



Holland House  
Hipper Lane  
Wigtoft  
Lincolnshire



## **HISTORIC BUILDING REPORT**

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**Holland House  
Hipper Lane  
Wigtoft  
Lincolnshire**

**June 1991**

Southern Office: Alexander House, 19 Fleming Way, Swindon, Wilts SN1 2NG Tel: 0793 414100 Fax: 0793 414101.

Northern Office: Shelley House, Acomb Road, York YO2 4HB Tel: 0904 784411 Fax: 0904 795348.

Lincolnshire

Holland House, Hipper Lane, Wigtoft

1951-52

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Report

Plan

35mm photographs

Lincolnshire

Wigtoft: Holland House, Hipper Lane

NGR: TF 2577 3619

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SUMMARY

Holland House is a brick house of two storeys and attic dating from c1700, extended in the early 18th century by the addition of a rear wing and in the 19th century by the construction of a lean-to in the angle between the ranges. The early house was of five bays, the ground-floor window positions marked by segmental arches in the string course. The house provided heated hall and parlour and a central area probably for the stair. Upstairs were two first-floor chambers, both probably unheated originally, and an attic. The rear wing provided a heated room on ground and first floors and further attic space. It also appears to have contained a stair, probably replacing but perhaps duplicating that in the original house.

DESCRIPTION

Phase 1: the house of c1700

The first phase of Holland House is represented by the present eastern range. This is a five-bay brick structure of two storeys and an attic and with stacks on north and south gables. Pebble-dashing obscures the details of brickwork bond and of the original openings. There are projecting brick bands over the ground floor on the east front and over ground and first floors on the north gable, and over the east front is an eaves cornice of diagonally-set bricks. The north gable shows tumbled brickwork internally and has iron tie-rods in the shape of the initials IH (perhaps of the builder or of a descendant, possibly named Holland?). The positions of the original ground-floor openings on the south front are shown by the form of the brick band, which rises at regular intervals to give five segmental arches. The facade was symmetrical, with two windows either side of a central doorway; the southern jamb of the doorway is exposed in part.

The original doorway opened into the central bay of the range. This is occupied today by a stair of c1800. The absence of evidence for a stair position elsewhere on the ground floor

suggests that the present flight is on the site of the original stair. A lobby inside the main door provided access to the two ground-floor rooms, hall or housebody to the south and parlour to the north. The brick wall between parlour and central bay shows a blocking marking the position of the original connecting doorway. The central bay is divided from the hall by a plank and muntin screen, probably an original feature. This presents its better face towards the hall, for on this side it has cyma reversa mouldings on the muntins. The hall was heated originally by a firehood on the gable wall. The heavily-cambered stop-chamfered bressumer of the firehood survives but the hearth has been partially infilled to give a smaller fireplace. The ceiling has a stop-chamfered cross-beam and plain joists, possibly indicating that the ceiling was originally underdrawn. The northern room, the parlour, was heated by a large brick stack. To either side of the stack are small recesses in the gable wall; these probably provided dry storage cupboards. An unexplained feature of the ground floor is the former round-arched doorway in the west wall in the central bay; this appears to be original and was either simply a back doorway or a link with perhaps pre-existing work on this side.

The first floor originally provided two chambers and a central landing. Both chambers appear to have been unheated originally. The northern room has the same small cupboards flanking the stack as noted in the parlour below, and at this level partially-visible straight joints in the external brickwork indicate that the cupboards have been converted from small windows. The stair continues to attic level, where the central bay is closed by brick walls above tie-beams. There are attic rooms to north and south. The roof is of common-rafter form, every third set of rafters being of heavier scantling and having a halved-over collar clasping a side purlin. At intervals in the roof are tie-beams linking the wall-plates but not jointed into the members of the roof itself. All roof timbers are of pine but may well be original since there is no evidence for earlier trusses. The height of the roof in relation to the brick gable walls, which do not rise above it in the form of a high coping or parapet, suggests that the original roof covering was pantile rather than thatch. The roof timbers of the east slope show evidence for dormer windows lighting the attic rooms; two pairs of the heavier rafters have notches near their foot for a window sill, and the area of the former windows is infilled with three rafters of slighter scantling than other rafters in the roof, these rafters terminating just above the side purlin.

#### Phase 2: the addition of the rear wing

In the early 18th century the house was enlarged by the addition at the rear of the main range of a brick wing of two storeys and attic. The wing is pebble-dashed externally and has brick bands over the north and south walls above ground level and at two levels on the west gable. The gable coping rises high above the

level of the roof, suggesting that the original roof covering may have been thatch, replaced later by the present pantile roof. It was suggested above that the main range was originally roofed in pantiles, and the evidence for thatching over the wing may indicate that this part of the building was regarded as of lesser status, or at least by virtue of its position less visible and therefore given more economical external treatment.

The hypothesis that the wing is an early addition to the main range is based on two points. Although there is no visible straight joint between the two parts owing to the presence of the pebble-dashing, the use on the wing's north wall of a brick band at a higher level than that over the north gable of the main range, and the existence of a clear plinth on the main range west wall, now an internal wall, indicate that the wing has been added.

The wing appears to have been intended to provide a new entrance on the north front, a new stair next to the main range, large heated rooms on ground and first floors, and an unheated attic. The doorway, now converted to a window, lies at the east end of the wing's north wall and has a segmental-arched lintel. It opened into a small entrance hall which originally contained a stair and which gave access to the original parlour on one side and to the main area of the wing on the other. Two features provide evidence for the existence of a stair in this position. First, the entrance hall has original joists in the ceiling except in the southern part, where heavy timbers showing signs of an earlier use were inserted to act as joists when the stair was removed. Similar evidence of re-flooring in the area of the stair is found on the first floor, showing that the stair rose to the attic. The second feature is found on the first floor, where the south wall of the wing shows evidence for a blocked window; this window is of tall and narrow proportions, different to those of other windows in the house, and its siting and shape suggest that it was designed to light the landing of the stair area. Whether the new entrance and stair replaced or duplicated those of the original range is not clear. The apparently later date, perhaps mid 18th century, of the stair in the main range suggests that the original stair here was removed when the wing was added and that a stair was re-instated in the same position later. The stair in the wing, therefore, probably became the main or only stair, and its siting at the junction of the ranges allowed it to link with the original range on ground and first floors by means of newly-inserted doorways.

The new wing probably provided a kitchen on the ground floor. The stack on the west gable contains a cooking range of 19th century date, and it is probable that the room was used for cooking originally. Visible externally on this wall are small blocked segmental-arched windows either side of the stack. These resemble that noted on the first floor of the main range north gable. The southern window is now obscured internally by a narrow

stair. It is possible that this stair is an insertion, causing the blocking of the window. The stair, however, communicates directly with the first-floor room in the wing; this was a room of high status (see below), and it is possible that the stair is original and acted as a service stair. If this was the case, the southern window in the west wall must always have been blind.

The first floor of the wing has a large room, originally screened from the stair hall by a brick wall. The west wall of the room retains large rectangular panelling in pine and a pine bolection-moulded fireplace surround. The style suggests that this work is original to the wing, and the existence of the fireplace surround in particular indicates that the room was a good-quality chamber. The provision of a doorway within the panelled screen may have been intended simply to give access to a cupboard. If, however, the stair in the south-west corner of the kitchen is original, access was gained to the chamber by means of this doorway. The attic room has a blocked fireplace, but the stack here is in later brickwork and it is probable that the original attic was unheated. The roof of the wing is of the same form as that of the main range, confirming the idea that the wing is an early addition. The roof retains the same evidence for dormer windows as described in the main range.

The addition of the wing caused changes within the main range. These concerned the means of circulation, for access was required from what appears to have become the new hub, the stair hall in the wing, to the old house. New doorways were inserted in the former back wall of the old house to link with the new wing at ground and first floors. The fielded-panelled door leading from hall to the below-stairs area may date from this period, its insertion revealing the creation of new lines of circulation. On the first floor a panelled screen was inserted into the chamber over the parlour to give a passage from new to old stair halls. This screen has a door with raised and fielded panels.

The addition of the wing appears to have been accompanied by a refurbishment within the old house. Hall, parlour and parlour chamber all retain panelled screens of pine on the fireplace walls, creating cupboard recesses either side of the stacks. In the hall the screen has raised and fielded panels and the inclusion of two doors in the screen indicates that the original large fireplace opening was partially blocked to give a smaller opening flanked by cupboards. The screen in the hall has been largely removed and broken up, but pieces survive in the room. The screens in the parlour and parlour chamber survive fragmentarily in situ.

Phase 3; the addition of the rear lean-to

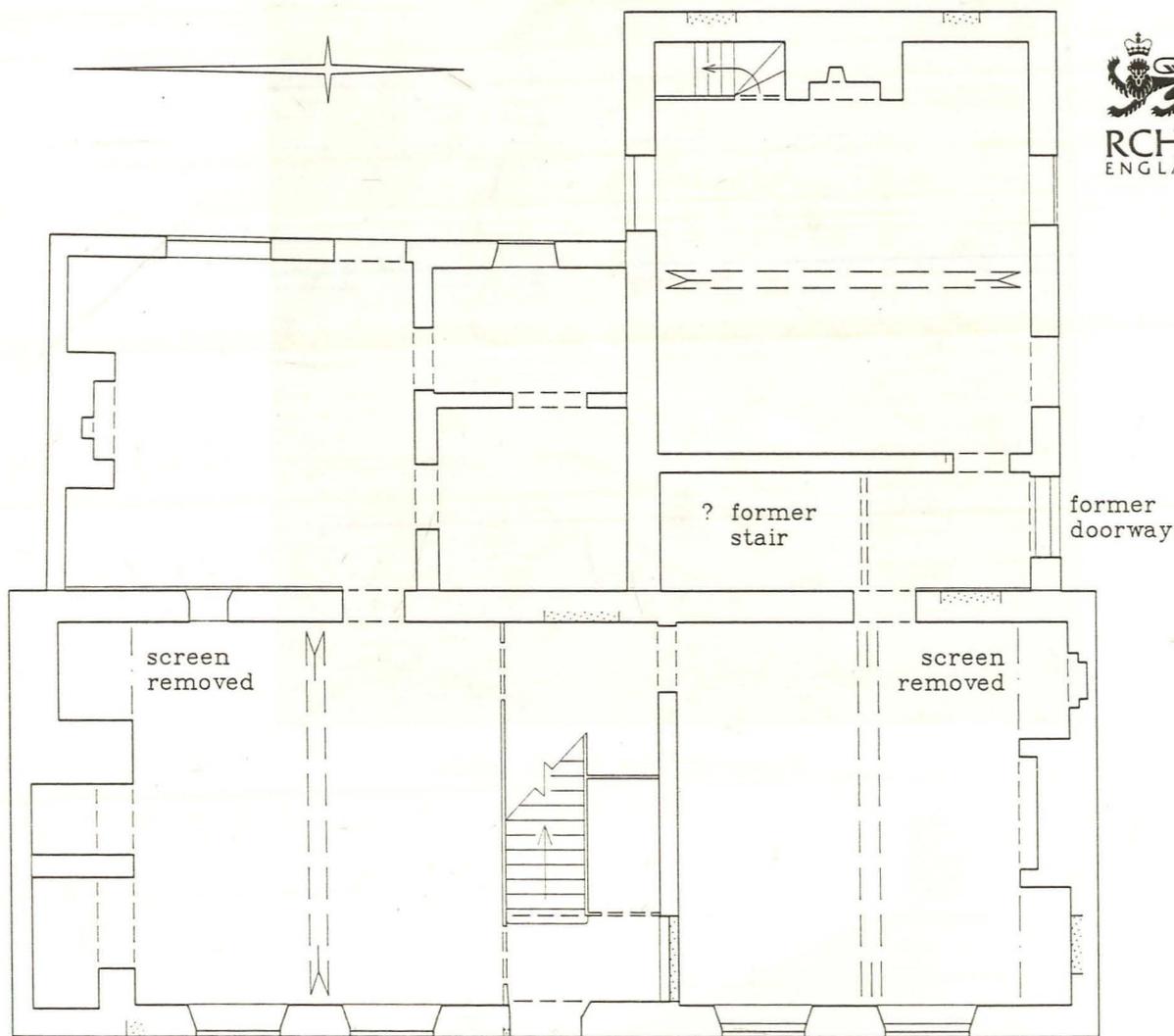
In perhaps the early 19th century a lean-to was added at the rear of the main range, filling in the angle with the rear wing. The lean-to is of brick and has a pantile roof. One room is heated and was probably a back-kitchen or scullery. Other rooms probably provided storage space.

Visited: Colum Giles, Bernard Thomason, Roger Thomas,  
25 March 1991

Report: Colum Giles

Plan: Bernard Thomason

Large-format photography: Roger Thomas



Holland House, Wigtoft, Lincolnshire  
 Ground floor plan



View from north-east



View from north-west



Hall from north-west, showing part of removed screen



Rear wing, first floor; view showing fireplace  
and door to stair



Roof structure in main range; view showing  
tumbled brickwork in gable

