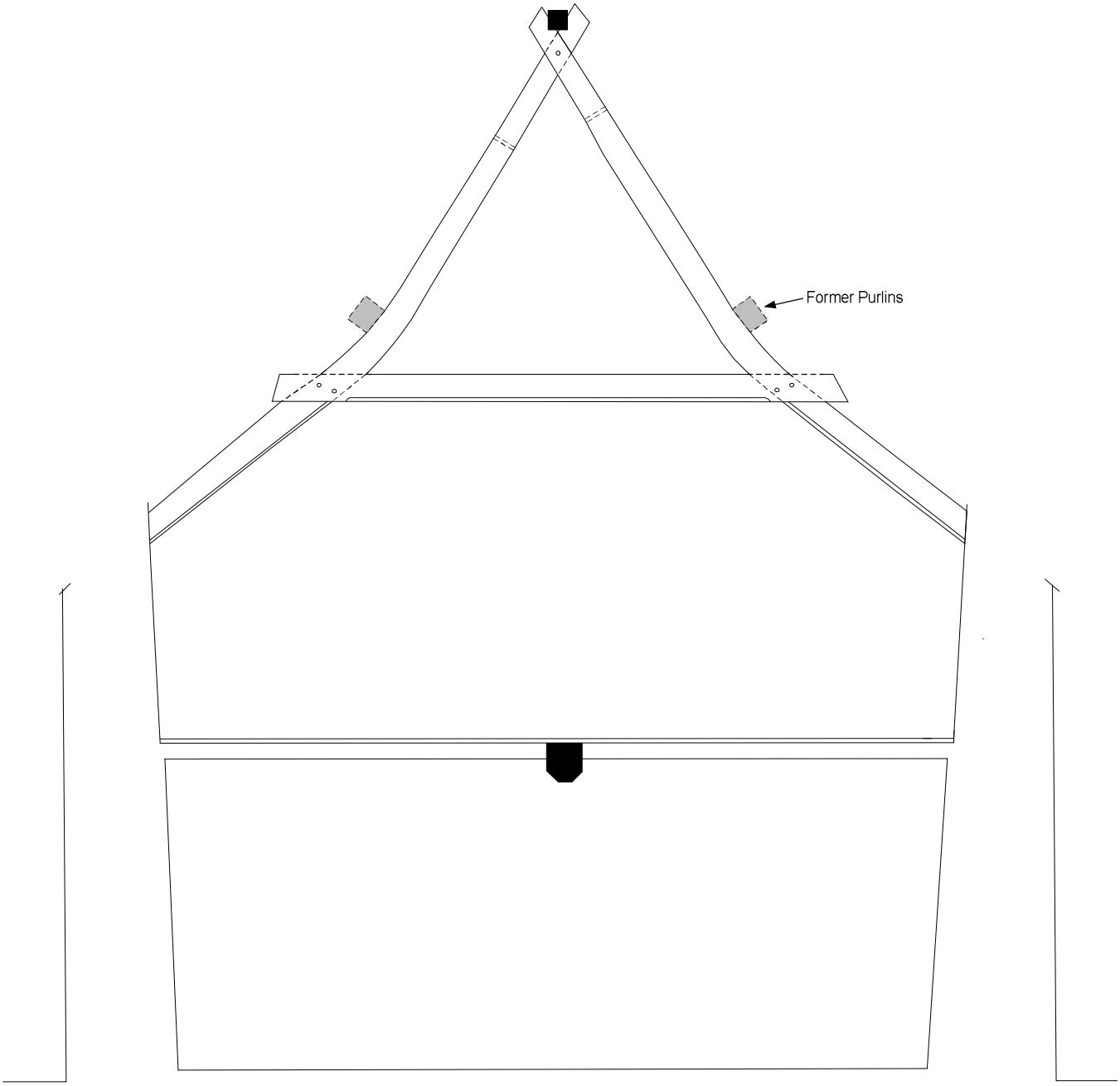
PAGEANT HOUSE, 47 MAIN STREET, LYDDINGTON

Report North

North

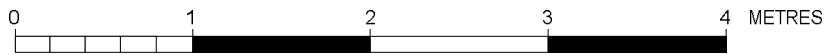
0 1 2 3 4 METRES

NH / RO March 2013



SECTION - TRUSS T1 - SOUTH FACE
 (Later additions omitted)

PAGEANT HOUSE, 47 MAIN STREET, LYDDINGTON



NH/RO March 2013



View from north-east



The rear west side



The front doorway



Stone mullioned window to east front



The central room (hall) looking south



Inglenook fireplace in the south room



Pyramid chamfer stop of early type to ceiling beam of central room



Oak plate on corbels, supporting ceiling joists to east side of central room



Truss T1, south side



Lap joint to collar/principal rafter of truss T1



Truss T1 south face



Apex of truss T1



Truss T2, north side



The south side of the cross-wall separating the central room from the north room, with sooting to lower part and upper part rebuilt in fire-scorched stone.



View of c.1910



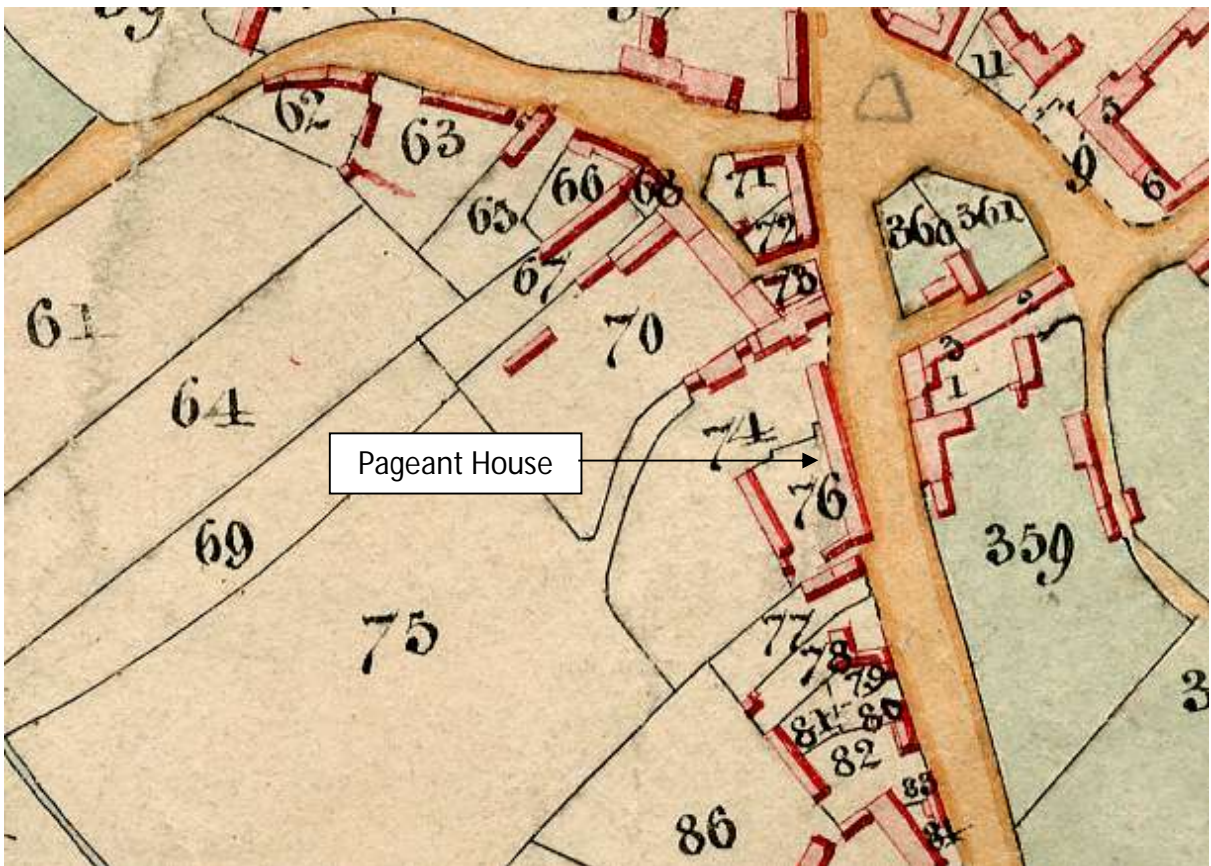
The former Post Office to the north end



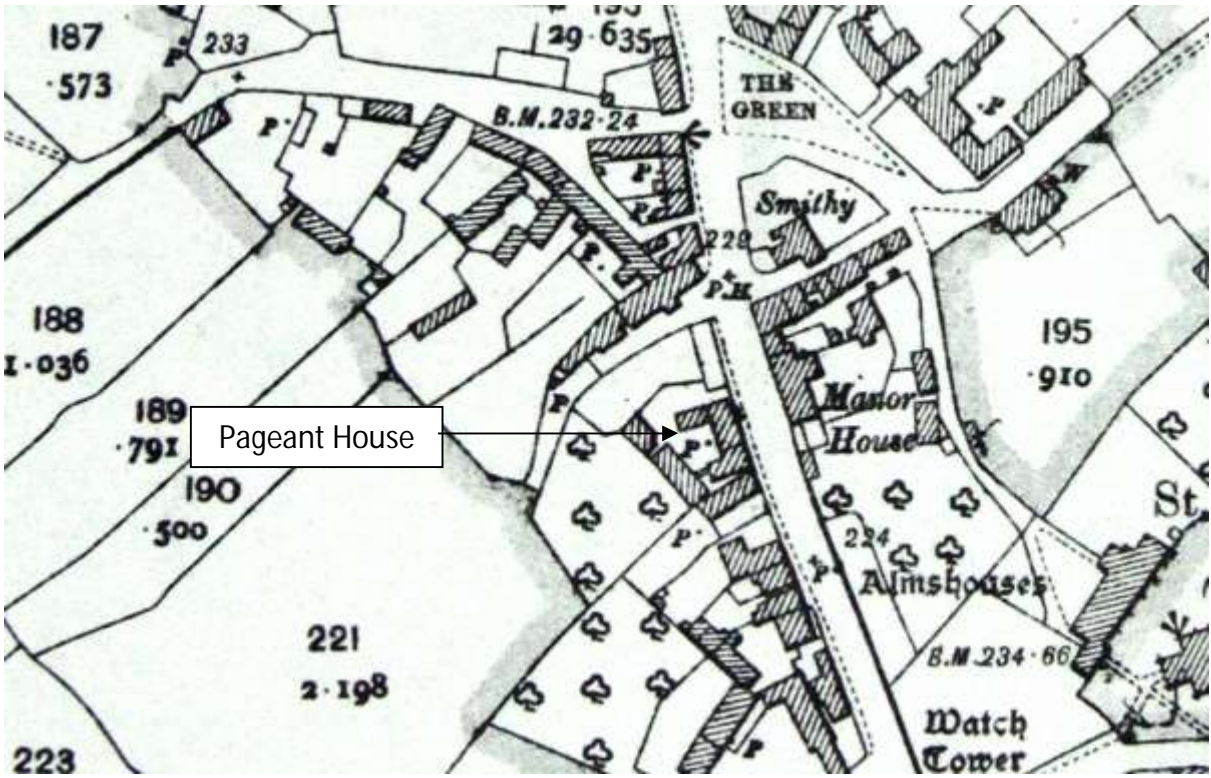
View of c.1950s



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904