

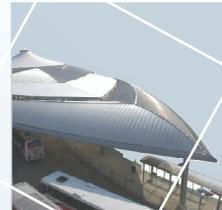
**Report № 1994**

**Lime House, The Green, East Rudham, Norfolk:  
An Historic Building Record (amended)**

NHER 52508

**Prepared for**

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November 2008

BAU1994

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Location:	Lime House, The Green, East Rudham
District:	King's Lynn and West Norfolk
Grid Ref.:	TF 8271 2824
HER No.:	52508
Dates of Fieldwork:	14 October 2008

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## **Summary**

*In October 2008 a Level 2 archaeological building survey was undertaken of an ancillary building to the rear of Lime House, East Rudham, Norfolk. This Grade II Listed Building is said to be visible on the First Edition Ordnance Survey map. The structure comprises a set of stables that are thought to relate to a 17th-century inn. The inn was subject to alterations in the 19th century and it is thought that the stables may date from this period.*

*The building survey revealed that the stable building dates from at least the mid-19th-century and was constructed of coursed flint on the north-east, north-west and south-west elevations, with knapped flint on the south-east elevation. The stable building was in good condition, with the exception of the timber floor of the loft having decayed. This building is a good example of flint architecture once common in the area, but disappearing from the Norfolk landscape as a result of more modern developments.*

## **1.0 Introduction**

In September 2008, Norfolk County Council issued a brief for an historic building recording project at Lime House, The Green, East Rudham, Norfolk (Fig. 1). The brief was issued in response to the granting of planning permission to convert a Grade II Listed ancillary building into living space (Planning Application No: 08/1958/LB). This building is situated to the north-east of the main building, Lime House Farm (Fig. 1).

The proposed development affects a Grade II Listed ancillary building visible on the First Edition Ordnance Survey map. This structure was used as a stable thought to relate to a 17th-century inn.

This type of architecture is disappearing from the Norfolk countryside as a result of development and have been identified as a priority in the regional research frameworks for archaeology.

The objective of this historic building recording project was to make a record of the historic building prior to the conversion.

A Level 2 archaeological building survey, as prescribed by English Heritage, was undertaken by Jocelyn Strickland on 14 October 2008.

## **2.0 Previous Work**

In 1978, E. Rose produced a report on Mulberry House Hotel and Lime House, East Rudham. A copy of this report can be found in the secondary files at the Norfolk Historic Environment Record (HER).

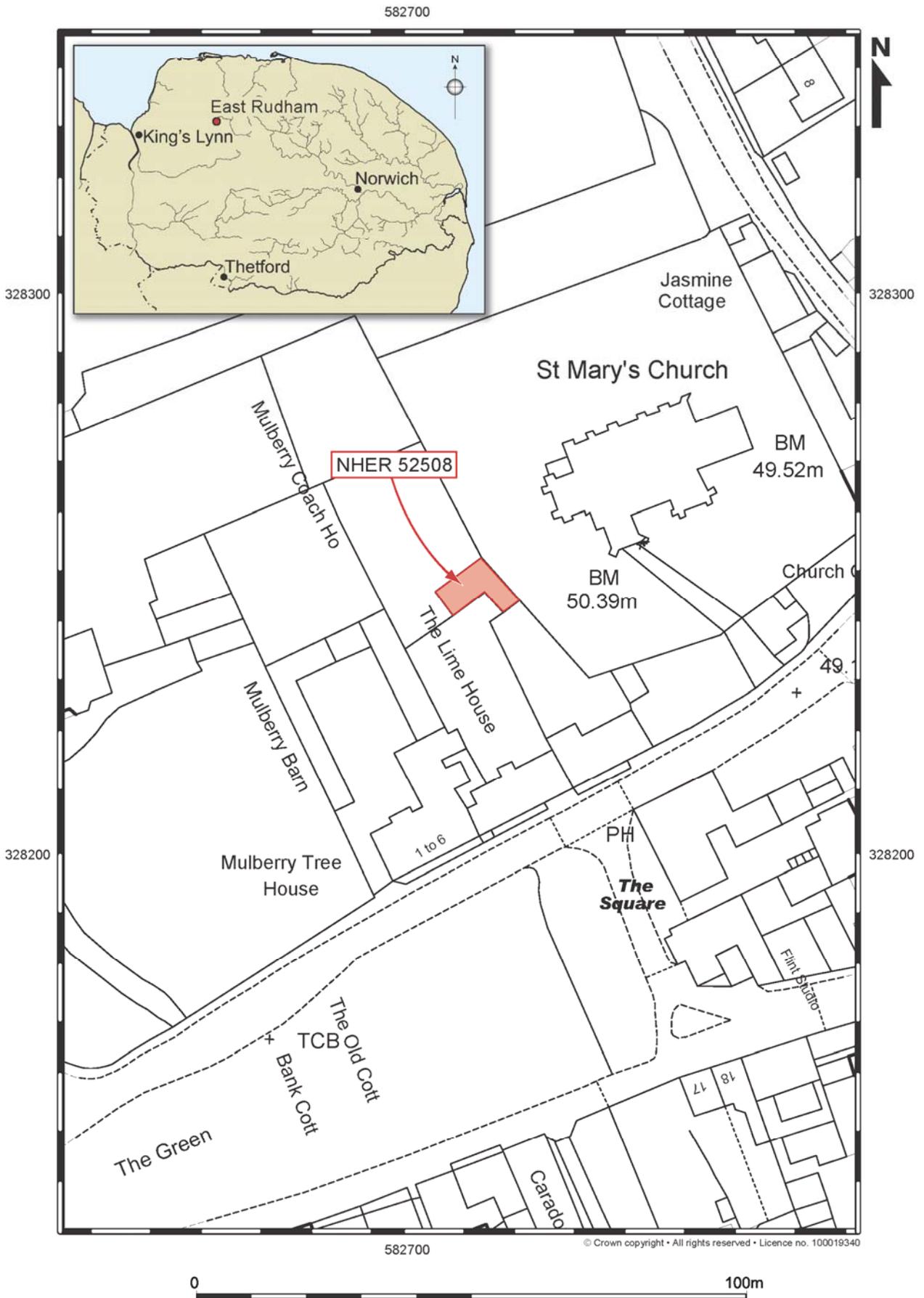


Figure 1 Site Location

### 3.0 Historical Background

It is mentioned in the brief provided by Norfolk County Council that ‘the structure comprises a set of stables relating to the 17th-century inn. The inn was subject to a number of alterations in the 19th century, and the stables may date from this period’ (Hamilton and Heywood 2008). The Crown Inn is about 20m from Lime House. This Inn was mentioned in White’s 1836 Directory as being owned by Ann Mays and that carriers to Norwich called at this inn on Mondays and Fridays (White 1836). The Crown Inn was again found in White’s 1845 Directory. No documentary evidence could be found with reference to the Crown Inn having used the ancillary building behind Lime House as its stables.

The Enclosure Award Map of 1821 does not depict the stable building (NRO C/Sca 2/228). No standing building is present where the site of the stable should be.

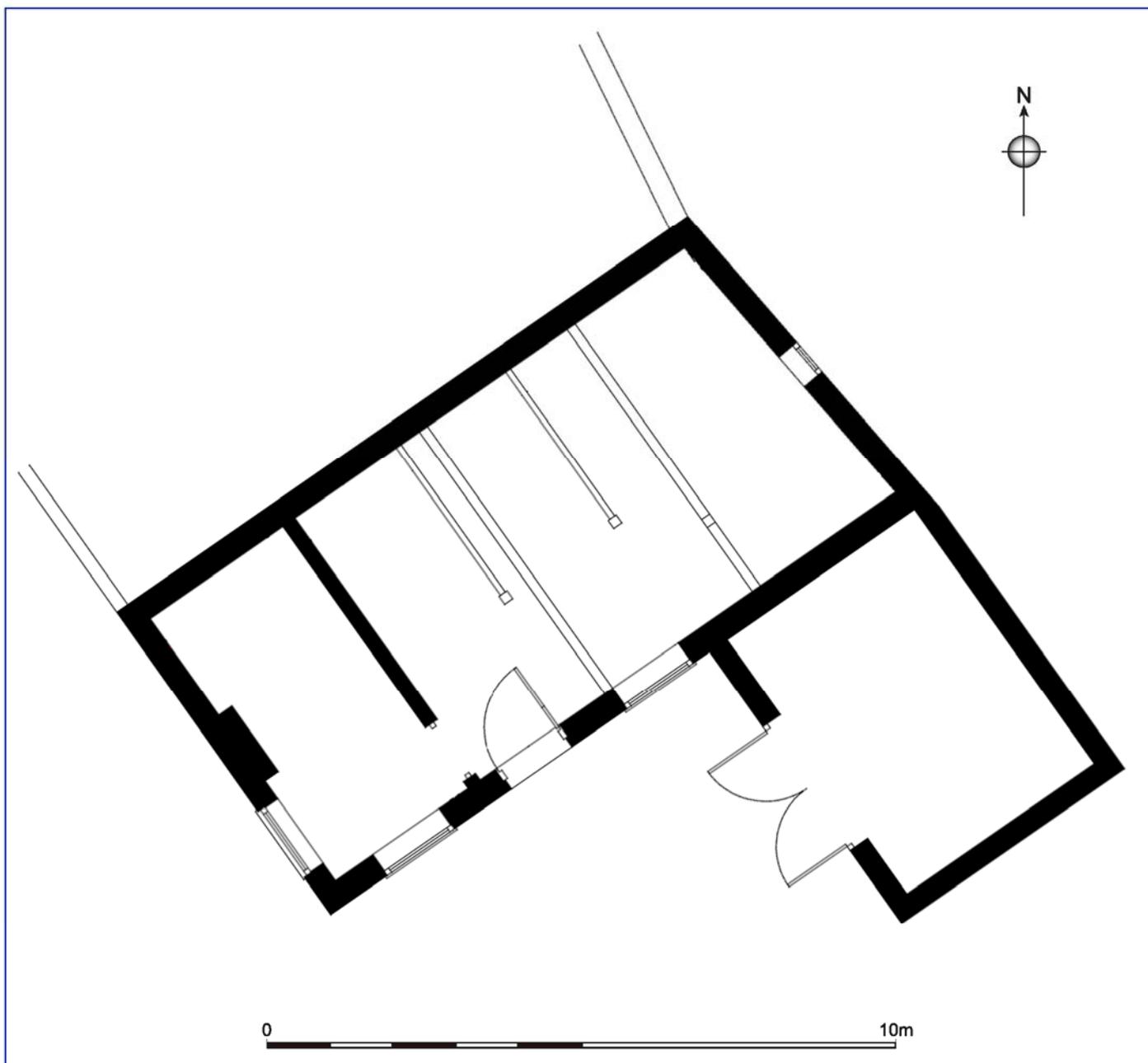
In 1845, East Rudham was described as a considerably sized village on the Lynn Road, seven miles west of Fakenham. At this time, there were two annual fairs for cattle and merchandise held on 17 May and 14 October. The charter to hold the fairs was granted by King John to the Belet family who ‘long held’ the parish and founded Coxford Priory. Most of the parish belonged to Lord Townshend, the lord of the manor and patron of St Mary’s church (White 1845).

Many of the buildings shown on the Tithe Map of 1839 are extant (NRO DN/TA 569). Lime House was shown, but the ancillary building had yet to be built. This plot of land was described as a houseshop and garden owned by W. Sampson. White’s 1836 *History, Gazetteer, and Directory of Norfolk* as well as White’s 1845 Directory has W. Sampson listed as a saddler. In White’s 1854 Directory, W. Sampson is still listed as a saddler, as well as William Anderson and George Defew. After this year, the history of the property and Sampson could no longer be traced. It is not known if one of the other aforementioned saddlers in East Rudham took over Sampson’s property (White 1836; White 1845; White 1854).

The Second Edition Ordnance Survey Map of 1905 was the only Ordnance Survey Map that could be found in the Norfolk Record Office, the Millennium Library at the Norfolk Heritage Centre and Fakenham Library Local Studies Collection. This map shows the ancillary building. There is another standing structure that abuts the ancillary building that is a similar shape as the stable. The surrounding property has not changed shape.

### 4.0 Results of the Survey

This ancillary building, hereafter referred to as the stable building, is located to the north of the main building, Lime House, and to the west of St Mary’s church (Fig. 1). This two-storey building was constructed of coursed flint on the north-west, north-east, and south-west elevations with knapped uncoursed flint on the south-east elevation. Brick corner quoins were present on each corner of the stable building. The entrance was on the south-east elevation with two lunette windows on either side of the door and one single-paned window above the door. The hipped roof was covered in traditional pantiles (Plate 9). Between the roof and the walls were two courses of brick in a Flemish bond. The stable building measured 5.64m wide at its south-west end and 11.08m long (Fig. 2).



**Figure 2** Floorplan of Stables

The south-east elevation consisted of uncoursed, knapped select flintwork (Plate 1). The knapped flints were set in a random fashion without any alignment. Knapped select flintwork is defined as regular knapped faces and simple undistorted outlines with the flints conforming to certain standards of shape and size. Select flints are usually round, oval, or polygonal in shape, with mainly rounded corners and curved edges as opposed to straight, contorted edges (Hart 2000). The door was timber and surrounded by brickwork that was a repeated series of one stretcher followed by two headers, one on top of the other to the same height as the stretcher, then another stretcher (Plate 8). This was followed by three courses of headers laid side by side. The two lunette windows to either side of the timber door were surrounded by the same style of brickwork with a

string course of ten headers on the bottom of both windows. The window above the timber door was in the same brickwork pattern as the door and windows, but was longer with each stretcher having a header on top of it and instead of three courses of headers side by side, there was an alternating pattern of a stretcher course followed by two headers. On the south-east elevation was a wall tie that was labelled '*J. Aickman Lynn*' (Plate 11). John Aickman established a foundry in King's Lynn in 1827 and produced structural ironwork still in evidence in a number of the regions buildings; the foundry also produced the machinery for a number of the region's mills (Aickman 1980)

An extension of the south-east elevation, 4.09m wide by 5.06m long, abuts onto the boundary wall between the Lime House property boundary, St Mary's churchyard to the north-east and the boundary wall of the neighbouring property to the south-east (Plates 2 and 7). This extension was in the same style as the remaining three elevations, being made out of coursed flint, with a gabled roof instead of a hipped roof. The internal walls of this structure also consisted of coursed flintwork, indicating that this structure was built as a separate structure with the north-west wall abutting that of the main building, the boundary wall to the church and that of the neighbouring property (Plate 40). If the external wall of the main building was used as one of the internal walls for this structure, it is thought that knapped flintwork would be observed.

It is difficult to discern if this structure was an original feature or a modern addition, as the stable building in its present day form retained the same shape as that seen on the 1905 Ordnance Survey map. However, most of this structure appears to have been made out of more modern building materials with some exceptions. The internal brickwork was of modern brick. Also, the floor was not made out of brick or flint as in the stable building, but out of a more modern gravel and mortar mixture. The exception to this more modern appearance was found on the southernmost external wall of this structure, abutting that of the boundary wall to the neighbouring property. This wall consisted of modern brick with more weathered, antiquated brick in the middle (Plate 7). It could be that the more modern building supplies were repairs of the older original structure, but this cannot be said with any degree of certainty.

Two more wall-ties were found on this extension. One was on the internal wall that abuts the south-east elevation of the main building and the other on the boundary wall between St Mary's churchyard and the north-east wall of this structure (Plates 12 and 40).

The south-west elevation of the stable building was of coursed flintwork (Plates 2 and 3). This elevation measured 5.64m. One of the five windows of the stable building was located on this elevation, a modern insertion with modern brick dressings (Plate 10). On the right and left side of this window was the same brickwork design that was also found on the lunette windows on either side of the main door. The top of this window was a soldier course of 18 brick headers and the bottom with three stretchers followed by two headers, then another three stretchers. Extending from this elevation in a north-westerly direction was a modern wall made of sandstone blocks and brick that enclosed a garden to the rear of the property (left of Plate 3). It is possible that these blocks were reused.

The north-west elevation was also of coursed flintwork and measured 10.53m. There were no windows or any decorative features on this elevation (Plate 4).

The north-east elevation was of coursed flintwork (Plates 5–7). This elevation measured 5.66m. This side of the stable building abuts the boundary wall of St Mary's churchyard. There was one single-paned window on this elevation (Plate 16). The north-east wall of the extension was also located on this elevation. With the extension, the length of this elevation was 10.71m.

The internal walls of the stable consisted of plaster overlaying flint. Wooden laths were noted between the walls of the 'living quarters' and the first stall (Plate 14).

The interior of the stable building consisted of two distinct rooms. The smaller of the rooms, presumably living quarters, measured 2.44m by 4.88m (Plate 17–20). This room had two windows, one of the aforementioned lunette windows on the south-east wall and the window on the south-west wall (Plate 21). This room also contained a brick-lined fireplace (Plates 22 and 23). The floor is laid with brick that matched those of the two stables in the adjoining room of the building.

The remainder of the building was one room that had been divided into two stalls and a work area. In total, this room measured 4.88m wide by 7.66m long. The first stall, closest to the living quarters, measured 1.87m by 2.90m (Plate 24). The second stall was slightly larger, measuring 1.93m by 2.90m (Plate 27). Presumably, this was enough room for one horse per stable. Both stables still had a timber manger, with the dividing wall of the stalls cutting the manger in half (Plates 25, 26 and 28). The floor of this area was laid with brick. There were hinges present at the foot of one of the stalls indicating that a small door was once present (Plate 29). A drain was present in the middle of the building at the foot of the stall, to the left of the work area (Plate 30).

The flooring changed from laid brick to flint at the end of the two stalls leading into the next area of this room (Plate 31). This area was probably a work area and measured 3.21m by 4.90m. It can be speculated that the reason for the change in flooring is because brick was an expensive building material and was possibly not used throughout the building in order to save money. A timber worktop stretched along the entire length of the northern wall of this area. Underneath the worktop was what looked like an area that may have been used for hay storage (Plates 33 and 34).

Due to the deteriorating state of the loft, and the dark lighting conditions, this aspect of the stable could not be photographically recorded. A queen-truss timber-framed loft was present, which at one time consisted of a timber floor that has since decayed (Plates 35–37). Timber beams, one of which was still standing, supported this floor (Plate 39). There was a door leading into an area over the 'living quarters'. The floor of this was still present, but was neither deemed safe or accessible (Plate 38). There was no evidence for a staircase. A ladder, one of which was seen on the worktop in the back of the building, probably accessed the loft.

## 5.0 Conclusions

The abundance of flint in East Anglia was a popular building supply that at one time was prominent in the region. Nevertheless, flint architecture is disappearing from the countryside in favour of modern developments. This Grade II Listed ancillary building is an example of flint architecture with coursed flint construction on the north-east, north-west, and south-west elevations and uncoursed knapped flint on the south-east elevation.

It is thought that this building was a set of stables relating to a 17th-century inn. The inn was subject to renovations in the 19th century and the stables are thought to date from this time. While no documentary evidence could be found to support this, there is no doubt that this building was once used as a stable, as the original features such as mangers and stalls were still present. The two 19th-century maps of East Rudham that were studied could not confirm a 19th-century date for this building, as the building was not illustrated on either of the maps. By the time of the Second Edition Ordnance Survey Map (1905) the ancillary building was present and was the same shape as it is today.

## Acknowledgements

NAU Archaeology would like to thank Meher Vanner and John Dawson for commissioning the building recording project and also Alice Cattermole, Norfolk Historic Environment Officer, and Jason Law for their assistance during the project. The illustrations were produced by David Dobson and this report was edited by Richard Hoggett.

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## Appendix 1: NHER Records

Norfolk NHER Records within a 250 metre radius of TF 8271 2824

NHER	Site Name	Grid Ref.	Record Type	Description	Period
3645	St Mary's Church	TF 8274 2827	Listed Building	A medieval parish church dating from the 13th century	Medieval
13307	Faize Cottages, Workhouse Yard	TF 8281 2806	Listed Building	Brick and flint building dating to c.1600. Building contains reused medieval stonework perhaps taken from St Mary's priory. Was used as a workhouse in the late 18th century.	Post-medieval
13309	Caradon and veterinary hospital	TF 8271 2812	Listed Building	19th-century brick building and veterinary hospital, built around three sides of a courtyard. Patronised by the Royal Family in the 19th century.	Post-medieval
22063	The Old Cottage, The Green	TF 8270 2813	Listed Building	Flint and Brick Cottage thought to date from the early 17th century with 19th-century alterations. Cottage has reused medieval stonework thought to have been taken from St Mary's priory.	Post-medieval
13839	Undated rectangular enclosure	TF 8270 2805	Monument	Rectangular earthwork enclosure visible on aerial photographs. Origin of the earthworks is unclear, thought to be post-medieval or modern.	Unknown
3643	Site of possible medieval moat	TF 8282 2804	Monument	Recorded by the Ordnance Survey as a medieval moat. Channels are part of a natural stream.	Medieval
13308	Mulberry Tree Hotel and Lime House	TF 8272 2821	Listed Building	Two 18th-century brick houses lined by a single storey bay.	Post-medieval
13306	King's Head or The Crown public house	TF 8275 2820	Listed Building	17th-century brick inn with 19th-century alterations.	Post-medieval
42821	Bank Cottage and The Barn, The Green South	TF 8269 2812	Listed Building	Early 19th-century house with later alterations. Attached to an 18th-century barn that has a datestone of 1716.	Post-medieval
44187	Grocer's Shop	TF 8275 2818	Listed Building	Early 19th-century shop with a late 19th-century shop front.	Post-medieval
45437	Crossroads, School Road	TF 8255 2808	Building	Small flint house possibly a shop, dating from the mid-17th century.	Post-medieval
15754	Medieval Coin	TF 8256 2809	Find Spot	Medieval coin from Luxembourg found in 1979.	Medieval
28802	Medieval architectural fragment	TF 8255 2804	Find Spot	18th- or 19th-century stable containing reused blocks of medieval masonry probably taken from St Mary's priory.	Post-medieval

**Appendix 2: Plates**



Plate 1. South-east elevation of Stable Building



Plate 2. South-west elevation of Stable Building



Plate 3. South-west elevation of Stable Building



Plate 4. North-west elevation of Stable Building



Plate 5. North-east elevation of Stable Building



Plate 6. North-east elevation of Stable Building



Plate 7. North-east elevation: view of 'extension' from the boundary walls of the neighbouring property and St Mary's church



Plate 8. Entrance to the building located on the south-east elevation



Plate 9. Brick corner quoin and pantiled roof on north-west elevation



Plate 10. Window located on south-west elevation



Plate 11. 'J. Aickman Lynn' wall tie on south-east elevation



Plate 12. Wall tie on boundary wall of St Mary's church



Plate 13. Interior view of entrance, south-east wall



Plate 14. View of interior wall between living quarters and first stall



Plate 15. Lunette window on south-east internal wall



Plate 16. Window on north-east internal wall



Plate 17. Interior view 'living quarters', north-west elevation



Plate 18. Entrance to 'living quarters'



Plate 19. Door Knob of 'living quarters' door



Plate 20. Metal sign used to repair 'living quarters' door



Plate 21. Interior view of south-east elevation, lunette window



Plate 22. Fireplace on south-west internal elevation



Plate 23. Fireplace on south-west internal elevation



Plate 24. View of first stall on north-west wall, closest to 'living quarters'



Plate 25. Manger in first stall



Plate 26. Dividing wall between first and second stall



Plate 27. View of second stall on north-west wall



Plate 28. Manger in second stall



Plate 29. Hinges for a door in second stall

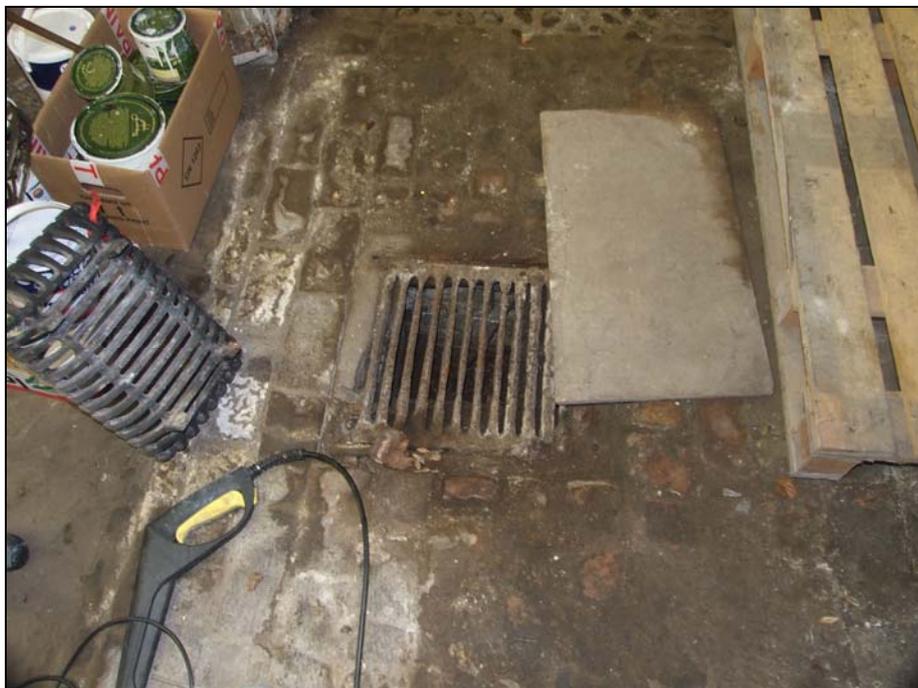


Plate 30. Drain at the foot of the second stall



Plate 31. Change in floor material between second stall and work area



Plate 32. Dividing wall between second stall and work area



Plate 33. Work area on north-west wall



Plate 34. Storage area under worktop



Plate 35. Queen truss timber loft



Plate 36. Queen truss timber loft



Plate 37. Queen truss timber loft



Plate 38. Door located in loft, leading to the area over the 'living quarters'



Plate 39. Timber support beam for loft floor



Plate 40. South-east wall of extension