

**Lyddington Manor History Society
Historic Building Survey**

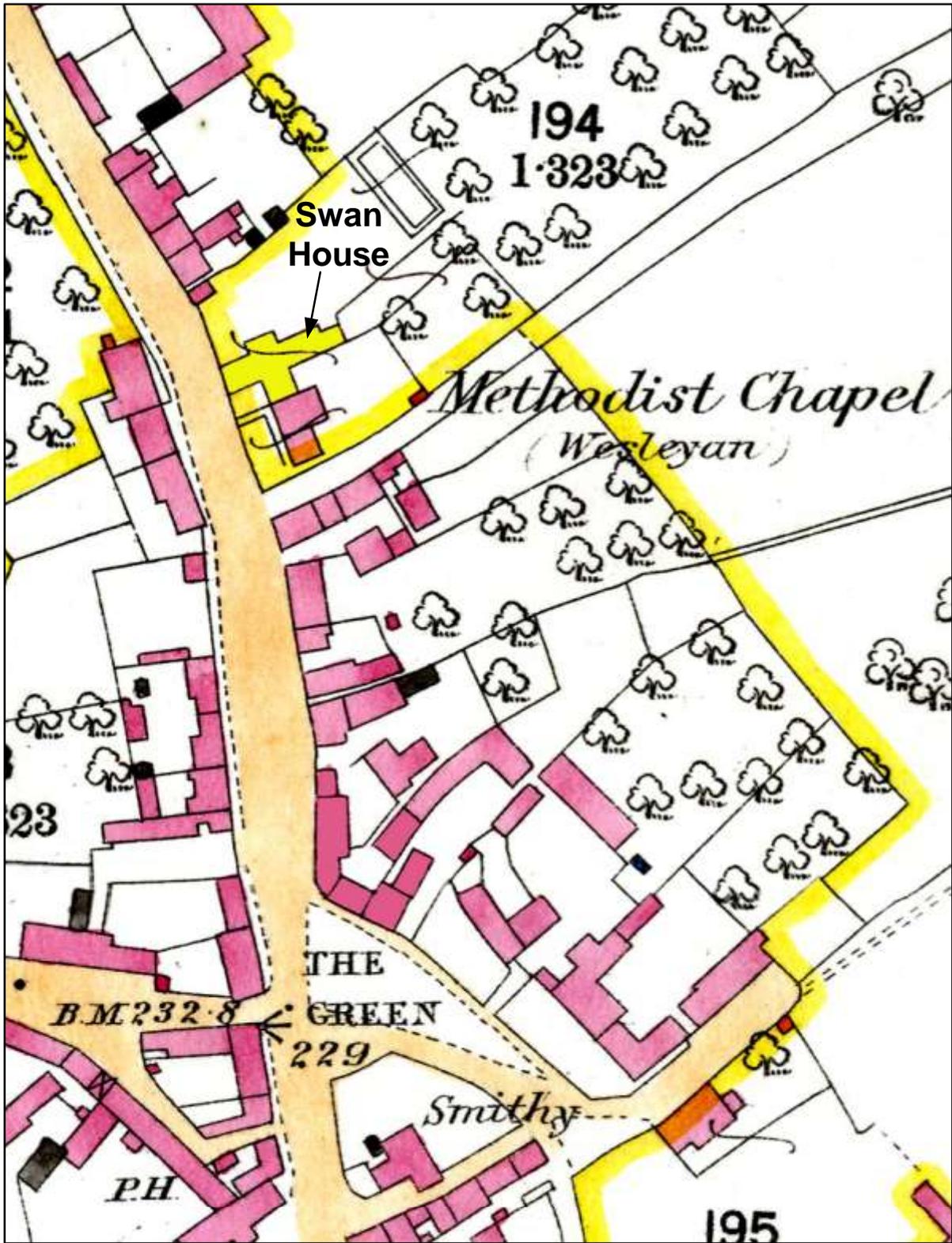
**Swan House, 36 Main St.
Lyddington, Rutland**



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

SWAN HOUSE, LYDDINGTON, RUTLAND

24/2/08 (Updated January 2012)

Summary

This is a very fine house dated 1674. There was probably a previous house on a different alignment, dating from the earlier 17th century. This seems to have been incorporated into rear of the 1674 build, but was later rebuilt. The L-shaped 1674 house has a highly unusual plan form, creating a carefully integrated design with circulation centred on the entrance hall and stairs. A very fine staircase rises up to attic level, and retains an exceptional set of internal features, with many original doors and fittings. The south end of the house was altered in 1849 to form a Wesleyan chapel, but the property was converted back to a single house again in 1973.

Plus inn etc.

Building development

The 1674 house

The principal part of the house is a single build of 1674, carefully planned to an integrated design, with high quality features. It forms an L-shape, the gable facing the road bearing the datestone of 1674, with the owner's initials. Good quality dressed ironstone is used throughout, with dressings of Weldon and Ketton limestone. The original windows are all of stone mullion type, with ovolo mouldings and cyma-moulded cornices (though many windows to the south block are of cast stone, dating from 1973). The window mullions are quite tall, particularly to the surviving major window to the ground floor of the north-west block, indicating a building of later 17th century date, and of higher status. The main doorway is unusually placed in an internal angle of the projecting stair block, which is distinguished by its limestone ashlar facing. The doorway has a flat head and stepped, lugged architrave, of quite advanced fashion for its date. There is a chamfered plinth, and a cyma-moulded string course runs around the north-west block at first floor level, another sophisticated feature (originally restricted to the north-west block, but extended around the south block with cast stone mouldings in 1973). The roof is of Collyweston slate, with gable parapets and moulded corbels. There are two original fine chimneystacks, both of the two-flue type.

The plan form of the 1674 building is of highly unusual type. It is fundamentally of the 3-room type found locally, but is arranged in an L-shape, and has a projecting stair wing to the north end. The front door leads into a small entrance hall, off which three identical stone doorways lead into the different ranges. One door leads into a central stair hall, where the very fine staircase rises right up to second floor level. Surviving drawbars show that the two doors at the foot of the stairs could be barred from inside, blocking off any access to the first floor. The stair is neatly arranged in its projecting block, with large windows on the half-landings. However, the stair is not designed to take up the whole of the projecting block, but has closets divided from it by original stud walls on both the ground and first floors. The whole L-shape plan is ingenious and very well-integrated, clearly designed to achieve a very specific layout.

South of the stair hall, the central room of the south block was probably the hall, with a large inglenook fireplace and finely moulded ceiling beam. The west front and east walls have been much rebuilt, but presumably each had an original mullioned window. There may even have been further doorways here, though this seems unlikely, and there was certainly no door to the south-east, as an early stone-lined well is located immediately outside. Beyond the hall, at the south end of the south block, was probably a parlour, though there have been many later changes here. The south gable has a shallow projecting chimneybreast, indicating that this room had a smaller fireplace, appropriate to a parlour, and not a large inglenook. The ground floor of the north-west block probably served as the original kitchen, with a large inglenook fireplace, lit by an angle window (later blocked). It has an unusual arrangement of windows, with a very large window in the south wall, but three other smaller windows (one now blocked) squeezed into the corners. Lines on the ceiling in the south-east corner indicate the presence of former partitions here. A stair would have served no purpose in this location, next to the main stair, so it seems likely that there was originally a partition wall running north-south across the east end of the room, forming two small rooms lit by the corner windows. Such rooms would have served as buttery/pantry type storage rooms, in association with the kitchen. There is a further small closet room in the north-west corner, also lit by a corner window. It is interesting to note that the effect of the window placing is to avoid any overlooking of the approach to the main doorway from the kitchen, giving privacy from the gaze of servants.

On the first floor, there are three bedchambers. Two of these have independent access off the stair landing, and both have splayed chimneybreasts for fireplaces, probably of moulded stone like that re-set in the north-west ground floor room. It seems likely that the southern bedchamber was also heated, though evidence to confirm this could not be seen. The stair continues, with no diminution in the quality of its design, up to the attic floor. Here again there are three chambers with good doorways, though none had fireplaces. The southern chamber is lit by a small stone window in the gable, but the other rooms must have had dormer windows, as there is no other way of lighting them. These may have been hipped, as currently, or might even have been of gabled design, which is more typical at this date.

Around the staircase area, the extensive group of surviving internal features is extremely rare in the area. The stair itself is of very fine design, typical of its period, with turned balusters, tall shaped newels, drop finials to the landings and a moulded handrail. Besides the three stone doorways in the small entrance hall, there is a fourth such doorway leading off to the north-east. The original boarded oak door survives here, with another to the closet by the stair. There are more original doors to the first floor closet and the two attic chambers. Many original fittings survive, including drawbars, pintle hinges of various designs, shaped oak pull handles, and even an iron latch with drop handle. Two doors have a fine decorative design of nailing, set out with incised lines. This must be one of the best groups of surviving interior details in any house of the period locally, and particularly significant because of the precise dating to 1674.

The north-east block

Set at a splayed angle to the 1674 house is the rear north-east block. It has walls of well-coursed ironstone, except for the east gable, rebuilt in later brickwork. It is somewhat puzzling, as the ground floor windows of ironstone in the north wall, with early-style cavetto moulded cornices suggest a date prior to the 1674 build. The alignment also suggests an earlier building, oriented with its gable end to the street, which was subsequently partly demolished and greatly enlarged in 1674. The plan of the 1674 building surely demands a room to the rear, as the original stone doorway to the north-east would otherwise serve little purpose, and the plan form loses cohesion. However, other evidence conflicts with this theory. The junction of the two buildings on the north side, where the north-east block partly covers the jamb of the 1674 block window, indicates the north-east block is a later addition. The north-east block has very regular ironstone walling, which is only 500mm thick and has square reveals (not splays) to the windows, which point to a later date, especially the wall thickness. The most likely explanation is that there was indeed an earlier building here, partly demolished and incorporated into the 1674 house; but that this was later rebuilt, re-using some of the earlier features such as the ironstone mullioned windows. The original building would probably have served as a dairy or back kitchen in the 1674 house. It was subsequently rebuilt, with its brick east gable, brick chimneystack and Welsh slate roof in the mid to later 19th century.

Later development

The property occupies a large corner plot, surrounded on the road frontages by stone walls with good quality copings, which may be late 17th or early 18th century. To the north-east is a large barn with fine quality stonemasonry including a stone doorway and mullioned window, though the building has been reduced in height. It may well be contemporary with the 1674 house. Beside the entrance is a small stables building, probably of 18th century date.

Plus coaching inn, laundry etc here.

It is recorded that the south end of the building was converted into a Wesleyan chapel in 1849. Details of this can be seen on the 1972 survey plans and an aerial photo of similar date. These major alterations involved removal of the rear wall and first wall, with a new extension to the south-east, forming a large double-height room for the chapel. Two tall arch-headed timber windows were inserted in the front wall, and a new front door was probably created at this time. The rear wing was lower than the current one, and had a Welsh slate roof. Inside, a new chimney for a stove to heat the chapel was inserted into the north wall of the south room. The extensions to the south, demolished in 1973, may also have been built at this time, though could have been added earlier.

The chapel was closed by 1972, when survey plans were drawn, together with proposal plans for its re-conversion. The proposal plans were varied somewhat in execution in 1973. The rear south-east wing was built up to form two full storeys, with a Collyweston slated roof. Large mullioned windows of cast stone replaced the timber windows, and the moulded string course was extended around the south block. The new rear gable was built with 17th century moulded kneelers and a two-

flue chimneystack which closely match those of the 1674 build and must have been found in the locality. In more recent years, a large glazed extension has been added to the rear by the current owners.

BUILDING DETAILS

OS ref: SP875973

External features

Walls

W block W gable has good ironstone walling and quoins, blank with no windows. Walls 650mm thick. Ironstone gable parapet and ogee half-pendants to kneelers. Two-flue stack with ironstone base, plinth, limestone shafts with torus necking and cyma/corona cornice. The gable coping is not taken across the stack base in the normal manner. Datestone LPS 1674 of limestone, with cyma cornice, raised lettering on diamond. Metal plate (?copper) fire insurance mark just below – check detail. First floor string course of limestone, cyma moulding. Ironstone plinth.

W block N wall has the same walling and plinth, but no string course. One 2-light mullion window to 1st floor, squeezed right against W gable, with another 2-light mullion directly below. At opposite end of ground floor is another 2-light mullion, again squeezed into corner. All the central wall area is blank. The window placing must be linked to closets inside. All windows of Weldon stone, ovolo mullions, cyma cornices.

N stair gabled projection has W face, oddly, all of limestone ashlar. Elegant doorway with 2-stepped flat moulded and lugged architrave, bead mould to corner – all Ketton stone. Plinth returns onto W face from N gable. Cyma cornice over, which carries around as a continuous string onto N gable as window cornice. Single light ovolo window to 1st floor, with elongated cyma cornice over. The ashlar turns the corner onto N gable, but then reverts to ironstone.

N stair gable has ironstone parapet, ogee half-pendants to kneelers, apex coping stone and ironstone plinth. Wall to half-landing gable 590mm thick. 2-light mullion to ground floor mainly of Weldon with continuous cyma cornice, set to side for lighting hallway. Two central 3-light windows of Weldon set at height for lighting stair half landings, with cyma cornices.

N stair E wall has similar ironstone walling, a few large limestone blocks, ironstone plinth. 3-light mullion to ground floor of oddly assorted stone: mainly limestone with cyma cornice, but one misfit ironstone head to N, also a misfitting ironstone cill to S. Another ironstone cill to centre. The S moulded jamb seems to be partly covered by the E block – which would suggest this is later, though the alignment etc suggests the E block is earlier.

The NE block N wall of well-coursed ironstone, only c.500mm thick (also to S). Ground floor has plain ironstone doorway with 4-centred arch, chamfered with low rounded stops, no cornice – looks more like C19 than C17. To E are one 3-light and one 2-light mullion, here of ironstone with cavetto cornice. W window has upper section, perhaps added of limestone, but not to the E window. 1st floor has one 3-light and one 2-light mullion, ironstone below, probably extended upwards in limestone, cyma cornices. Good ironstone quoins to NE corner

NE block N gable of 9 inch C19 brick, with ironstone quoins also to upper SE corner. But there are no quoins or joint to the lower SE corner – the walling runs on into the WC building to E., with a line of quoins c.900mm to W of the corner. E block S wall much altered with modern openings to ground floor, but original 2-light mullion to 1st floor with limestone cyma cornice, but ironstone head.

S block E wall all altered with modern openings to ground and 1st floor. Doorway with massive moulded oak mitred frame, modern. Directly in front of the doorway, and very close to the main wall, is a stone-lined well.

SE block has N wall with odd offset junction to S block, bridged over at high level when the wall was built up in 1973. E gable much altered, 4 cast stone mullion windows, gable raised in 1973, but has a re-used C17 gable parapet, ogee half-pendant kneelers, and two-flue stack. The stack has necking mould of small torus and small cavetto, cornice of double cyma. S wall has modern, presumably inserted, cast stone cyma string course and 4-centred ironstone door – this is not shown on the 1972 survey plans, so is probably inserted in 1973.

The S block S gable has walling as to the other 1674 fabric, with ironstone plinth and gable parapet, with ogee half-pendants to kneelers. The gable top has an apex coping stone, but inside it can be seen this was originally a chimneybreast, so the apex stone is later. 2nd floor single light ovolo stone window is squeezed in by the gable parapet. Cast stone cyma string course which is noted as inserted on 1972 drawings. The plinth steps down for the cill of the large modern cast stone 4-light mullion window – perhaps the plinth has been altered in 1973, as there would be no large window here if a fireplace inside originally.

Also remaining to the S of S block is the low wall from the former extension building here, demolished in 1973. The wall is c.450mm thick, with good ironstone quoins.

The S block W wall (660mm thick) has been much altered. An aerial photo pre-1972 shows a central door, two large arched windows to the S and a sash window to the N. The 1972 drawings show there was another ground floor sash window, and only the 4-light mullion to the 1st floor is original. The ironstone plinth runs below the modern cast stone windows, but steps up near the N end. The cyma string is also of cast stone, noted as inserted on the 1972 drawings.

The W block S wall has a 4-light mullion to ground and 1st floor, the ground floor one extremely tall. Ironstone plinth returns down around the window cill. Cyma string course. Ground floor has a blocked single light ovolo-moulded window squeezed into the E corner and a similar blocked angle window to the W.

The S block has another 2-flue stack at its N end, all details the same as the W block W gable.

Most of the mullion windows are much taller than normal: 1230mm inside mullion height to main 1st floor windows and stair half-landing; 1630mm to NW room ground floor S window.

Windows and doors

Generally of recent date. Flat iron frame to single-light window of 1st floor NW closet.

Roof

Collyweston, Welsh slate to NE block

Internal features

Ground floor

Front door to N stair block gives onto a hallway, with unusual co-ordinated circulation. Matching stone doorways lead into the NW room and stair/hall. The doorways have a 4-centred arch, chamfered jambs with high-set rounded stop and further low-set square/rounded stop, cyma cornice over. The doorway to stair/hall has 2 big pintle hinges to E face and a locking drawbar in a wall socket. At the S end of the hall way is another matching doorway, but here the front faces the room to S (now covered by panelling), not into the hallway; front rebate hacked off, together with pintle hinges, but iron stumps remain.

NW room has large N-S ceiling beam with very large chamfers but no stops. Blocking line in ceiling show line of former partition to SE corner, for previous stairs or, more likely, closet/cupboard. The 2-light mullion window to NE has an unusual ogee moulded oak lintel over. Like the blocked single light window to SE, it is squeezed into the corner and has straight not splayed reveals – indicates there were probably closets to both N and S at the E end of this room. Ingle fireplace with big ingle beam, double ovolo moulded, with mitred turn-downs to each end for moulded jambs, but this stops short of the stone jambs. Perhaps the beam is a C20 insertion, though an unusual one, or there were formerly moulded oak jambs, again unusual in the area though found in other regions. Inside the ingle is a good quality C17th stone fireplace, placed here in the 1973 works; moulded 4-centred arch, cyma cornice, perhaps from one of the first floor bedrooms. To R of ingle is a closet with 2-light window, an original feature though later fronting.

The stair/hall contains the extremely fine staircase, rising with half-landings to the 2nd floor. Rectangular newels with ogee square/shaped finials on a tall moulded square neck, turned balusters (nailed not pegged), solid handrail with plain chamfer to outer side but a projecting lip and moulding to inner edge. Drop finials to the landings and upper half-landing, of matching design. The newel on the 1st floor landing has a strange diagonal slice section of timber right through it, c.75mm thick; this seems to be part of the original construction, though could be a highly unusual early repair for a severe split/shake. The drop finial section of the newel below the 2nd floor landing has a halving joint onto the upper newel. So it seems the carpenters were keen to avoid having to form a shaped finial in both ends of the same piece of timber – in each case the newel is formed of two pieces. The bottom step is a solid oak tread, the rest c.23mm thick treads and c.17mm risers, not rebated into the strings.

To E of the stair on the ground floor is a closet, with original doorframe, door, 3-light window and stud partitioning to divide from the stair. So the stair was not placed abutting the stone walls. The stud walling is of basic stud type, with some crude mortices visible but not pegged. Under the half-landing, the newel post does not

extend below the string; instead a plain post butts up to support the raking string. The closet doorframe is of stout, tenoned/pegged oak, chamfered with high-set step/ogee stops. The door is probably original, with nailed pintle hinges with trefoil-type decorative ends. It has 4 boards and 3 battens, the battens with ogee moulding to top and bottom edges; wood-clad rimlock with old key, later brass pull handle. There is a step down into the closet, over an oak cill, onto a stone flagged floor.

Past the stairs, leading into the NE room is a fourth stone doorway of matching type to the others. The front faces into the E room. Pintle hinges and drawbar. The door is original, with 4 boards and 3 battens, nails set in a pattern with incised diagonal lines. The iron latch has a drop handle with decorated square back plate and latch bar to rear face with shaped end - probably all original, and a very rare survival. Also a shaped oak pull handle, fixed with 4 handmade nails. No other features of note to NE rooms, square reveals to mullion windows.

The central room in the S block has a N-S beam with heavy double cavetto moulded chamfers and fancy ogee stops. Large ingle fireplace with cranked oak beam, ovolo moulded with small ogee stops, oak moulded jambs added in C20th. All four walls have panelling of Jacobean date, of 3 different types, inserted in 1973, said to be from Suffolk. Also a fine linenfold panelled cupboard door, of around early C16th date.

The S end has a single large room extending into the SE block. All re-fitted in 1973, when converted from the Wesleyan chapel. The 1972 survey drawing shows a raised platform to the E end, a baptism pit in the floor and a small fireplace (perhaps for a stove) in the N wall.

First floor

NW bedroom has central N-S beam with big chamfer and 4 ogee stops. Door and frame of later date, but a stout frame with pyramid stops, original drawbar socket. Modern fireplace, the chimneybreast slightly splayed, probably to allow room for the second flue over the large ingle below. To R of chimneybreast is another closet, with original joist with notching to ceiling for partition, though now later re-fronting of Jacobean panelling, imported in 1973.

Beside the stair on its W side is a large closet, with original door on pintle hinges, with shaped ends; 4 boards, 3 battens, nails set in a nice semicircular incised pattern. The partition to the S doorway and against the stairs of oak studs, visible to SE corner. Beside the stairs to the N side is a modern cupboard; from the roof void above it can be seen there is a large narrow void behind here, with the original oak stud partition, formed with a long raking strut, nailed studs and plaster on reeds. Again, the staircase is purposely not set against the stone walls.

Central bedroom to S block has blocked splayed chimneybreast for former fireplace. Central W-E beam, big chamfer, 4 ogee stops. To SE is a wall cupboard, with a Jacobean oak door/frame of spice cupboard type, probably re-set here and also probably imported in 1973.

The rooms to the S block and SE block have been largely re-fitted. Original chimneybreast visible to S gable wall, but fireplace not visible – it must have been

placed towards the E – unless no 1st floor fireplace here. Rooms to NE block also re-fitted.

Second floor and roof structure

Door to NW bedroom original with stout pegged frame, chamfered with high-set step/ogee stops. Pintle hinges of plain, wider type with turned back ends. One of the door boards has a beaded moulding but the rest are plain. Original shaped oak pull handle, fixed with hand-made nails. C19 iron rimlock and brass knob.

Door to S bedroom has the same type of original stout frame, pintle hinges, original door with 4 boards and 3 battens, shaped oak pull handle, was fixed with 5 nails. Old iron rimlock and key.

At the S end of the S bedroom a doorway leads through the stone wall into an attic room, now not ceiled. Original doorway with stone jambs, remaining jamb and part of head to stout oak door frame of same type. The S face of the stone wall has a narrow flue, blocked with modern bricks in 1973. This would have been the flue for the chapel, but was not an original chimneybreast – the wall is only 400mm thick. The original chimneybreast is on the S gable wall, with clear step-outs from the gable of c.175mm, and single-light window squeezed in beside it.

Roof structure is of same type through the whole of NW block, central stair block and S block. Main principal rafters with tenoned collar, 4 trusses to S block, 1 to stair block and 1 to NW block. Probably no tiebeam to the 4 trusses of the S block, as the ceiling beam visible in the N bedroom to 1st floor does not align with the two trusses in the room over. No tiebeam to the stair truss, as headroom is needed here; possibly a tiebeam to NW truss, as the truss aligns with ceiling beam below. Tenoned purlins, with distinctive double tenon, the outer tenon running right through the principal and fixed with 3 pegs, to all trusses. The S block has a lower square-set purlin visible to W side, but none to E; not found or visible to other areas. Rafters neatly tenoned and pegged to purlins, pegged apex, no ridge. Some timbers to S end are re-used, with previous mortices etc. Carpenter's marks visible to S block and stair block: IIII at S end, then III, then I, then II, then V to N end over stairs - trusses fitted in the wrong sequence, showing it was the pairing that mattered, not the location. Short, neatly chisel-cut marks. Where visible to TIII and TIIII to S end, the marks are used to principals and collar on both W and E sides, without the normal distinguishing tag. Marks also to principals joint at apex. Marks not inspected on NW truss. Chisel-cut marks also visible to the backs, and in places underside, of rafters eg VII, short to SE but rather longer to NE. A strange line of c.8mm dia drilled holes at c.350mm spacing to the S face of principals of truss TV over stairs.

At the S end, over the chapel, trusses TIII and TIIII have had to be adapted, with support to the E ends where walls removed underneath. Large re-used oak floor beams, ovolo moulded and cut, span between two RSJs to carry the truss ends. This may date from C19, rather than the 1973 alterations. To SE, the 1973 roof is of modern bolted softwood. To NE, the roof under the raised Welsh slate roof is of C19 softwood, with purlins and rafters, and a king-post truss.

Site

OS ?1886 and ?1905?? show site largely as existing, but with further extension to S, which was demolished in 1973. This is marked as stores on the 1972 survey plan, was part 2 storey (probably ladder/trapdoor access only) and part single storey (see aerial photo).

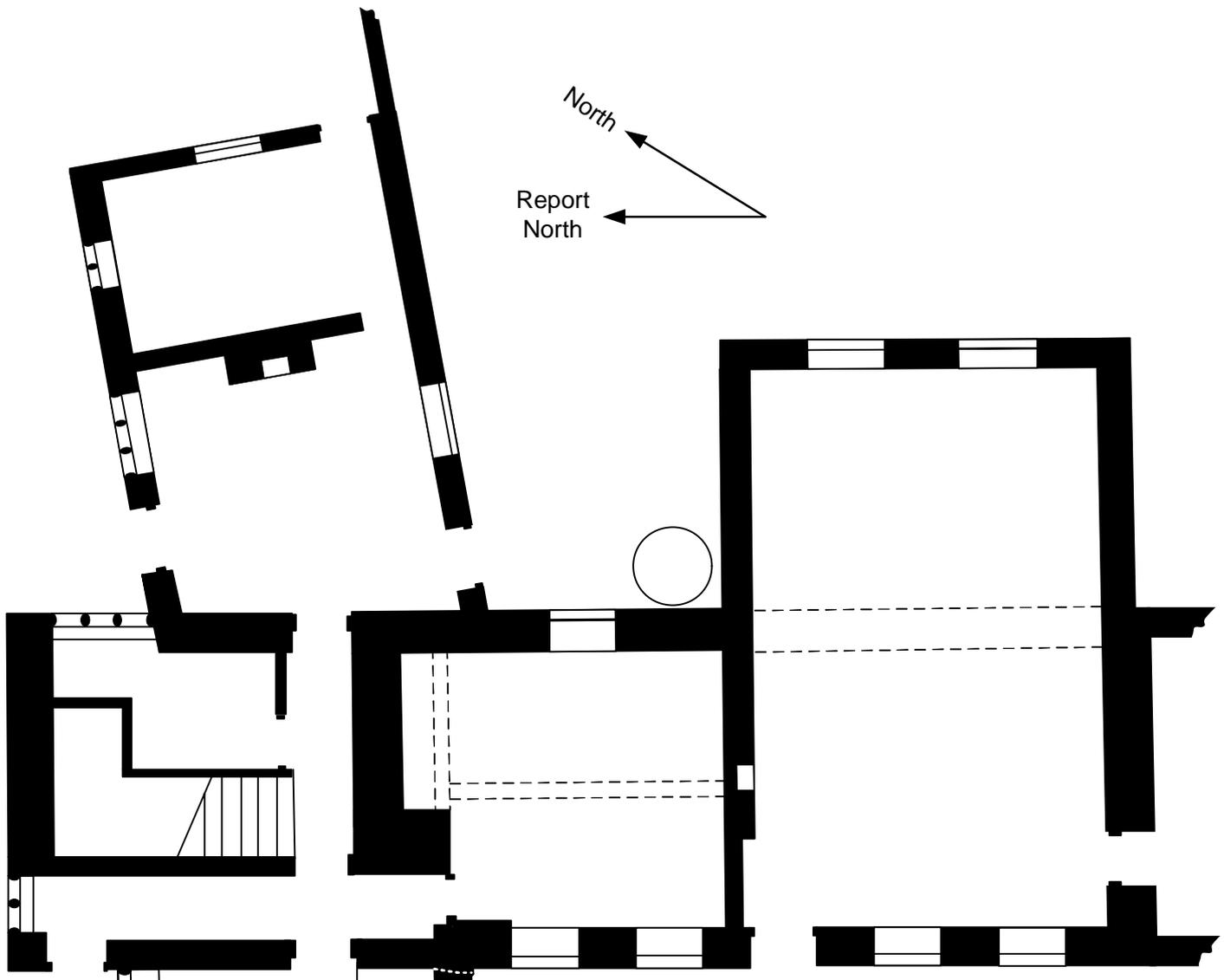
Corner plot fronting onto Main Street, with minor lane – check name – running along S edge. Access into yard was to N, as now. To N of entrance is a small ironstone building, probably stables, around late C18 date. Well-coursed ironstone, good quality S gable with parapet, ogee shaped kneelers. Blocked doorway to front, and another timber lintel to N, presumably another former opening, but no jambs now extant. Small blocked window to gable, large doorway and a window to rear E wall. Inside a roof truss to N end, central beam and ash pole rafters, corrugated iron roof.

Large barn building to NE of house. A high quality building, though now reduced to a single storey. Well-coursed ironstone, plinth to all 3 visible sides. Front to S has good quality doorway and window . Doorway has large flat lintel, chamfers. 2-light ironstone ovolo moulded mullion window with cavetto cornice. Two large garage door openings to N part, probably a re-working of large barn door openings. Rear has single central doorway , also a doorway to S, probably later. This could be of C17 date, given the door/window detail, unless these are re-used in a C18/19 building. Interior not seen.

Good early (C17?) boundary walls to W frontage and along S side, with ashlar double stone coping. In the N wall of the rear garden is an ironstone doorway, with fountain/basin feature in front – looks like re-set C17 doorway, though here before 1972, as on aerial photo.

Nick Hill
Rose Cottage, Bringhurst

24/2/08 (Updated January 2012)



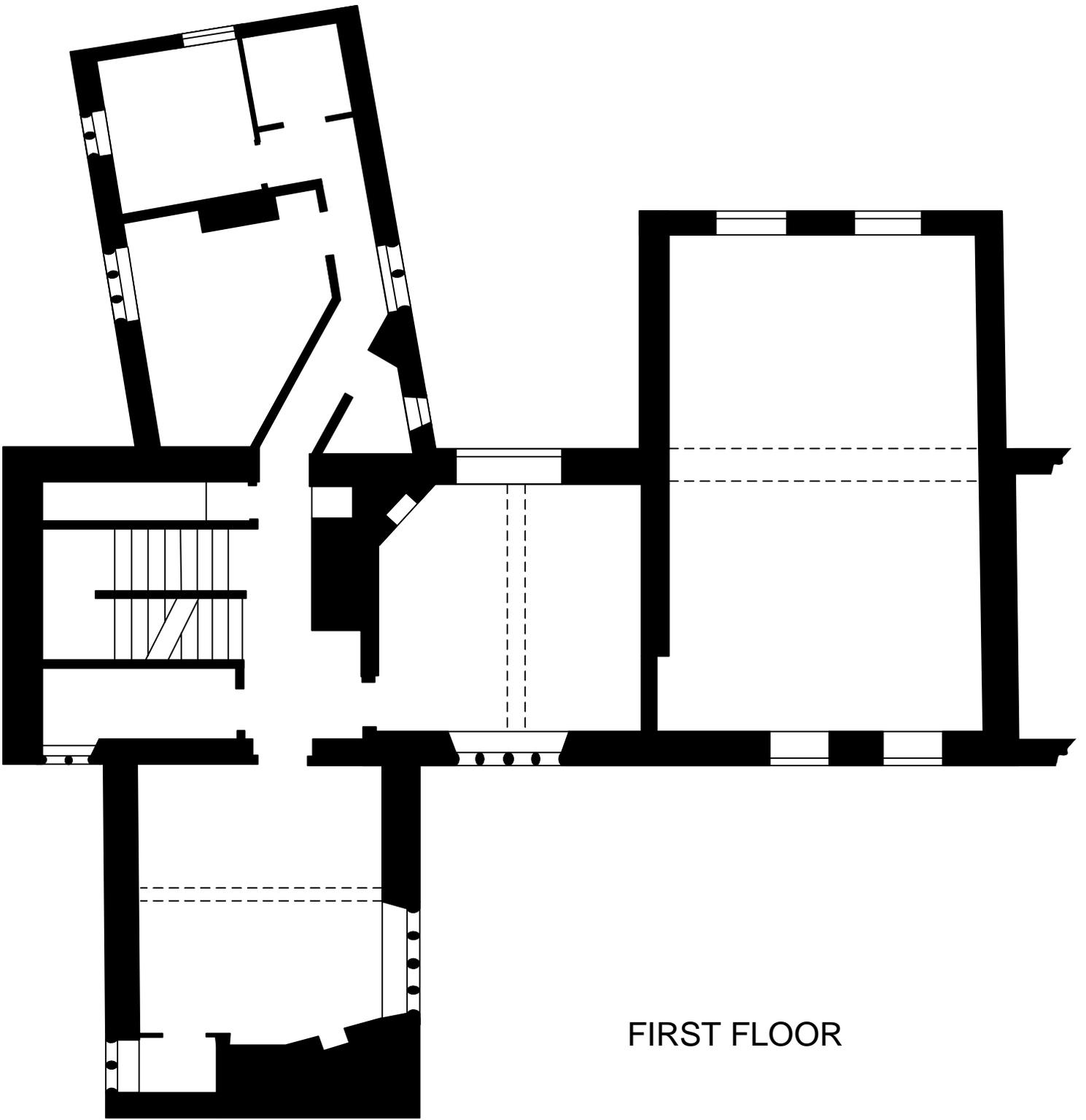
GROUND FLOOR

SWAN HOUSE, MAIN STREET,
LYDDINGTON

Based on a survey plan of 1972

NH / RO January 2012





FIRST FLOOR



Front view from the south-west



Rear view



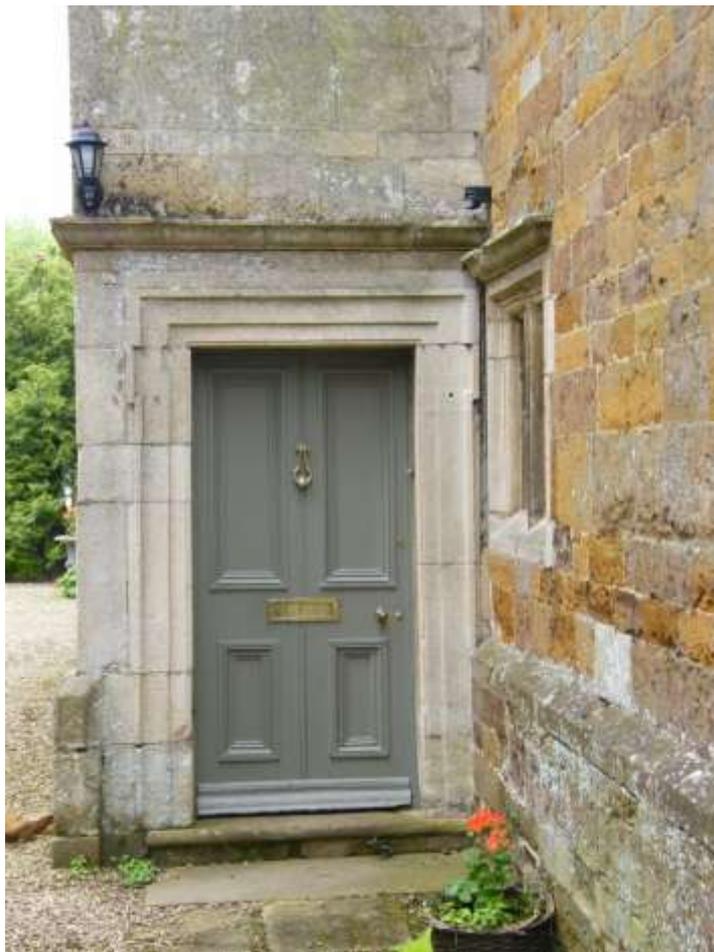
North elevation



North elevation



Datestone – LPS 1674



West-facing door on north elevation



Doorway in entrance hall



Detail of 1st floor door with oak pull handle, iron latch and incised pattern for nails



Stair at first floor. Note diagonal jointing to newel post.



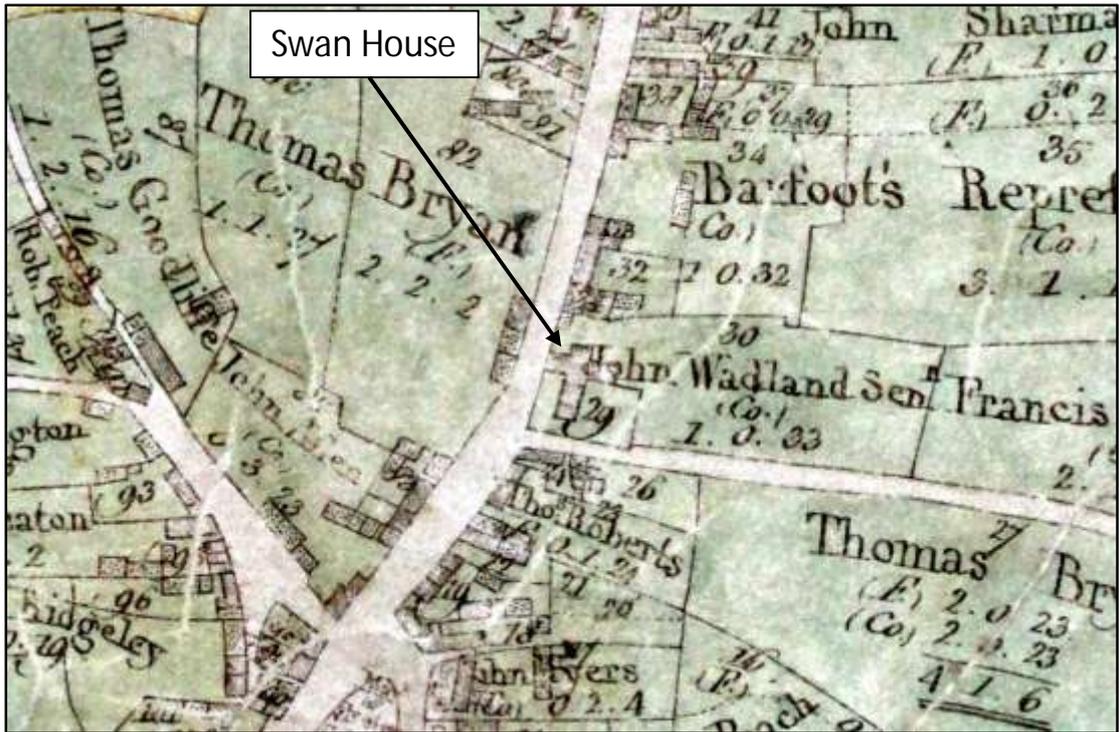
Stair baluster detail



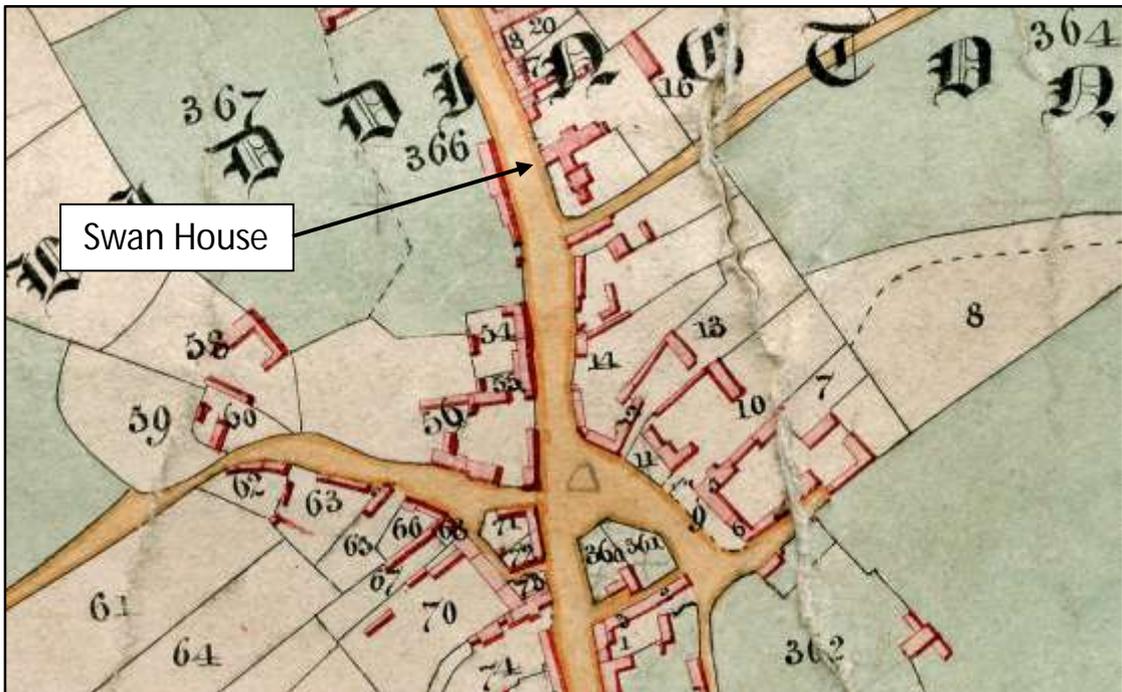
Photograph from National Monuments Record (red box)



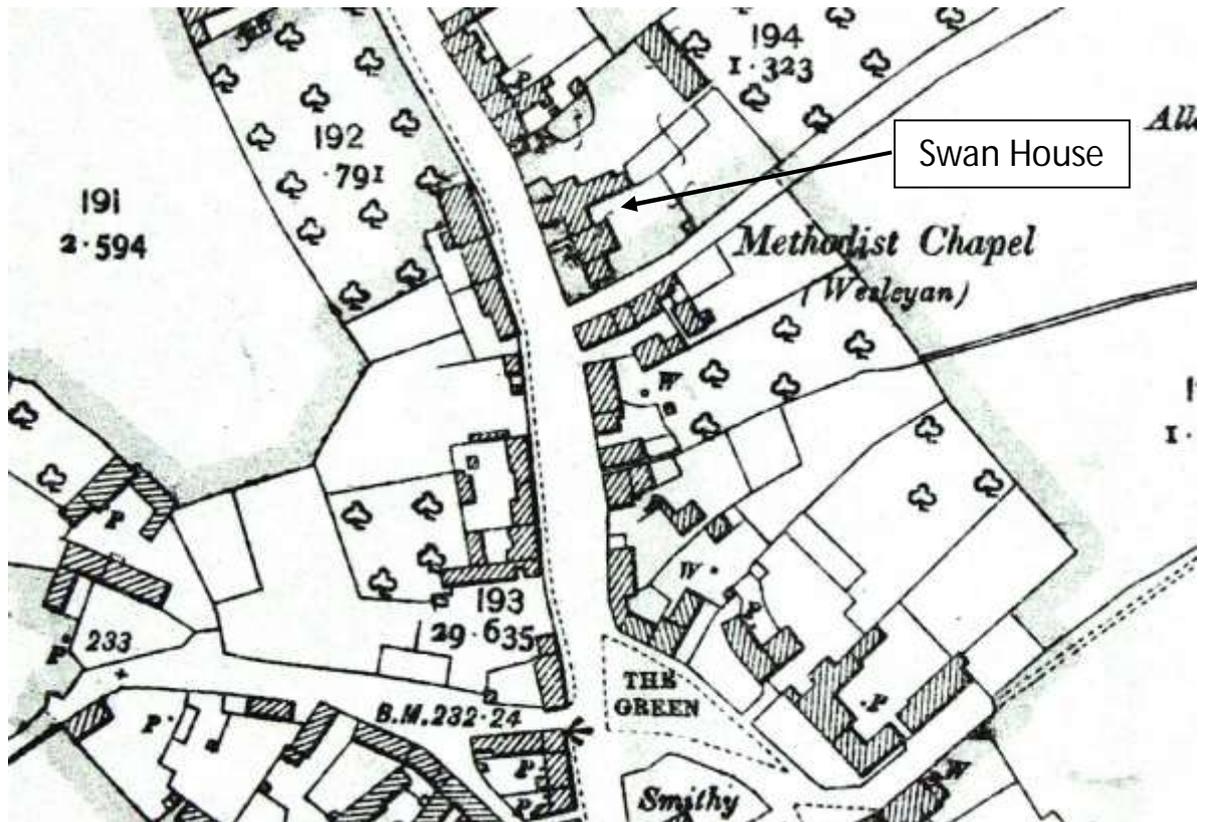
An early photograph of the rear from the north east-east



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904