



**University of
Leicester**

Archaeological Services

**47-49 High Street,
Ketton, Rutland:
Historic Building Survey**

Gerwyn Richards



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**47-49, High Street,
Ketton, Rutland:
Historic Building Survey**

(NGR SK 981 047)

Gerwyn Richards

Planning & Listed Building Applications: LBA/2007/0815

For: Foxpark

Approved by

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Summary

University of Leicester Archaeological Services was commissioned by Foxpark to undertake an historic standing building survey of 47-49 High Street, Ketton, Rutland. Planning permission and listed building consent has been granted to demolish part of the existing properties, construct an extension to number 49 and carry out alterations to number 47. The survey provides a record of the buildings in their current state prior to conversion.

Originally two residential properties, the buildings were joined together at some point in the 20th century, and another building, to the west was demolished. Number 47 remained in residential use and retains a number of features of architectural and historical interest, while number 49 became retail premises and traded as a petrol station and was extensively remodelled and rebuilt, leaving little of architectural or historical interest. Ostensibly both are late 18th century stone-built houses with some later extensions and re-modelling.

The archive will be held by Rutland County Museum under the accession number OAKRM: 2009.11.

1. Introduction

University of Leicester Archaeological Services was commissioned by Foxpark to undertake an Historic Building Survey of Numbers 47-49 High Street, Ketton, Rutland (SK 981 047(*Figure 1*)). Planning and Listed Building approval had been granted by Rutland County Council to demolish parts of the existing properties, construct an extension to number 49 and carry out alterations to number 47, creating two new residential units (Application nos: LBA/2007/0815).

As the proposed works will have a significant impact upon the historic fabric of the building, the Planning Archaeologist, Leicestershire County Council, in his capacity as advisor to Rutland County Council has recommended that a scheme of historic building recording be carried out prior to the works commencing, as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).

The project was completed in accordance with the Institute for Archaeologists (IfA) *Code of Conduct* and adhered to their *Standard and Guidance for Archaeological Investigation and Recording of Standing buildings or Structures*. In addition, Leicestershire County Council's *Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland* was followed.

The proposed development area consists of one building. It is clear, however, from both the street numbers and a casual inspection that the proposed development area was originally two separate buildings, numbers 47 and 49 High Street. Number 47 was until recently domestic premises while number 49 was used as retail premises, trading as a petrol station.



Figure 1. Site location

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2. Aims and Methodology

The specific objectives of the standing building survey were as follows:

- To provide a written, drawn and photographic record of the buildings prior to their demolition.
- To ensure the long-term preservation of the information through deposition of the record and a summary written report with an appropriate depository.

- The site-based element of the Historic Building Recording programme involved the production of measured survey drawings and the compilation of photographic and written records.
- Desk-based research included the analysis of readily available documentary and cartographic sources.

Orientation: The proposed development area occupies the corner plot of High Street and Bull Lane. The long axis of number 47 is orientated approximately north-east to south-west, while number 49 is orientated approximately north-west to south east for ease of description this taken hereafter to be east to west and north to south, with the principal elevation of number 47 being the north-facing elevation onto High Street and for number 49 the principal elevation is that facing west, fronting Bull Lane. Where the terms 'left', 'right', 'front' and 'back' etc. are used in the report, this is in relation to these principal elevations. For the purpose of this report the house numbers have been retained and a letter prefix added to denote partitions.

The site visits was undertaken by Gerwyn Richards on March 16th and 17th 2010.

3. Description of the Buildings

3.1 Number 47 High Street

The principal element of number 47 is a twin-bay range fronting High Street (A). It is a two-storied range and the walls are ashlar with Collyweston stone slate on the front roof and Welsh Slate on the rear and gable stacks. The entrance, up two heavily weathered, original-looking steps is a half glazed four panelled door on the right of the elevation, above which there is a rectangular fanlight with glazing bars in a lozenge design. This simple glazing pattern probably dates from the late 18th century. At first floor level there is a pair of small 16 pane sash windows, the pair of windows are the same design, but larger. The concealed sash boxes suggest a late 18th-century date, which is the accepted date for the building itself; it is likely, therefore, that these windows are original. Above both the windows and the door there are double keystones.

There is a straight joint between number 47 and number 45, to the east, suggesting the two are not contemporary. There is also a straight joint between number 47 and the single storey extension to the west. The lower courses are heavily weathered. The rear (southern wall) is coursed rubble.

To the rear there is a second wing (B), approximately at right angles to A, again in ashlar with a Welsh Slate roof and a gable stack on the southern gable. This wing appears to be a later addition. There is a mid- 20th-century brick-built extension (C) abutting the southern gable.



Figure 2 Number 47, Principal Elevation (Looking South).

Interior – ground floor

Internally there is a hallway with access to a domestic room, probably originally the living room to the east and an inserted door, within an alcove leading to the western extension, between which there is a considerable difference in floor levels of approximately 500mm. At the southern end of the hallway there is a recessed cupboard within another alcove, confirming there is a partially concealed chimney breast still in position; the fireplace is completely concealed. The presence of this chimney breast suggests the partition wall is a later insertion and the room was originally full width. Interestingly there is a plaster cornice within both the inner and outer hallway which must have been put up at the same time as the partition wall, which suggests the house was increasing in status. Both cornices have considerable paint cover virtually obscuring the pattern; it is clear, however that there are two separate patterns and both appear to be a floral design.

The domestic room to the east appears largely unaltered with the exception of modern decoration. On the easternmost wall there is a chimney breast, each side of which are arched alcoves with cupboards below. There are Victorian shutters on the windows along with Victorian plaster cornice and a Victorian four-panelled door from the hallway. There is an axial beam, slightly off centre, which has been under-boarded. It appears that this room was extensively re-modelled during the later 19th century.

Beyond the inner hallway, through an inserted arched opening, there is a staircase leading to the first floor and to the cellar and the back door. On the northern wall there is a recessed cupboard suggesting the location of an original door opening. Beyond this, there is a second wing (B), approximately at right angles to A. There is a door on the west wall which has an unusual chamfered reveal, reducing the width of the wall from 460mm down to 210mm over a distance of approximately 600mm. On the southern gable, there is a chimney breast, to the left of which there is a rough opening in the wall revealing the original stonework and limited evidence that the chimney breast is, if not entirely brick-built, skinned with brick. There is a window

on the western wall and a smaller window on the eastern wall. Although, there is no visible evidence internally, the difference in external stonework mentioned above suggests that this wing is a later extension.

Interior – first floor

A dog-leg stair with winder rises to a first floor consisting of two rooms: attic space/box room and stairwell within A, a single room within B and, unlike the ground floor, access to C. The two rooms within A appear to be largely unaltered and have what look to be original wide floorboards. Each room has a chimney breast on the gable wall and the western room still has a hearth stone. Both fireplaces are blocked. On the southern wall of both rooms there is a small glazed window, which (along with the step up between the landing area and A) suggest this wall may originally have been an exterior wall. Early-looking plank and batten doors are still in place within both rooms, both doors have tapered strap hinges, with round ends, possibly mid- to late 19th century in date.

The partition wall between A and B, at first floor level at least is plaster and reed, set atop the stone built wall, the full width of which can be clearly seen within the stairwell (*Figure 6*). This change in wall width between ground and first floors may suggest that this part of the building was originally single storey, but was later raised and the staircase built. From the landing area into the rear wing (B) there is a step down of approximately 300mm. B was originally a single room with a chimney breast on the southern gable and an original window opening on the west wall. A modern partition has been added towards the south of the room and an opening inserted to the right of the chimney breast providing access to C.

Cellar

Beneath A there is a cellar constructed from roughly squared limestone blocks laid to courses (*Figure 7*). This has a timber ceiling supported on a chamfered axial beam. There is a blocked skylight recess on the front (northern) wall and on the west wall, a chute (also blocked) and a niche of unknown purpose. The floor was obscured during the visit.

3.2 Number 49 High Street

The principal element of number 49 is what appears originally to have been a twin-bay building, at right angles to High Street, fronting to the west. Visually the building is rather more complicated; the principal elevation appears to consist of two separate phases. The northern end (X) is roughly squared limestone blocks laid to courses with ashlar quoins on the northern corner and the windows. Above both windows there are double key stones and a small arrowslit-type opening carved from a single piece of stone to the south of the ground floor window. The southern end (Y) of the elevation juts out from the line of the northern part of the elevation by approximately 500mm and is rendered with quoins visible on the southern corner. The size of the first floor window suggests a 20th-century date. The interface between X and Y is a straight joint with the north facing elevation of Y being the same roughly squared limestone blocks laid to courses as X. There are also the very limited remains of a



Figure 3 Number 49, Principal Elevation (Looking East).

pitched roof, with Collyweston stone slates. It is possible, therefore, that this projection is the remains of another building, originally at right angles to X.

To the north, X has a pitched roof and gable stack, probably reduced in height and capped and is clad with Collyweston stone slates on the front and corrugated asbestos cement sheets on the rear. Y has a flat roof of mineral felt. The southernmost gable of X is clad in weatherboard; the lack of a stone-built gable again suggests the two are not contemporary.

The northern gable of X, fronting High Street is again roughly squared limestone blocks laid to courses with quoins and an ashlar chimney stack. There are two timbers visible at first floor level on the western side. The exact purpose of these timbers is unclear, but they are at approximately the same height as the top and bottom of the window on the western elevation and may, therefore, be related to it.

The southern elevation Y is again complicated, with at least three separate building phases. The southern elevation of Y has two identifiable phases; at ground floor level the stonework is roughly squared limestone blocks laid to courses, while at first floor level it is ashlar. The size of the first floor window suggests it too is 20th century. To the east there is a hipped-roofed building of roughly squared limestone blocks laid to courses (Z); there is a straight joint and quoins between this part of the elevation and Y, suggesting that this is possibly a separate phase to Y.

It appears that number 49 has undergone considerable 20th-century alteration and re-modelling.

Interior – ground floor

Access to Y is via a door on the western elevation. There is little of architectural or historical interest remaining, given that this part of the building was, until recently used as retail space, evidence for this can be seen in the counter in the south-

westernmost corner and the switches controlling the petrol pumps on the western wall. The western wall is considerably narrower than those seen elsewhere within the building, suggesting it may have been originally an internal wall, which would confirm the 20th-century alteration. An examination of early maps does indeed indicate another wing, or building, perpendicular to the southern end of Y.

On the eastern wall, there are stairs rising to first floor and 6 stone built steps leading down to a semi basement area, Z, above which there is an unusual arrow slit-like opening above. There is a confusion of levels within Z; there is an opening on the eastern wall which is partially blocked by the existing ceiling. On the southern wall there is a door over a metre above the current ground level. The wall between Y and Z is 970mm wide, approximately twice the width of the other walls. It is likely, therefore that this wall is earlier and was retained and added to when Y was built. A brick skin was also added to the west face, probably when the staircase was built.

The northernmost room (X) retains a number of architectural and historic features; on the northern gable there is a chimney breast with alcove cupboards each side constructed of Royal Swedish board, indicating a mid- 20th-century date. On the western wall there is a window with chamfered reveals, the window itself appears to be a modern replacement. The ceiling has been underboarded with tongued and grooved planks, leaving the lower half of a chamfered axial beam visible. There was no stop visible, so accurately dating this beam is difficult. There is a door on the eastern wall leading to a later passage joining 47 and 49.

Interior – first floor

The first floor of Y has very little of architectural or historical interest. The room is mid- to late 20th century in date. On the northern wall there is a doorway with a step up into the first floor room of X. There is an early 19th-century fireplace still *in situ*. On the western wall, there is a small 16 pane sash window, identical to those on the front elevation of number 47 with a chamfered reveal. It is likely that this window is original. This room appears largely unaffected by the extensive 20th-century remodelling which has affected the rest of the building.

At the time of this survey, there was no access to the first floor of Z.

3.3 Passage Joining 47 & 49

Between number 47 and 49 on the High Street frontage there is a later single-storied passage room. The frontage is ashlar with a plinth and attractive flat-arched heads over the windows, the windows themselves are modern replacements. The easternmost window was originally a doorway and is slightly narrower. At height there is a parapet and a continuous label mould. There is the outline of lettering above the windows, spelling “GLOSE”, the remainder is illegible.

Internally, there is only a single room, the floor level of which is considerably lower than the pavement. To the west the floor level is same as that within number 49, while to the east the floor is approximately half a metre lower than that of number 47. This change in floor levels is clear evidence that the two buildings are not contemporary.



Figure 4 Principal Elevation of Passage Room Between 47 & 49 (Looking South).

The roof construction is interesting; there is a chamfered axial beam supporting exposed chamfered joists with run-out stops at each end and above the axial beam. There is a second chamfered beam partially concealed within the northern wall. In all, a very attractive and somewhat over the top roof design. Externally the roof is lead covered.

All the walls have been over-boarded with Royal Swedish board, probably in the 1950s or 1960s. There is no clear dating evidence for this room other than it clearly post dates both number 47 and 49 and is likely, therefore, to be 19th-century in date. The extensive over-boarding may be concealing dateable features.

4. Conclusion

Number 47 and 49, High Street were originally two separate buildings, probably late 18th century in date. Number 49 also has evidence of a third building, since demolished and the possibility that part of it is earlier. Number 49 has undergone significant 20th-century alteration, leaving little of architectural or historical significance. It is however interesting as this part of the building was used as a petrol station and as such reflects the change from residential use to retail use during the 20th century. It also reflects the significance transport and petrol in rural communities in the 20th century; nearly every village had its own petrol station and garage until the late 1980s.

Number 47 has fared considerably better and has remained largely unaltered and in domestic use. Enough evidence remains to confirm the late 18th-century date with further evidence of at least two extensions to the rear. Originally a single bay, during the 19th century the ground floor was re-modelled with a hallway inserted on the western side and the fireplace blocked. Possibly at the same time the single-storey rear room was raised to house the staircase and the rear wing added.

It is unclear when the two buildings were joined and when the westernmost building was demolished, although, it is likely this occurred during the middle part of the 20th century.

5. Archive & Publication

The site archive consists of:

- 2 A2 permagraph sheets of survey drawings with site notes
- 2 A3 paper plans supplied by client showing existing floor plans
- 1 A3 paper plan showing cellarage
- 1 CD/DVD containing 94 digital photographic images
- 3 A4 contact sheets
- 94 Black & White negatives and contact prints
- 3 A4 photo index sheets
- Unbound copy of this report (ULAS Report Number 2010-065)

The archive will be held by Rutland County Museum under the Accession Number OAKRM:2009.11

A version of the summary (above) will be submitted for publication to the editor of the *Transactions of Leicestershire Historical & Archaeological Society* in due course.

6. Bibliography

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Hall, L., 2005. *Period House Fixtures and Fittings*. Newbury: Countryside Books.

7. Acknowledgements

The survey was commissioned by Foxpark. The building survey was carried out by Gerwyn Richards; the project was managed by Richard Buckley.

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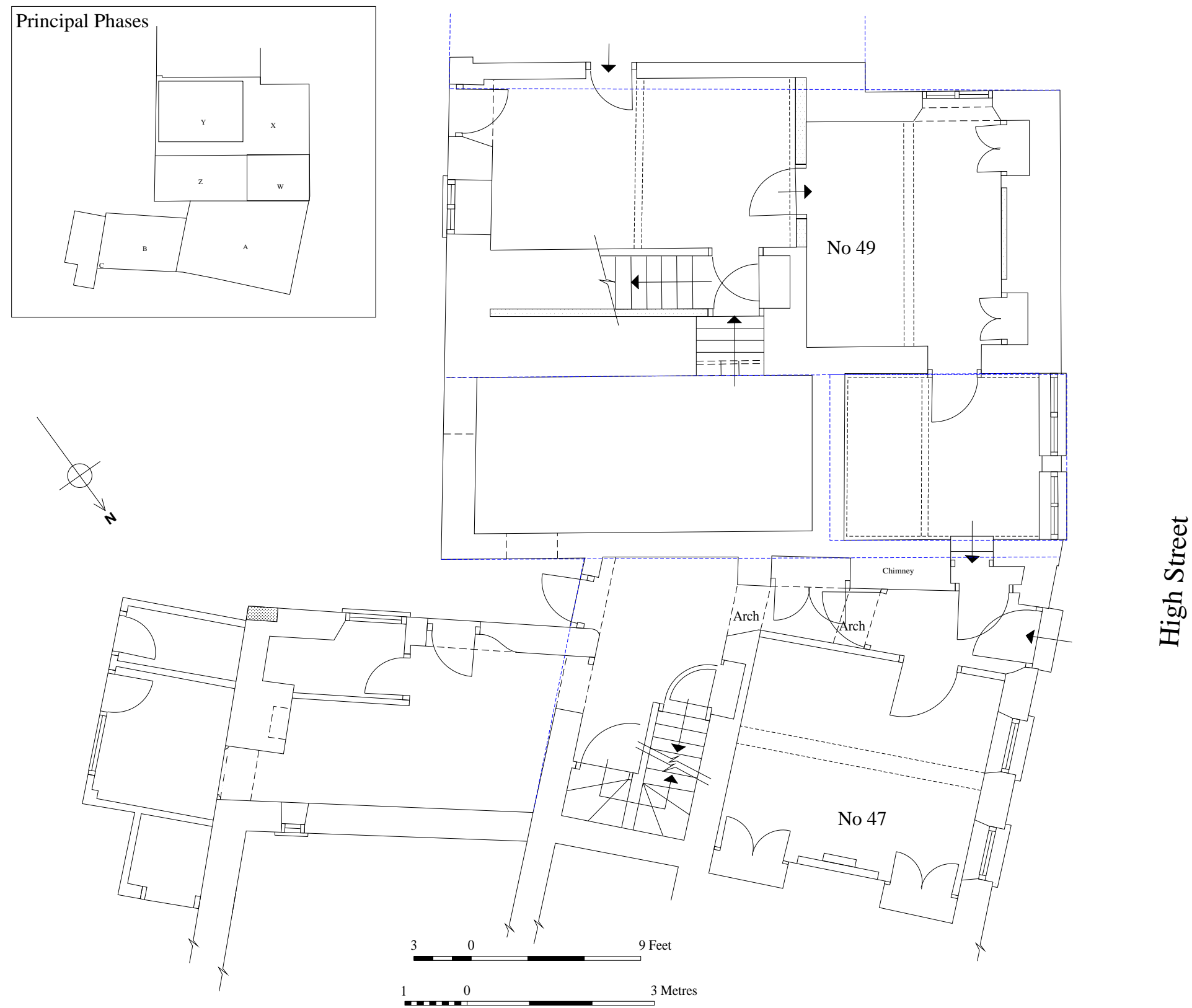


Figure 5 Ground Floor Plan (with principal building partitions in blue).

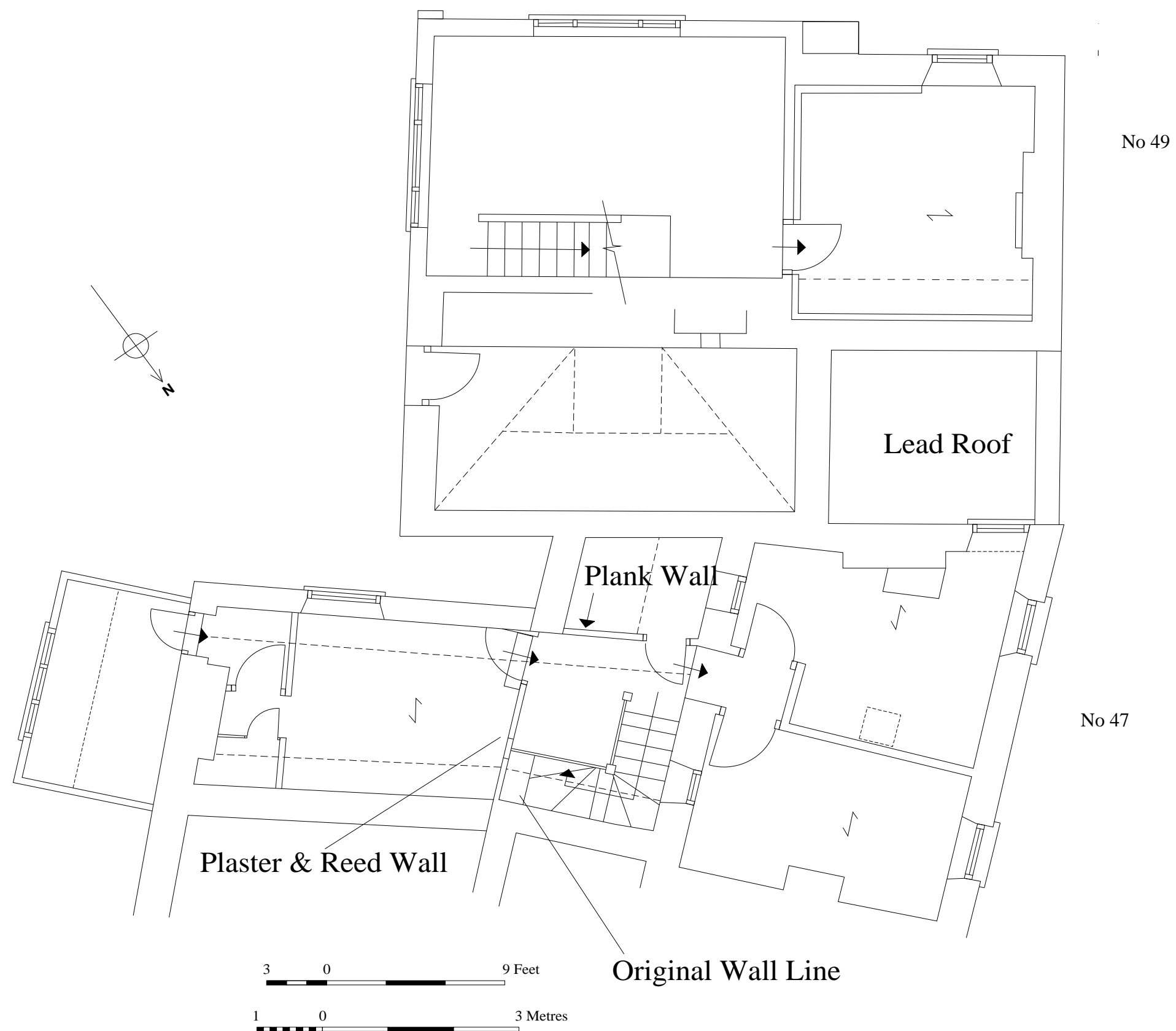


Figure 6 First Floor Plan.



Figure 7 Cellar Plan



Figure 8 Change in Wall Thickness Between Ground & First Floor, No 47.



Figure 9 Unusual Wall Angle 47 B.



Figure 10 Hallway Cornice, No 47.



Figure 11 Outer Hallway Cornice, No 47.



Figure 12 Alcove Cupboards, No 47.



Figure 13 Roof Structure of Passage Room, No 47 & 49.



Figure 14 General View, Ground Floor No 49.



Figure 15 Arrow Slit Opening Above Cellar Access, No 49.

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