The Dovecotes of Rutland

by

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The study of this distinctive vernacular building type has been transformed in recent years by the authors, who have consulted a wide range of primary sources to dispel numerous long-held misconceptions. Their researches have been published in these Transactions, among other journals, and in two county monographs. Many dovecotes have survived in Rutland, relatively far more than in other counties which have been studied. There is a large group of a distinctive vernacular type, all built in the seventeenth and eighteenth centuries. These and other dovecotes in the county have identical internal features.

In a lecture about the historic buildings of Rutland Elizabeth Bryan reported that the county has many dovecotes.¹ They are hardly noticed in the national literature, and none is mentioned by Arthur O. Cooke in his popular introduction to the subject, *A Book of Dovecotes*. Only one (at Exton Park) is described in the books of Peter and Jean Hansell. A survey of dovecotes by M. J. A. Beacham in volume thirty-four of these *Transactions* includes brief notes on six, under Leicestershire.² There are twenty-one listed dovecotes in Rutland, and we found another five which are unlisted. By comparison with other parts of England this is an extraordinary number for a county of only 152 square miles. Suffolk, with almost ten times the area, has only thirty freestanding dovecotes.³ The historical county of Somerset, where the building materials are comparable with those of Rutland, is almost eleven times the size of Rutland; there we found forty-eight dovecotes.⁴ That is, in Suffolk one dovecote has survived to the present day in every forty-nine square miles, in Somerset one in every thirty-four square miles, but in Rutland there is one in every six square miles. In one parish, Ketton, there are four dovecotes.

The dovecotes of Rutland exhibit a remarkable pattern, mainly consisting of a large group of truly vernacular buildings which have many features in common. None is really ancient, although two earlier buildings have been converted into dovecotes. Most of the others were purpose-built in the seventeenth and eighteenth centuries. The typical vernacular dovecote of Rutland is well built but devoid of ornamental features, a square or oblong building with coped parapet gables and a stone-tiled roof with a louver in the middle; the only apertures are unglazed windows in the gables and a low doorway. There are fourteen dovecotes of this type – not all with surviving louvers – and a small one without parapet gables (at Bay House Farm, Pilton). Elsewhere parapet gables standing well above the roof often indicate that a deep covering of thatch has been removed, but until our own time thatch was the inferior roofing material. We are not convinced that these handsome buildings were thatched originally. Limestone tiles from Collyweston and Easton-on-the-Hill, just over the border in Northamptonshire, were easily available,

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and are now the norm on historic buildings of all kinds. Today only three dovecotes in Rutland are roofed with other materials. 5

Within this group of buildings there are differences of quality. Most are built of coursed and squared rubble with quoins of ashlar. Two are built wholly of limestone ashlar externally (at Manor Farm Barn and Water's Edge, Ketton, Figs 1 and 2). Some have no ashlar at all. Rutland is fortunate in having easily-extracted stone of high quality throughout the county. The eastern part is of oolitic limestone, which weathers to a creamy grey. The western part is of marlstone, whose iron content produces various colours ranging from old gold to deep brown. All the dovecotes are built of one or other



Fig. 1 The dovecote at Manor Farm Barn, Ketton, wholly of limestone ashlar externally



Fig. 2 The dovecote at Water's Edge, Ketton, is wholly of ashlar. Note the perching ledge across the gable

of these materials or a combination of them, some with lime mortar, some with clay mortar. In 1665 John Evelyn reported that 'stone ... is a rarity in that part of England, where most of the rural parishes are but of mud'.⁶ In the neighbouring county of Northamptonshire we have an account of a dovecote built of mud early in the eighteenth century,⁷ but if once there were dovecotes of mud in Rutland they have not survived.

The nest-holes are sunk in the



Fig. 3

Plans of nest-holes of symmetrical and asymmetrical bulb shape

depth of the walls, which vary in thickness from 61 to 81 cm. Most are of the same plan type, an asymmetrical bulb-shape. Elsewhere in the country there is no such uniformity.⁸



Fig. 4

Inside the dovecote of Yule House, Oakham. Exceptionally, the nest-holes were formed with bricks, the floors and alighting ledges with stone. The exterior is wholly of stone

Generations of English pigeon-keepers found that pigeons like to make their nests in a rounded cavity approached from a narrower entrance-passage (Fig. 3). Setting the cavity to one side of the entrance-passage made the interior darker and cosier than if it were symmetrical. At Yule House, Oakham, and Belmesthorpe bricks are used to form more geometrical versions of the same, better described as L-shaped (Fig. 4). (At the latter the nest-holes are of brick only up to eaves level; above that in the gables they are of stone.) In all but one dovecote the nest-holes are arranged in chequer pattern. (For some unknown reason the nest-holes of most Scottish dovecotes are quite different, simple rectangular recesses arranged in grid pattern, like the 'pigeon-holes' of an office desk.⁹ Whoever first borrowed the term to describe office equipment must have been a Scot.)

Every dovecote in Rutland has an alighting ledge to each tier of nest-holes (Figs 4 and 5), except one at Home Farm, Egleton, which has a separate alighting step to each nest-hole. Elsewhere in England these alighting ledges are by no means standard. The earliest firmly dated dovecote in England, at Garway in Herefordshire, has an alighting ledge to every second tier.¹⁰ Some have a ledge to every third or fourth tier, some do not have them at all. Whether they were ever really necessary or useful has not been established, but it is clear that in Rutland every owner and builder of a dovecote was convinced that



Fig. 5 Inside the dovecote at Manor Farm, Tixover, above the inserted floor

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they were. The widths vary from 6.3 cm to 10 cm. They were designed to be wide enough for the domesticated descendants of blue rock doves, *Columba livia*, which were adapted by nature to perch on cliffs, but they were intended to be too narrow for any tree-nesting bird of prey which managed to penetrate to the interior of the building.

At Barrowden and Pilton A the nest-holes are lined with clay daub, and at Manor Farm, Tixover, they are lined with lime mortar. Elsewhere in England lined nest-holes have been found from the fourteenth century onwards, but in only a minority of dovecotes.¹¹ Evidently the lining was not essential, but in this respect some pigeon-keepers in Rutland shared the opinion of an anonymous versifier published in 1740:

The chilling stone will cold Distempers breed,

And Wood will harbour Worms and Insect-feed.

Of well-bak'd brick be your Partitions made,

Or else, with Mortar well prepared inlaid;

For thus no Vermin will their Holes infest,

Or Winter rot the Eggs, or starve the nest.¹²

Studies in Suffolk and Somerset have shown that pigeon-keepers held diverse opinions about what conditions the birds required. Pigeons were regarded as fickle creatures which might desert the dovecote at any time to join another flock. Pigeon-keepers tried to retain their birds by providing them with favourable conditions, and inevitably developed different ideas about what suited them best.

Most of the dovecotes do not have any ledges externally, but at Tixover, Water's Edge and The Grange, Ketton, there is a ledge across the base of each gable (Figs 6, 2 and 14). There is a perching ledge a little below eaves level all round the rectangular dovecote at Belmesthorpe, and round a cylindrical dovecote at Exton Road, Empingham (Figs 7 and 8). Pigeons like to perch and sun themselves, particularly in the early morning and evening; in windy conditions they seek a place out of the wind.¹³ Perching ledges were always provided in Scotland, where strong winds from all directions are the norm, and at exposed sites near the coast in England. The parapets on the gables provided shelter from strong wind for pigeons perching on the roof. High parapets are very common in Scotland.¹⁴

The dovecote at Egleton has projecting stone slabs high on each corner (Fig. 9). Their purpose was different. Before the mid-eighteenth century the only quadrupeds which presented a danger to pigeons were polecats, martens and domestic (or feral) cats. Some of these predators could climb the corners of a rectangular dovecote to enter at the eaves; the corner slabs were to prevent that. They are not often found today, which suggests that many have been broken off in the course of repairs, but surviving examples have been found in Gloucestershire, Northamptonshire and Somerset. They are common in France, where the stone marten continued to be a hazard to dovecotes much later.

The dovecote at Egleton has other unusual features. There are five continuous ledges all round the interior, at vertical intervals of about 91 cm. They may have been used to support staging during construction, and by the pigeon-keeper for access to the higher nest-holes. Major repairs were carried out in 1995. A large inverted funnel of new wood was constructed below the louver (Fig. 10), to replace a decayed structure which the owners remember. This 'pipe', as it was known to contemporaries, was an ingenious



Fig. 6 The dovecote of Manor Farm, Tixover. Note the perching ledge across the base of the gable

protective device against sparrowhawks, which are small enough to penetrate the louver. These birds cannot fly vertically upwards as pigeons can, so if one succeeded in entering the dovecote it would be trapped there until it was despatched by the pigeon-keeper. Original pipes have been recorded in Essex, Suffolk and Somerset.¹⁵ This dovecote formerly displayed a datestone high on the west gable but it has been lost in the course of repairs; it is reported to have been inscribed with the date 1652.¹⁶



The dovecote at Belmesthorpe, Ryhall. Note the perching ledge all round. The original low doorway is on the other side, blocked. A larger opening was formed when the building was converted for use as a cart-house

All the roof constructions are of the same type, with short bays, one purlin in each pitch, and no ridge-piece (Fig. 4). Common rafters are of horizontal or square section. Where the louver has gone, original rafters in the middle terminate below the apex to outline the aperture where it stood.



The dovecote at Exton Road, Empingham stands isolated in a paddock, remote from any house. Note the perching ledge all round. The modern roof is of American shingles

No original louvers have survived unaltered, but old photographs dating from the first few years of the twentieth century show that they were of the type illustrated in figure 11.¹⁷

One of the few dating criteria available to the student of dovecotes is that in the mid-eighteenth century many were altered to protect the stock from the depredations of the newly-introduced brown rat, *Rattus norvegicus*. Its behaviour is quite different from



Fig. 9

The dovecote of Home Farm, Egleton, has been converted to a stable by enlarging the doorway and inserting a window above. The projecting stone slabs are original, and were intended to prevent polecats and martens from climbing the corners to enter at the eaves

that of the black rat, *Rattus rattus*, which had been present in England since the Roman occupation, but which had never constituted a danger to pigeons.¹⁸ The commonest alteration was to block the lower tiers of nest-holes to a height of one metre or more; many were plastered over to present a smooth surface which brown rats could not climb. Dovecotes built after that time were designed from the outset to be secure against these pests. The dovecotes of Rutland do not exhibit satisfactory evidence of this alteration. In most the tiers of nest-holes rise from within 30 cm of the floor to high on the gable walls.



Fig. 10

In the roof of the dovecote at Home Farm, Egleton, a 'pipe' has been reconstructed, copied from the decayed original. Its purpose was to trap any sparrowhawks which penetrated to the interior

One exception is at Tixover, where the lowest tier is 91 cm above the earth floor; but it is situated on such a steep slope that this may have been necessary to raise the lowest tier of nest-holes above rising damp at the uphill side (Fig. 6). Another is at Exton Road, Empingham, where the lowest tier of nest-holes is 66 cm above the level ground (Fig. 8). If a stone dovecote was built well enough, with close mortar joints and deep foundations, it was secure against brown rats except at the door. This could be protected against gnawing by attaching an iron plate, or simply be kennelling a dog within reach.



Fig. 11 The original louvers are believed to have been of this type. Reconstructed by Pamela McCann from old photographs

The dovecote immediately adjacent to Knob Hall, Barrowden, is of the same type but is doubled, having two square cells with separate entrances and louvers (Fig. 12). The nest-holes are arranged in grid pattern, but in all other respects it is of the standard type. It has 1,276 nest-holes; most manorial dovecotes have between 300 and 1,000. Knob Hall itself is not large enough to account for a dovecote of this size, but the owner reports that it was formerly the steward's house of a large estate.

Some dovecotes of this type exist in incomplete condition. At Cottesmore only one gable wall remains of a dovecote which formerly was integrated with a corn barn (Fig.



Fig. 12 The double dovecote at Knob Hall, Barrowden. The twin louvers are modern reconstructions

13). A dovecote at Church Farm Barn, Ryhall, has been combined with the adjacent building to form a house, and now displays no internal evidence of its former use. An isolated dovecote at The Grange, Ketton, was adapted as a cart-house but was roofless when it was converted to a domestic annexe (Fig. 14). Great care has been taken to support the modern structure from the ground independently of the walls, leaving the tiers of nest-holes unaltered and exposed to view. Another at Belmesthorpe has been adapted as a cart-house, and is going through the process of domestic conversion as we write (Fig. 7). Only one dovecote in Rutland has been found in derelict condition, Pilton



Fig. 13 At Cottesmore one wall survives of a dovecote which was formerly integrated with a corn barn



Fig. 14

The dovecote of The Grange, Geeston, Ketton, formerly part of Manor Farm, now converted into a domestic annexe. The large aperture was formed when it was converted for use as a cart-house. Note the perching ledge across the base of the gable

A, standing roofless and without gables but otherwise in fair order (Fig. 15). Timbers are built into the seventh tier of nest-holes to strengthen the corners, a feature not observed elsewhere.

The earlier buildings converted into dovecotes have similar internal features. Soon after the Dissolution a mansion was built on the site of an Augustinian priory at Brooke, but only the gatehouse survives. It is an octagonal two-storey tower attached to



The derelict dovecote identified as Pilton A retains its original low doorway. Three tiers from the top timbers are built into the stonework to strengthen the corners

a gateway flanked by Roman Doric columns, built wholly of limestone ashlar externally. At each floor an ovolo-moulded doorway faces south towards the gateway, the upper one leading to what remains of a balustraded walk over it (Fig.16). An ovolo-moulded two-light window at each level faces east towards the site of the mansion, and a similar three-light window at first-floor level faces west, with below it a raised heraldic shield. On the north side is an original chimney with the moulded base of an octagonal shaft. In this handsome building, evidently designed by an architect and executed to the highest standards, twenty-two tiers of nest-boxes have been constructed of re-used limestone and squared marlstone rubble. They cover the fireplace and formerly covered most lights of the windows. There were about 900 nest-boxes, of which 460 remain against five walls. A moulded string course at mid-height became a perching ledge for the pigeons. The pyramidal roof has been rebuilt, so there is no trace of the louver.

The medieval chapel at Old Prebendal House, Empingham, situated eighty metres east of the parish church of St. Peter, is 10 m long by 5.5 m wide. Evidently it was what the name implies, the chapel of a prebend of Lincoln diocese. It is now incorporated in the L-shaped stable range of a fine house of c.1700. The only original external features



Fig. 16 The late-sixteenth-century gatehouse at Brooke Priory, converted into a dovecote

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are three stepped buttresses on the north side (Fig. 17). The remainder has been much rebuilt. Inside, thirteen tiers of stone nest-boxes cover every medieval feature, although the rear-arch of one north window is just perceptible. A limestone panel over the south door displays a problematic inscription and the date 1619 (Fig. 18).

In addition to the conversions there are a few dovecotes which are not of the standard vernacular pattern. At Exton Road, Empingham, a large cylindrical dovecote with a conical roof stands isolated in a paddock (Fig. 8). Some wooden lattices which formerly protected the windows against birds of prey survive, and indicate how the unglazed windows of other dovecotes were protected (Fig. 19). At Barham Court, Exton, a shorter cylindrical dovecote with a conical roof of stone tiles stands remote from the house, now included in the long garden (Fig. 20); at both, the nest-holes and alighting ledges are of the standard Rutland type.



Fig. 17 The medieval chapel of Old Prebendal House, Empingham, converted into a dovecote. Three stepped buttresses are visible on the north side



Fig. 18

This inscribed stone is above the modern south doorway of the dovecote at Old Prebendal House, Empingham

At Ryhall Hall, Ryhall, the dovecote is square with a pyramidal roof, and the walls do not contain nest-holes; evidently nest-boxes were separately constructed of wood or bricks (Fig. 21). The square dovecote of Bassetts Manor, North Luffenham was built originally with two wings containing coach-houses, a symmetrical composition typical of the eighteenth century. A photograph records it in that condition,¹⁹ but in the twentieth century it has been converted to a house (Fig. 22), and all the nest-holes have been covered.

The stable complex of Clipsham Hall, Clipsham, is reported to have been close to the Hall until the nineteenth century, when it was rebuilt in the same form at a distant site.²⁰ If this is correct, the octagonal tower may once have stood isolated, but it is now integrated with an L-shaped range of service buildings (Fig. 23). Only the upper storey contains accommodation for pigeons (Fig. 24). The nest-holes are L-shaped in plan, formed of thin slabs of the famous Clipsham limestone, with an alighting ledge to each tier. An old photograph shows a tier of wooden nest-boxes above them, now missing.²¹ At Exton Park an octagonal dovecote was built as an eye-catcher in an aesthetically planned landscape, a development typical of the later eighteenth century (Fig. 25). It has blind window recesses all round at the upper level, pilasters at each angle terminating in obelisk pinnacles, and a perching ledge just below the eaves. According to the listed building report it retains a revolving ladder or 'potence'. We would like to report on the interior but as Viscount Campden declined to allow us any facilities there, or even permission



Fig. 19 A surviving lattice at the dovecote at Exton Road, Empingham Its purpose was to keep out birds of prey



Fig. 20 The dovecote of Barham Court, Exton, converted into a stable. It may have been substantially taller before the conversion

to inspect the exterior, we have seen it only from a distance. With this exception every owner of a dovecote in Rutland welcomed our interest and was happy for us to examine the building.

It is not always possible to reconstruct the original context, for in some cases the associated house has gone. The dovecote at Exton Road, Empingham (Fig. 8) stands remote from any house of comparable age, as does that at Pilton A (Fig. 15). The dovecote at Belmesthorpe (Fig. 7) stands just outside a large farm complex, but there is no farmhouse there now. The dovecote of Water's Edge, Ketton, (Fig. 2) is now in the garden of a modern bungalow, but formerly it served The Priory, a prebendal manor



Fig. 21

The dovecote of Ryhall Hall, Ryhall. The louver is a modern reconstruction. No nest-boxes remain

house of the sixteenth century and later. In most other cases the dovecote was part of a Manor Farm or Home Farm.

Dovecotes did not provide essential food in winter, despite numerous repetitions of that canard. Their product was the tender meat of unfledged pigeons, called 'squabs', available only from Easter to mid-November, when plenty of other meats were obtainable.



At North Luffenham the central dovecote was combined originally with a coach-house to each side. It has been converted to a house. The apertures and blind recess closely follow the original design

It was a luxury food for the wealthy, who at all periods enjoyed adequate supplies of fresh meat throughout the year.²² It is impossible to understand dovecotes unless their association with a luxurious way of life is accepted. Until 1619 only lords of manors, and some priests, were permitted by law to keep pigeons.²³ The re-interpretation of common law which then extended the privilege to every freeholder could be taken up only if he had the resources to build an expensive structure. In Rutland most dovecotes were associated with manors. The medieval chapel converted into a dovecote at Empingham may be an exception. Over the door the date 1619 is clearly inscribed (Fig. 18). Is this an example of a wealthy freeholder who was not lord of a manor taking up the newly-established right? Unfortunately the early part of the inscription is far from clear, despite careful analysis by Dr Roy Haines, to whom we are greatly indebted.

Dovecotes were formerly common at manor houses and other major houses in all parts of England, and continued in full economic use until the French Revolutionary Wars began in 1793. Owing to the abrupt changes in the economics of farming which followed they were condemned as wasteful by the progressive agriculturalists of the period. They ceased to be objects of pride, and became socially unacceptable. Many were demolished. Others were closed off or modified to house fewer pigeons, but even these had become redundant by the middle of the nineteenth century.²⁴ The dovecote at



Fig. 23 The nineteenth-century pigeon tower of Clipsham Hall, Clipsham. Only the upper part contains accommodation for pigeons

Water's Edge, Ketton, is now closely hemmed in by huge Wellingtonias (Fig. 2), a species which was not introduced to England until the early nineteenth century, and the one at The Grange, Ketton, is also flanked by tall trees (Fig. 14). A working dovecote could not have functioned so close to trees, for they concealed the approach of sparrowhawks. The trees have grown since the buildings ceased to be used for their original purpose.

All the vernacular dovecotes which survive are within fifty metres of the associated house (where there is one), some within five metres. Most have been adapted for a



Inside the octagonal pigeon-loft of Clipsham Hall. The nest-holes are formed with thin slabs of Clipsham limestone, and are substantially larger than those in earlier dovecotes



Fig. 25 The dovecote in Exton Park, with a nineteenth-century cattle shelter built against it



The dovecote of Yule House, near the middle of Oakham, is roofed with machine-made clay tiles. It has been converted into a workshop with the insertion of a large window on the other side. The interior is shown in figure 4

secondary use, which always involved enlarging the doorway or making another entrance. The original doorway was low, allowing the pigeon-keeper to block it with his stooping body to prevent birds escaping as he entered, but it became inconvenient for secondary uses. The double dovecote at Barrowden still has both its original doorways, only 1.5 m high. Pilton A also retains its original doorway, 1.42 m high (Fig. 15). At Tixover, Belmesthorpe and elsewhere the original low doorways remain but have been blocked (Figs 6 and 7). Three dovecotes have been adapted as stables (at The Ridings, Seaton,

Barham Court, Exton, and Bay House Farm, Pilton); three have been adapted as carthouses (at Belmesthorpe, Home Farm and The Grange, Ketton), and two as workshops (at Manor Farm Barn, Ketton, and Yule House, Oakham, Figs 1 and 26). A dovecote at Glaston has been converted to a granary, and more recently as a garage. Others serve as domestic or agricultural stores.

It is difficult to account for the large number of dovecotes in Rutland, or to understand why so many have survived. They are well built of stone, but so were others in Somerset which were derelict by the 1920s, or which had disappeared much earlier.²⁵ To understand their origin one must identify a period of stable prosperity which enriched those who already held substantial areas of land. In Rutland this arose from the sixteenth century, supplying corn and meat to the expanding London market. Today there are numerous sixteenth- and seventeenth-century manor houses of moderate size. Most of the great mansions have succumbed to fire, or to demolition in the 1950s and 1960s. Only Burleyon-the-Hill remains.

This is not the place to describe the economic history of Rutland in general; others who know the county better have done it already. What they have not explained is the survival of so many fine dovecotes - a phenomenon which has not been reported in the adjacent counties of Lincolnshire, Leicestershire and Northamptonshire. Evidently most of them were built for resident lords of manors. By 1730 Rutland was still largely unenclosed. but in the period 1760-1820 the land pattern was radically altered by Parliamentary enclosure. By the nineteenth century the county consisted of a few great aristocratic estates where fox-hunting dominated the social scene, and much of the landscape too.²⁶ The improved communications of the eighteenth and nineteenth centuries which allowed the Industrial Revolution to develop elsewhere have had little impact in Rutland. The only canal, from Melton Mowbray to Oakham, was not opened until 1802, and it was dogged by water shortage for much of its brief life.²⁷ There was a railway system, but as it carried mainly agricultural supplies it was never very prosperous. There have been small-scale industries such as hosiery, but major industry based on mechanical power has never become established in Rutland, with the exception of one cement works at Ketton. A combination of these factors may have been responsible for preserving the extraordinary number of dovecotes.

All photographs are by John McCann

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