

**Lyddington Manor History Society
Historic Building Survey**

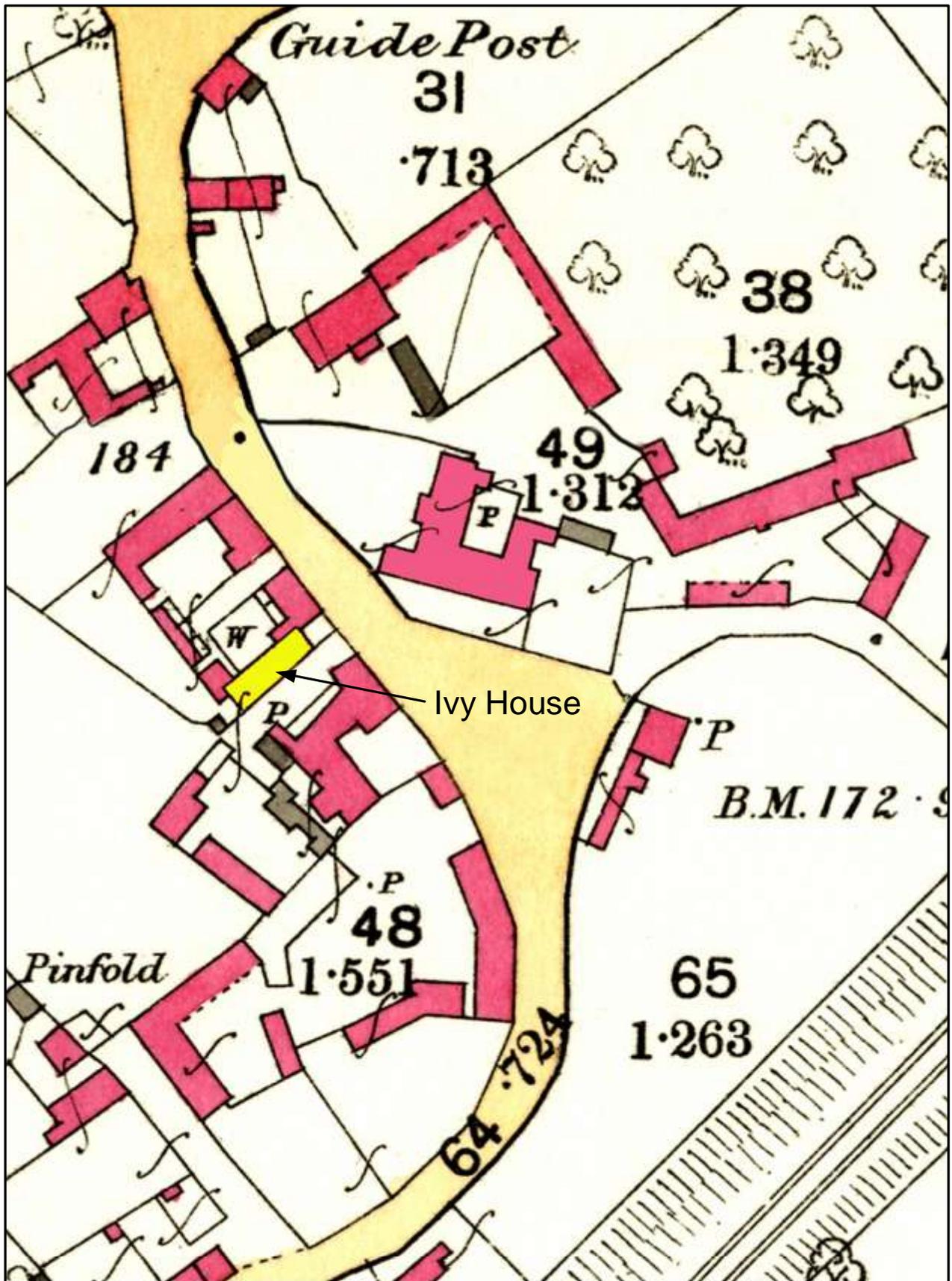
**Ivy House
Thorpe by Water, Rutland**



Supported by

The National Lottery[®]
through the Heritage Lottery Fund





Location Map – Ivy House, Thorpe by Water
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

IVY COTTAGE, NO 4, THORPE BY WATER

Survey

Date of survey: 18 December 2011
Surveyed by: Nick Hill

Summary

This house is located gable-end on to the street, but recessed back from the street frontage. Part of the explanation for this unusual location is that the adjoining house formerly extended across the front of the plot, but was subsequently demolished to allow the construction of No 4. Despite appearances, the house is mainly of a single phase, probably dating from around 1700. The front section had a two-room plan, with a hall and parlour, and quite lofty bedchambers above. The rear section, which was considerably lower than the front part as built, seems to have housed an unusually extensive service end on the ground floor, with a hayloft above. The finely-built street front, with limestone ashlar and keystone window lintels, contrasts with old-fashioned features elsewhere, such as the moulded stone doorway, rear windows and irregular plan form.

Site

OS Ref: SP893965

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

The location of the house is unusual in that it is set gable-end onto the street, but is set back from the street frontage.

Materials

Coursed rubble stone, of limestone with some ironstone; east gable end to street frontage of limestone ashlar. Dressings mainly of Ketton limestone; roofing of Collyweston slate.

External features

The main block to the E is of two storeys, with attic rooms. To the rear W, a further section is also of two storeys, but with a lower roofline.

The front E gable is of finely jointed Ketton ashlar, with centrally placed windows to ground and first floor, both with limestone jambs, neat voussoirs and a projecting keystone. Square Ketton plinth course to base, set on rubble stone. The S (entrance) front has a symmetrical arrangement of window openings to the E block, with two windows to ground floor, two to first floor, and a central first floor window (now blocked). All windows have square limestone jambs and a single-piece stone lintel – designed for timber windows, though the current windows are of late date. Awkwardly placed to the left, disrupting the symmetry of the frontage, is a front doorway, with plain chamfered stone surround and single-piece lintel. Good 2-flue chimneystack of limestone ashlar, with chamfered plinth and moulded cornice. Collyweston roof, hipped to the E front, rather than the usual gabled form.

The W block has had its eaves raised by around 750mm, as can be seen on the W gable. There is no straight joint at the junction to the main block, with quoins only at the wall-top, where the main block originally rose higher than the W block. The S wall of the W block has a fine moulded doorway to the centre, of Ketton stone with a flat head, ovolo and cyma moulded jambs and high-set stops – a type normally found in the later 17th century. The two ground floor windows to either side have Ketton jambs and plain, quite deep stone lintels. The first floor eaves has been raised in ironstone, with window openings re-set. Some large ironstone blocks and disruption near the SW corner, no doubt connected to the odd dish-shaped wall face inside on the first floor. The gable end has a single-flue chimneystack of limestone ashlar, with chamfered plinth and moulded cap, though this has been rebuilt.

The rear N wall is of rather more roughly coursed rubble. Ground floor window openings have been altered, with later lintels; various fragments of ovolo-moulded limestone windows lie on the ground at the base of the wall, probably pieces of the original windows. The small window to the W block was formerly a doorway, now part-blocked, with a chamfered timber lintel. On the first floor, the main block preserves an original window, a single light of ovolo-moulded ironstone, now blocked. The first floor window to the W block was originally a loading hatch, later blocked up below and raised above, but with tell-tale heavy ironstone cill for the hatch opening.

A small lean-to single-storey extension abuts to the NW, of ironstone with a low-pitched profiled sheet roof.

Partly abutting the main block to the NE is the adjoining house, No 3. Inspection indicates that this house, now of two rooms, formerly extended further S, but was truncated when No 4 was built. Part of the original W wall survives, abutting No 4, and the gable of No 3 has been re-faced in ironstone.

Plan

The main E block has a two-room plan, with central chimneystack heating both the central room (hall) and the E room (parlour). The entry doorway, however, is not set centrally to form a lobby-entry plan, but further to the W. The W end formed a large service block, with its own front and rear doorways, and separated from the main block only by a timber stud partition.

Internal features

Ground floor

The E room (parlour) has a corner-set fireplace with modern stone surround, but original square stone jambs indicating the original fireplace had an applied surround, of timber or stone-slabs. Small cupboard niche to left of fireplace. Transverse ceiling beam with chamfers and good ogee stops, and oak square-edged joists. The trimming and board support for the underside of the fireplace above is visible. 3-panel pine doors to entry door and understairs cupboard, with some H-hinges, but some re-setting.

Central room (hall) has former inglenook fireplace, its lintel raised to high level, with blocked fire window and cupboard niche, with pine door on H-hinges. Transverse beam, rough-edged and no stops, with a line of mortices to underside from a stud partition, indicating the beam is re-used. Square-edged oak joists, and trimming for a long opening for the staircase, in the existing position, though the current stair is 19th century, of pine. The W wall, dividing the main block from the W block, is built of roughly-carpentered oak studs. Some of the studs are re-used, and joints are crudely notched/nailed, not morticed and pegged. Modern brick infill to lower parts, but original mud infill probably survives above. The studs rise to a beam at door-head height, then there are short lengths of studs to a second beam at ceiling height. No doubt this is because the W block first floor was originally lower, with floor joists carried by the lower beam.

The W room has two transverse thin pine beams of 19th century date, when the floor was raised. Against the W wall is a small fireplace with plain oak lintel, probably rebuilt. The W gable wall here is of considerable thickness – 790mm as against around 500mm for all other walls.

First floor

The E room is the only heated room, with a small fireplace: flat stone surround with arched corners, iron grate set into brickwork cheeks – probably early 19th century, a good survival. Rough transverse beam which acts as tiebeam for the roof truss above. Another 3-panel pine door.

Central area has blocked window by stairs, with old pine cill board. Cupboard niche in chimneybreast beside top of stairs. To the north of the chimneystack was a closet, lit by the now-blocked window. Good quality transverse beam (roof tie) with ogee stops. Rough stud partition to W, with raking diagonal brace to N end; the top beam (tie for roof truss) is re-used, with a line of blocked mortices for heavy floor joists.

In the W room, the SW corner has an odd, hollowed curve to the inner face of the S wall, with a lintel of re-used timber above. Given the location, this seems more likely to have been part of a structure connected to a service hearth than a stair. The W wall has a small straight chimneystack, probably of rebuilt brick.

Attic/Roof structure

The attic was fully floored, with a small section of former plaster floor (on reeds) visible from the first floor closet below. But the dormer windows are probably insertions, as cut-off rafter ends are visible, so the attic would have had poor lighting and ladder access only, for storage.

The roof structure, all of oak, has 3 trusses: T 1 to E room, T2 to central room and T3 as the top part of the stud partition which divides the main block from the W block. The trusses have a tiebeam and principal rafters, with a high-set collar morticed and pegged. Two sets of tenoned purlins, and no ridge. The purlins have bridled scarf joints, twice pegged. The rafters are of square-cut oak, the protruding rafter feet visible to the N eaves. The E end has hip rafters and integral purlins, all of the same build. Timber is pit-sawn, but no carpenter's marks were noted, with only very small chamfers. The collar to truss T3 has V-grooving for mud infill both above and below.

The top part of this truss still forms the external walling, above the line of the W block roof.

Outbuildings

To the SW is a small stone-built privy, as shown on the 1886 OS map. The 1848 tithe map, the 1854 enclosure map and the 1886 OS map all show a range extending N from the SW extension, an outbuilding which seems to have formed part of an enclosed yard at the rear of No 4 and the adjoining houses.

Date and development

Despite first impressions, most of this house seems to be all of a single main phase. The main block and that to the west were clearly constructed together, as the stonework and the stud partition which separates the two parts demonstrate. As noted, it appears that the adjoining house, No 3, formerly extended across the front of the plot where No 4 now stands. The south section of No 3 was demolished, and No 4 built with its frontage recessed back from the street.

As built, the house had a parlour to the east (with smaller fireplace), a hall to the centre (with inglenook as main cooking hearth) and an unusually extensive service end, probably with a service hearth of some sort at the west end. This is an unusual plan form, and made more puzzling by the two front doorways, one into the main block and one into the service block. The stairs were located as now beside the stack, and rose to serve two good bedchambers on the first floor. The fireplace in the east bedchamber may be a later addition, as the chimneystack has only two original flues. The west bedchamber had a small closet beside the stack, lit by its own window. Both the ground and first floor rooms in the main block had high ceilings. Above was an attic, for storage only.

The service block may have had some particular function (eg malting or brewhouse), perhaps in connection with the adjoining high status house to the south (now called the Manor House, though only in recent times). The service end was less tall than the main block, with low ceilings on both floors. The upper floor probably served as a hayloft, with a loading hatch in the north wall, accessed from the shared farmyard to the north side. The presence of a hayloft suggests this block could have been a stable, though one would not expect such a building to be connected to the main house, with only a stud partition for separation.

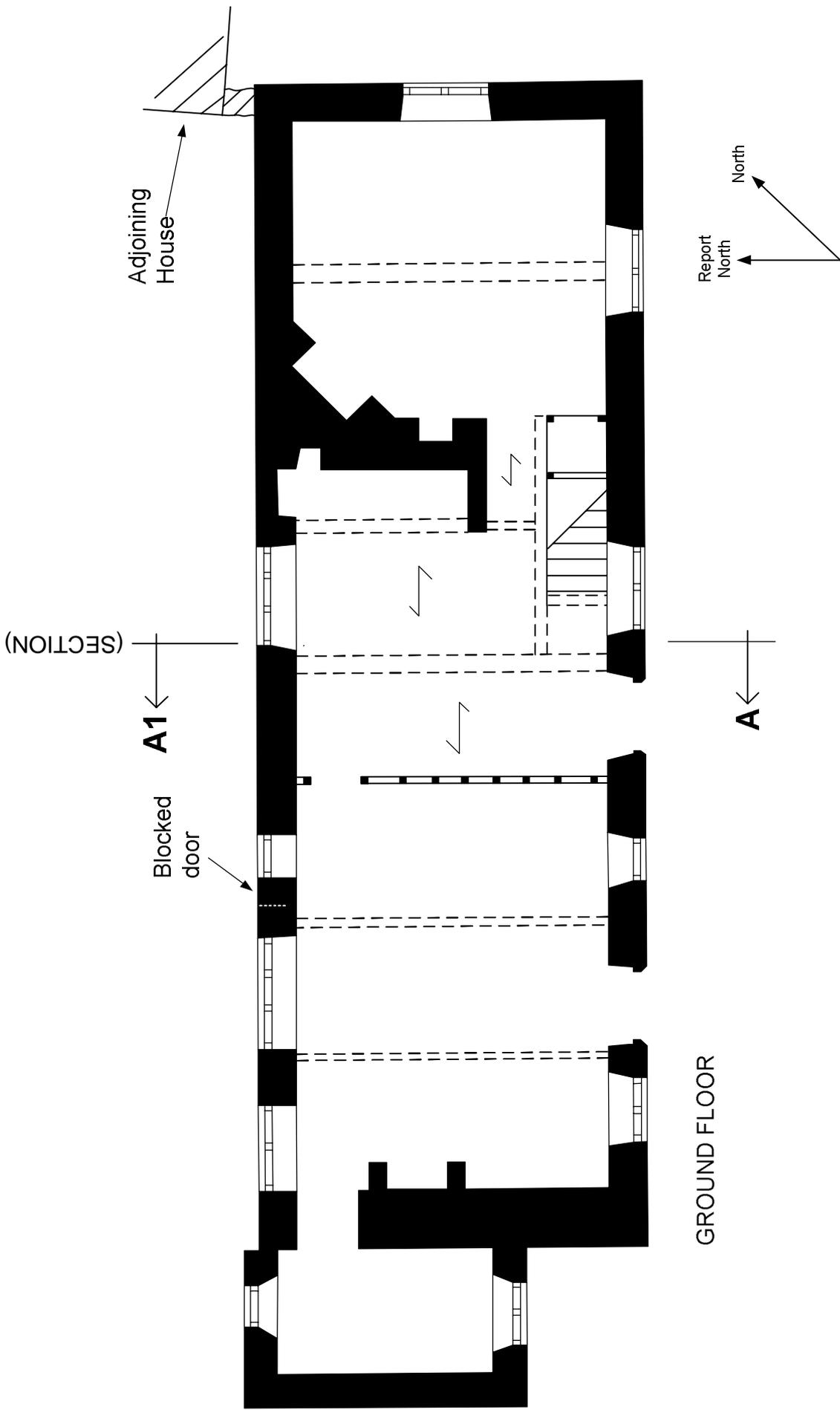
This is an unusual building, and its date is also puzzling. The moulded stone doorway to the west block suggests a date in the later 17th century. The ovolo-moulded single-light window to the rear wall indicates a date in the late 17th or very early 18th century, as do the fragments of other ovolo-moulded windows, now ex situ. The general structure, plan form, floor structures, timber partition and roof structure all suggest a date in the earlier 18th century. But the fine ashlar gable front to the street, with its keystone lintels, is very much of 18th century type. It might be that the moulded stone doorway is re-used from the previous house, though the Ketton masonry is all very consistent. The house was perhaps built, then, around 1700, with an elegant street frontage, but older-fashioned features elsewhere.

In the mid to later 19th century, the service end was raised and re-floored, now fully connected to the main block, with new window openings in the rear wall. Pine doors and fittings were added around the house, the staircase was replaced, and dormer windows added to the attics. A further single-storey extension was added at some point to the west end.

Potential timbers for tree-ring dating

Extensive exposed first floor structure with 2 transverse beams and many joists (though some timbers re-used). Stud partition rises from ground floor to roof, though various re-used timbers. Complete roof structure to main block, with 3 trusses and purlins and hipped end timbers (no rafters exposed). The W block has only later pine timbers. Very useful to establish a date for this puzzling house.

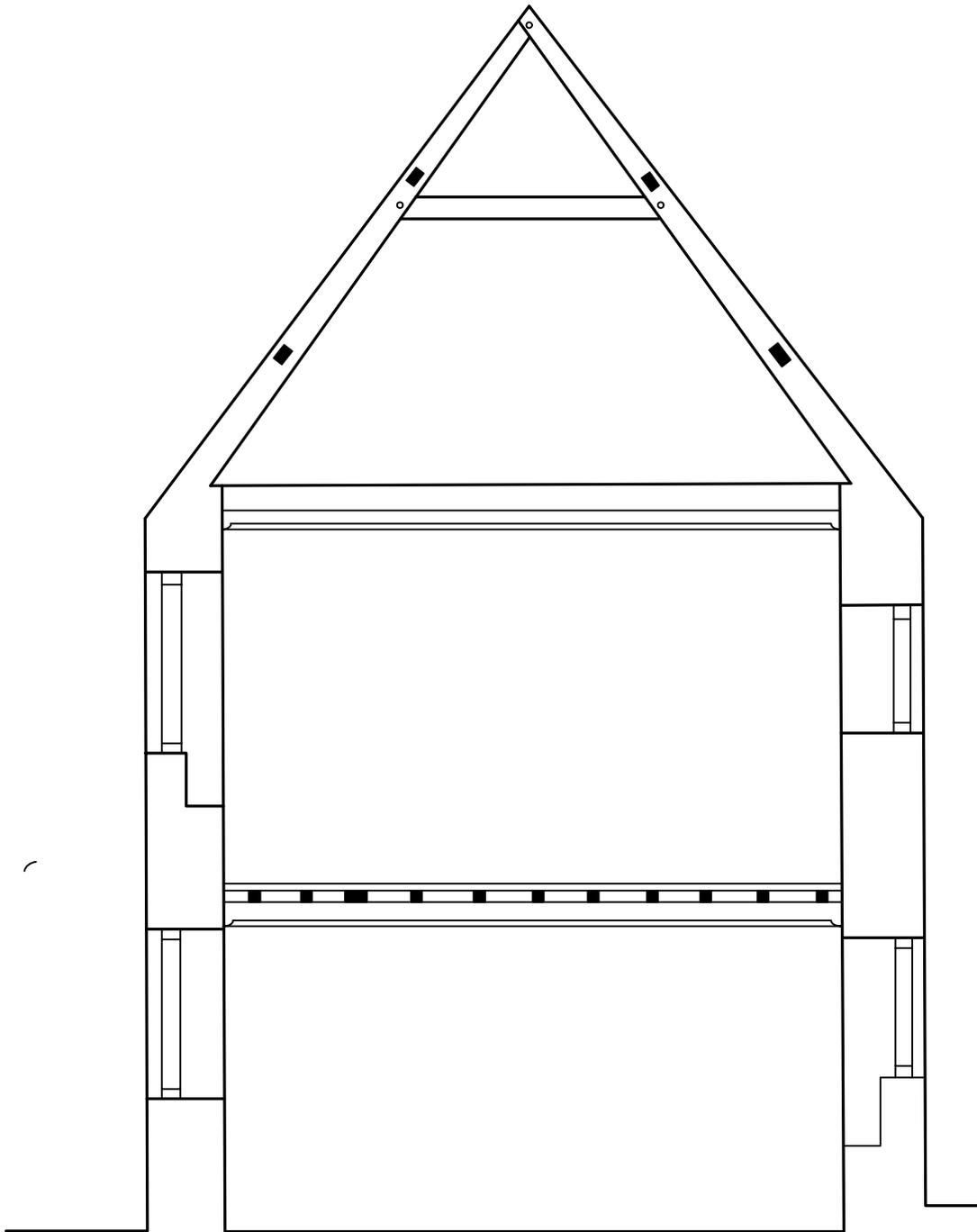
23rd December 2011



No 4 THORPE BY WATER

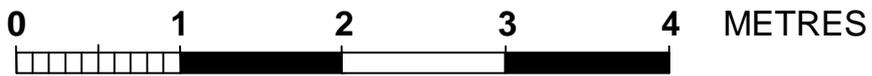


NH/RO December 2011



SECTION A – A1

No 4 THORPE BY WATER



NH / RO December 2011



View from the east



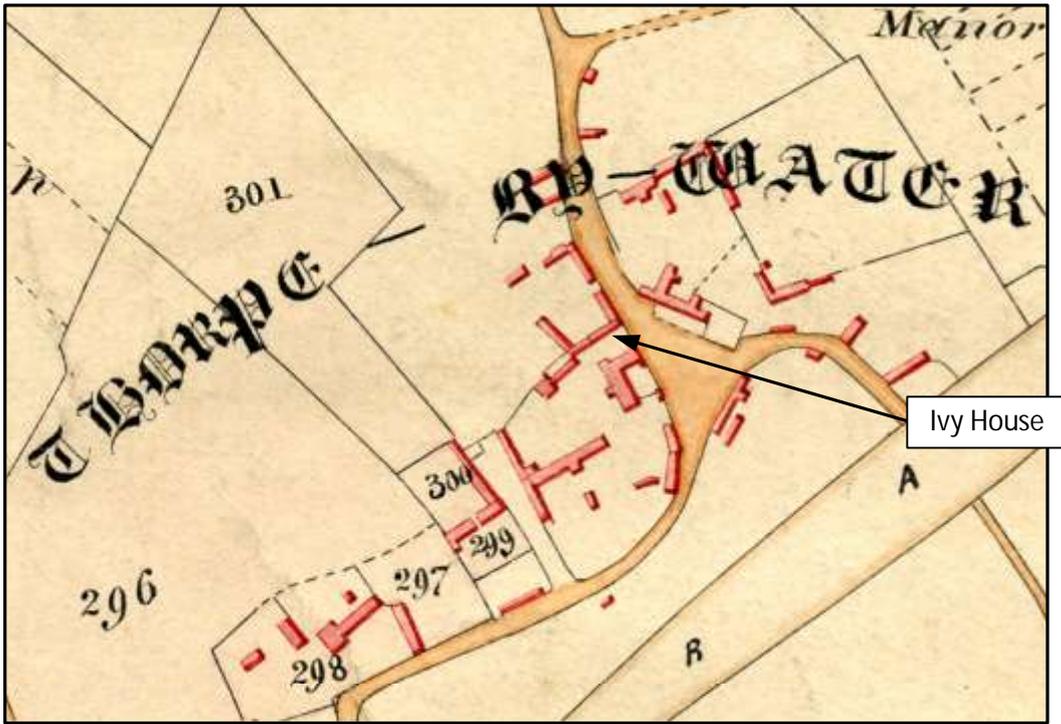
View from south-west



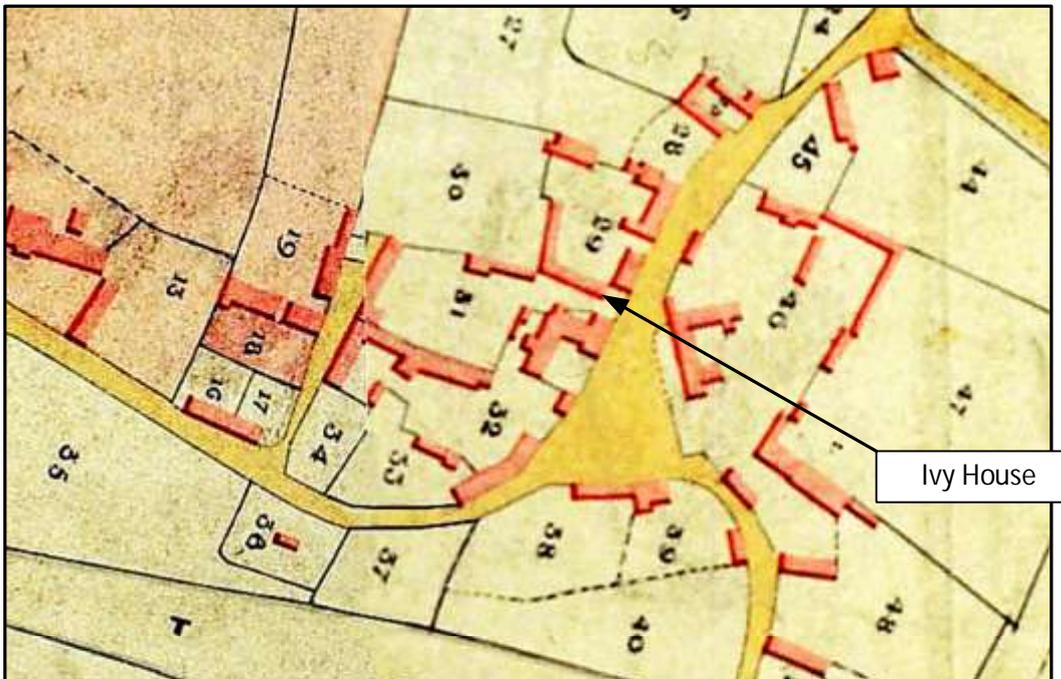
View from the west



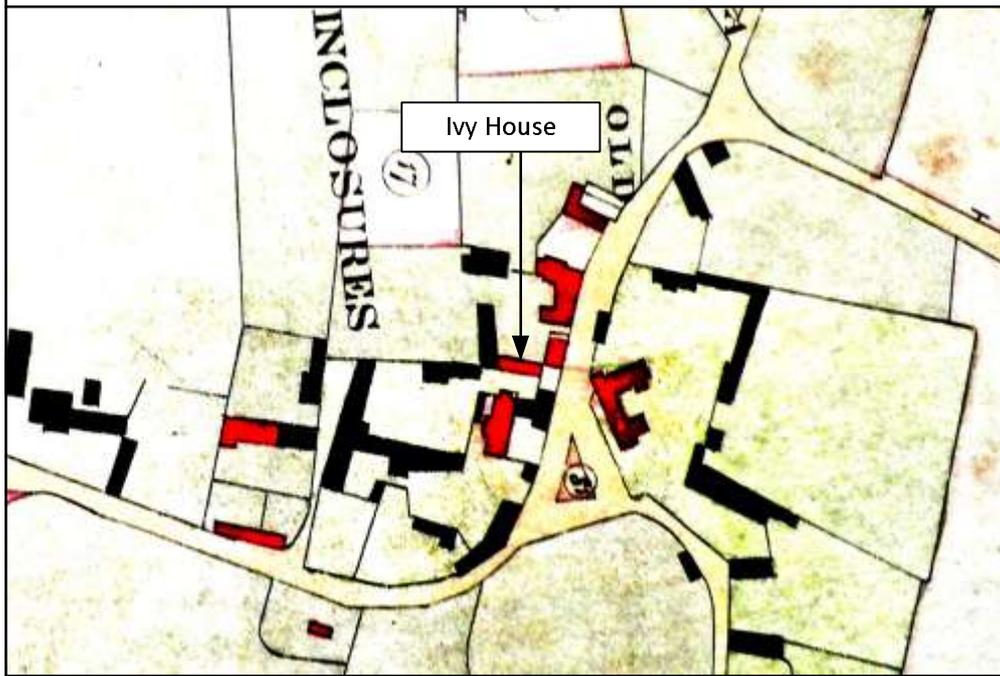
Moulded stone doorway to
the western part



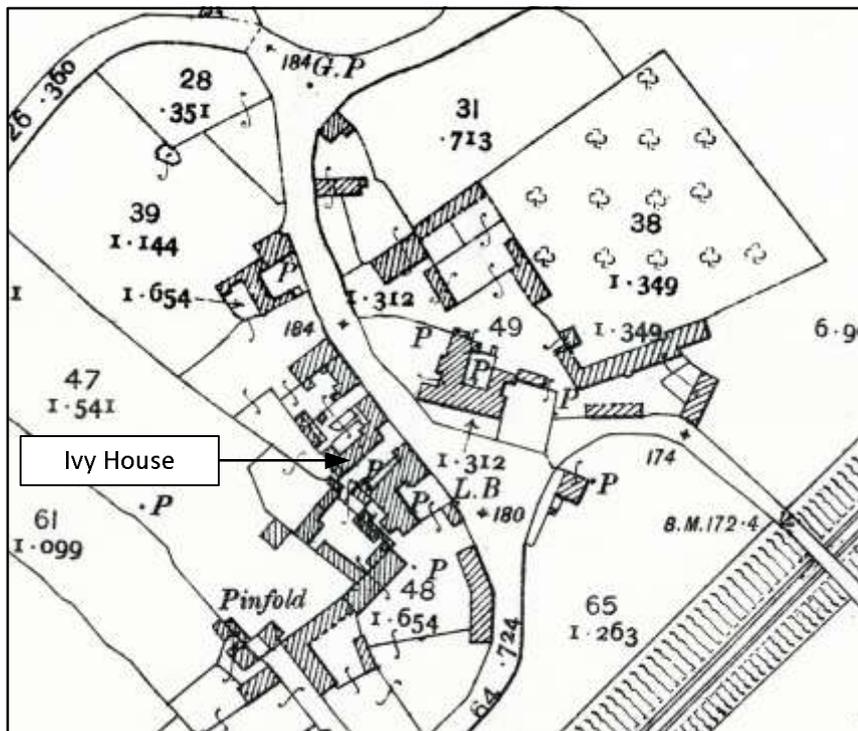
Thorpe by Water Estate Map - 1845
(Burghley Archives)



Thorpe by Water Tithe Map - 1846



Thorpe by Water Enclosure Map - 1856



Thorpe by Water - OS Second Series 1904