

**Town Farmhouse, Loam Pit Lane,
Halesworth, Suffolk**

Planning application: DC/14/0975/FUL

HER Ref: HWT 042

Archaeological Monitoring Report

(© John Newman BA MIFA, 2 Pearsons Place, Henley, Ipswich, IP6 0RA)

(April 2015)

(Tel: 01473 832896 Email: johnnewman2@btinternet.com)

Site details for HER

Name: Town Farmhouse, Loam Pit Lane, Halesworth, Suffolk, IP19 8EZ

Client: Mr & Mrs B Milburn

Local planning authority: Waveney DC

Planning application ref: DC/14/0975/FUL

Development: Construction of link extension, new cartlodge and barn

Date of fieldwork: 29 & 30 July, 2014 & 5 March, 2015

HER ref: HWT 042 (also HWT 020)

LBS ref: 1222892 (Grade II)

OASIS: johnnewm1-186204

Grid ref: TM 39322 77961

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Summary: Halesworth, Town Farmhouse, Loam Pit Lane (HWT 042, TM 39322 77961) monitoring of ground works for a link extension, new cartlodge and the re-location and re-construction of a historic barn revealed pits of later 19th and earlier 20th century date at the site of what was formerly the town pest house or isolation hospital in the 19th century. While the potential presence of burials associated with the pest house was a possibility examination of the Holton tithe map revealed that the Halesworth Churchwardens and Overseers who ran it also owned the land to the south which became the town cemetery in the mid to late 19th century. Therefore fatalities from the pest house were almost certainly buried in this area (John Newman Archaeological Services for Mr & Mrs B Milburn).

1. Introduction & background

1.1 Mr & Mrs B Milburn commissioned John Newman Archaeological Services (JNAS) to undertake the archaeological monitoring of ground works required under a condition for a programme of archaeological works of the planning decision notice for application DC/14/0975/FUL. The monitoring requirements were set out in a Brief set by Dr A Antrobus of the Suffolk CC Archaeological Service to satisfy this condition (see Appendix II). This development concerns the construction of a link extension, a new cartlodge and the re-location and re-construction of a historic barn at Town Farmhouse, Loam Pit Lane, Halesworth (see Fig. 1).

1.2 Halesworth is a small market town on the River Blyth in the north-eastern part of Suffolk that had, in all probability been established by the late Saxon period at least, and flourished through the medieval period with the market being recorded from 1223. The historic core of the town is focused on the area around the parish church on the southern side of the river. A substantial historic suburb also exists on the northern side of the River Blyth which became established in the later medieval and Post medieval period with Quay Street in this area indicating use of the river for trade. Loam Pit Lane runs in a northerly direction from the eastern end of Quay Street as it becomes Holton Road and Town Farmhouse is some 450m north of Quay Street and c950m north-east Halesworth parish church in a historically isolated location which was part of Holton parish until Victorian local government re-organisations in the mid to late 19th century.

1.3 While Town Farmhouse is a grade II listed building described as being of '16th century date, red brick in front of later date' and in origin timber framed archaeological interest in this development was generated by its historic use as a pest house from the 19th to the early 20th century giving rise to the potential for burials within the curtilage. The listing description also confirms its former name as Pesthouse Farm; the isolated location being ideal for such a hospital as the Poor Law Act of 1834 encouraged the creation of such establishments as 'Dangerous lunatics were sent to the County Asylum, quiet lunatics and imbeciles, if present in considerable numbers, were placed in separate wards, and cases of infectious diseases were isolated in a *Pest House*' (Fordham, 2005, 56). In addition 'The Inspector of Nuisances was able to remove patients in Halesworth suffering from infectious diseases, and living in unhealthy and overcrowded dwellings, to the isolation hospital or Pest House' (*ibid.*).

2. Monitoring methodology

2.1 Two visits were made to the site to observe the ground works for foundation trenches of the re-located historic barn as they progressed using a medium sized 360 machine equipped with a 500mm wide toothed bucket under dry and sunny conditions with site visibility good at all times. Somewhat later a single visit was made to examine the stripped area for the raft foundation for the link extension and a 1000mm wide trench was scraped across it to the top of the natural boulder clay deposit below using a flat bucket and the full extent of the link extension area was examined at a point close to the underlying natural boulder clay. For the barn and cartlodge area the trenches were entered where it was between 1000mm and 1300mm deep to enable a close examination of the exposed deposits while the deeper stretches were scanned from above. Throughout the monitoring the upcast

spoil was inspected for stray finds though not metal detected due to the amount of debris of recent date. The new build areas were recorded in relation to the house and a small number of digital images were taken in order to record the monitoring (see Appendix I).

2.2 In order to inform the monitoring a visit was also made to the County Record Office to examine historic map sources.

3. Results

3.1 The foundation trenches (see Fig. 2) for the cartlodge and reconstructed barn were 500mm wide and varied in depth between 1000mm and 2200mm where previous ground disturbance was encountered. On the northern side of this range of new buildings the deposit profile comprised 400mm of topsoil over 150mm of mid brown clay subsoil over the locally occurring glaciofluvial natural that proved to be stiff pale greyish brown chalky clay with flints. The southern side of the barn area was across part of the former yard and here topsoil had been removed and below a modern concrete surface a band of flint cobbles probably represented part of a previous yard surface while on the eastern side 300mm of topsoil lay over 50mm of mid brown clay subsoil. The only features revealed in the foundation trenches were large pits containing later Post medieval brick and tile debris on the southern side of the barn footprint and along the southern trench of the new cartlodge.

3.2 The area of the link extension was stripped to a depth of 350mm removing 250mm of topsoil and 100mm of subsoil to just above the underlying natural light brown chalky clay deposit to allow the creation of a raft foundation. To examine this area more closely an 8m long and 1000mm wide area (see Fig. 2) was then scraped clean using a flat bucket under archaeological supervision and this did not reveal any archaeological features or finds. The remainder of the extension area was then examined and the only feature noted was a large pit on the northern side which contained glass bottles and scrap iron of later 19th and earlier 20th century date.

3.3 The search for historic map sources revealed that this site lay within Holton St Peter parish at the time of the tithe map in 1841 (see Fig. 3a) with later 19th century boundary changes altering the parish boundary as Halesworth expanded. What is now Town Farm is recorded as plot 342 and is called 'Pest House and Garden' and owned by the Halesworth Churchwardens and Overseers. It is also of interest to note that the land holding with the Pest House included plot 367 some 400m to the south-east (see Fig. 1) which is called 'Gravel Pit' and noted as in use as pasture and which has a pencil written note (see Fig. 3b) adjacent to this entry that says 'Blything Gdns Burial Ground.' This area now forms the older part of the Halesworth Town Cemetery and the tithe map evidence points to the town council creating this municipal burial ground in the mid 19th century as Victorian health acts dealt with the growing urban population in the country requiring new and more hygienic cemeteries with the Halesworth Burial Board being formed in 1854. It is also of interest to note that the Pest House land holding under the churchwardens covered 28 acres and 2 rods in 1841 while John Keble bequeathed what became the Town Estate to Halesworth in 1652 and it then comprised a house, barn, stable and 26 acres, 2 rods and 18 perches in Holton parish (Whites Suffolk 1885, 295). Finally the period of use of Town Farm as a Pest House is recorded as being between c1830-1832 when an outbreak of cholera took place at Halesworth (Bellamy & Downing, 2006) until the

early 20th century when an outbreak of smallpox is recorded in 1902 (Fordham, 2005).

4. Conclusion

4.1 While Town Farm House is a listed building of 16th century date the only features and finds revealed during the ground works were all of 19th and earlier 20th century date. Extensive pit digging appears to have taken place in the area of the new build to the north of the existing house and as the site was owned by the Halesworth Churchwardens and Overseers it is possible that discarded material from the town was being transported from the town to what was the Pest House for disposal in an early operation of municipal rubbish clearance. In addition no evidence was revealed for the burial of individuals who were sent to the Pest House as an isolation measure during periods of local epidemics and the tithe map information, as outlined above, would suggest that any fatalities here would have been buried in what was plot 367 in 1841, called Gravel Pit c400 to the south-east and part of the same land holding, which soon afterwards became the town cemetery.

4.2 Though monitoring of ground works at Town Farm House did not reveal any features or finds of archaeological significance the record office search did reveal various points of interest with regard to the site and its use as a Pest House in the 19th century.

(Acknowledgements: JNAS is grateful to Mr & Mrs B Milburn for their close cooperation during the monitoring)

Refs.

Bellamy D & Downing R	2006	'Halesworth An Ecological Society'
Fordham, M	2005	'The Economic & Social History of Halesworth 720 AD-1902 AD' (Halesworth & District Museum

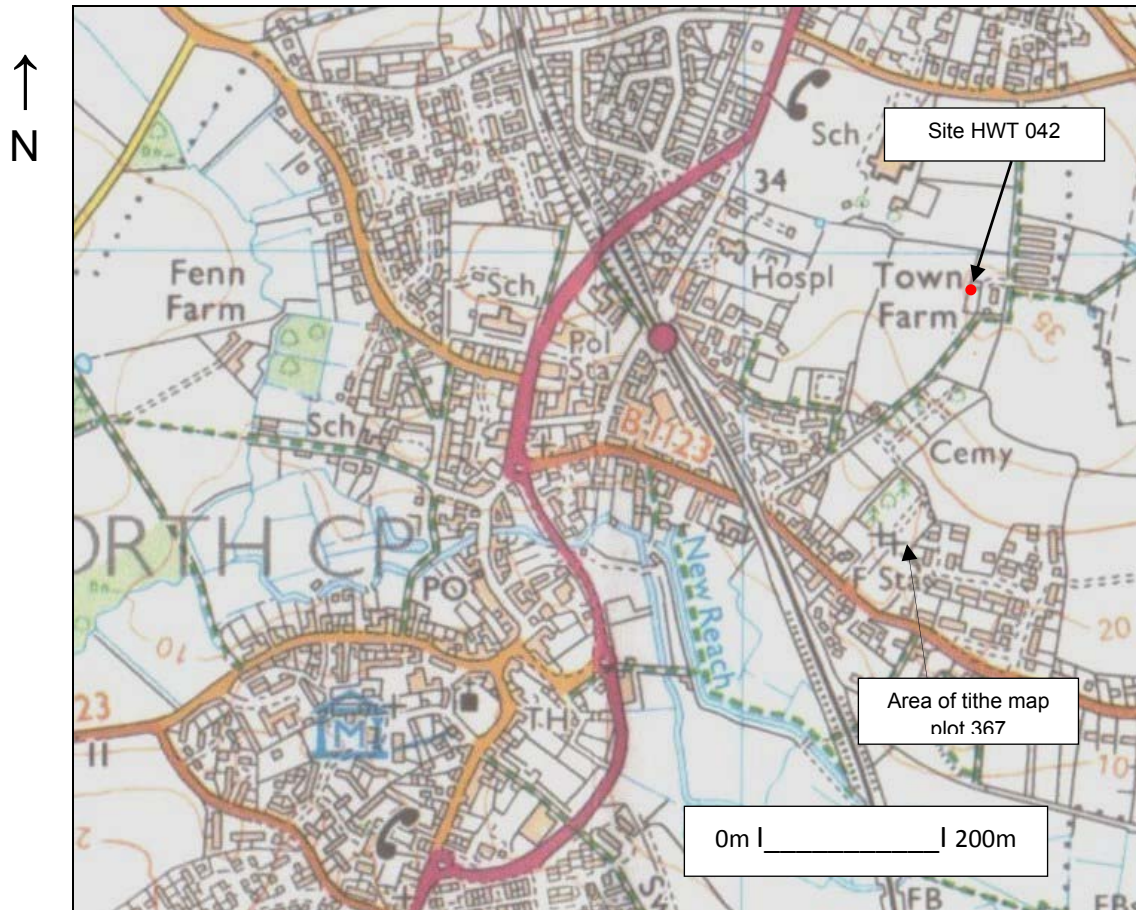


Fig. 1: Site location (Ordnance Survey © Crown copyright 2006
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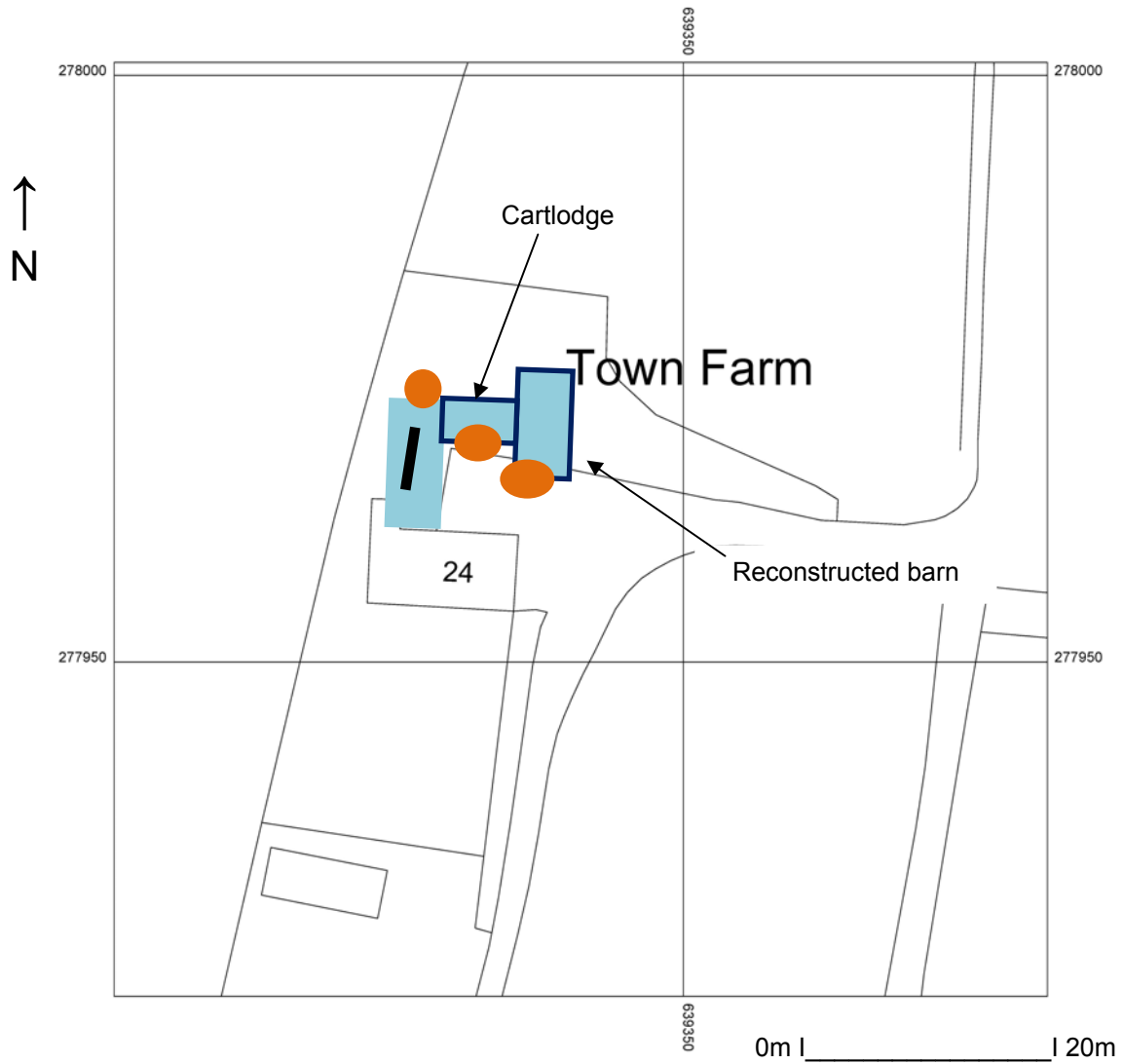


Fig. 2: Monitored areas (light blue- new build areas, dark blue- trenches, black- trench across extension link, brown- 19th/20th century pits)

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Fig. 3a: Extract from Holton St Peter tithe map of 1841 (Suffolk RO ref. FDA 135A)
(Pest House arrowed, plot 367 underlined)

LANDOWNERS	OCCUPIERS	Numbers referring to the Plan.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OR CULTIVATION.	QUANTITIES IN STATUTE MEASURE.			Amount of Rent-Charge apporportioned upon the several Lands, and Payable to Rector.				
					A.	R.	P.	S.	d.	q.		
Halesworth Churchwarden and Overseers Continn'd	South Wary ditto Continn'd	326	South Wary ditto	Brookland	16	3	28					
		328	Arable	2	2	25						
		329	Pasture	1	2	24						
		342	Rect House and Garden	.	.	11						
		346	.	.	2	22						
		344	Barn and Yards	.	.	25						
		367	Garage ditto	.	.	4	2	10				
							30	2		7	10	35
			Jace Richard	340		Pasture	2	2	17			
				341			1	0	37			
					4	2	44	1	.	6		
	Lefferson Charles	345		Pasture	1	0	2			8	3	
	Bryant John	343		Pasture	1	2	25					
		344			1	.	.					
		365			.	2	34					
					3	0	29	1	.	9		
	Kasterson Thomas	368		Pasture	1	1	44			6	6	
	Wheeler James	369		Arable	1	1	12					

Fig. 3b: Extract from Holton St Peter tithe apportionment (Suffolk RO ref. FDA 135B)
(Pencilled annotation for plot 367 arrowed)

Appendix I- Images



General view from north



Late Post medieval pit in south-western corner of barn foundation trench



Eastern barn trench from south



Northern trench for barn from west



Link extension area from north



Trial trench across link extension area

Economy, Skills and Environment
9–10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Brief for Continuous Archaeological Recording

AT

TOWN FARM, LOAM PIT LANE, HALESWORTH, SUFFOLK

PLANNING AUTHORITY: Waveney District Council

PLANNING APPLICATION NUMBER: DC/14/0975/FUL

SHER NO. FOR THIS PROJECT: To be arranged

GRID REFERENCE: TM 393 779

DEVELOPMENT PROPOSAL: Alterations and extensions, including ancillary barn and cartlodge

AREA: Small

CURRENT LAND USE: Farm yard/garden

THIS BRIEF ISSUED BY: Abby Antrobus
Archaeological Officer
Conservation Team
Tel. : 01284 741231
E-mail: abby.antrobus@suffolk.gov.uk

Date: 28 July 2014

Summary

- 1.1 Planning permission has been granted with the following condition relating to archaeological investigation:

‘No development shall take place until a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.’

- 1.2 The archaeological contractor must submit a copy of their Written Scheme of Investigation (WSI) or Method Statement, based upon this brief of minimum requirements, to the Conservation Team of Suffolk County Council’s Archaeological Service (SCCAS/CT) for scrutiny; SCCAS/CT is the advisory body to the Local Planning Authority (LPA) on archaeological issues.

- 1.3 The WSI should be approved before costs are agreed with the commissioning client, in line with Institute for Archaeologists' guidance. Failure to do so could result in additional and unanticipated costs.
- 1.4 Following acceptance, SCCAS/CT will advise the LPA that an appropriate scheme of work is in place, and recommend partial discharge of the condition to allow work to commence. The WSI, however, is not a sufficient basis for the full discharge of the planning condition relating to archaeological investigation. Only the full implementation of the scheme, both completion of fieldwork and reporting, will enable SCCAS/CT to advise the LPA that the condition has been adequately fulfilled and can be discharged.
- 1.5 The WSI will *provide the basis for measurable standards* and will be used to establish whether the requirements of the planning condition will be adequately met.

Archaeological Background

- 2.1 Pest House farm is a listed C16th century building. Construction in the vicinity of it has the potential to impact upon the remains of ancillary structures. Town Farm was previously named Pesthouse Farm, as shown on the 1884 OS map and Hodkinson's 1783 map of Suffolk (County Historic Environment Record HWT 020). It is not recorded in the Historic Environment Record whether there was a burial ground associated with the pest house. Works around the building may have the potential to impact on any human burials, should they exist.

Planning Background

- 3.1 There is high potential for archaeological deposits to be disturbed by this development. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.
- 3.2 The Planning Authority has been advised that any consent should be conditional upon an agreed programme of work taking place before development begins in accordance with paragraph 141 of the *National Planning Policy Framework* to record and advance understanding of the significance of any heritage assets (that might be present at this location) before they are damaged or destroyed.

Requirement for Archaeological Investigation

- 4.1 Assessment of the available archaeological evidence indicates that the area affected by the development can be adequately recorded by continuous archaeological monitoring and recording during all groundworks.
- 4.2 Any ground works, and also the upcast soil, are to be closely monitored during and after excavation by the archaeological contractor in order to ensure no damage occurs any heritage assets. Adequate time is to be allowed for archaeological recording of archaeological deposits during excavation, and of soil sections following excavation.
- 4.3 The archaeological investigation should provide a record of archaeological deposits which are damaged or removed by any development [including services and landscaping] permitted by the current planning consent.

Opportunity must be given to the archaeological contractor to hand excavate and record any archaeological features which appear during earth moving operations.

- 4.4 The method and form of development should be also monitored to ensure that it conforms to previously agreed locations and techniques upon which this brief is based.
- 4.5 If unexpected remains are encountered SCCAS/CT must be informed immediately. Amendments to this brief may be required to ensure adequate provision for archaeological recording.

Arrangements for Archaeological Investigation

- 5.1 All arrangements for the excavation of the site, the timing of the work and access to the site, are to be defined and negotiated by the archaeological contractor with the commissioning body.
- 5.2 The project manager must also carry out a risk assessment and ensure that all potential risks are minimised, before commencing the fieldwork. The responsibility for identifying any constraints on fieldwork (e.g. designated status, public utilities or other services, tree preservation orders, SSSIs, wildlife sites and ecological considerations rests with the commissioning body and its archaeological contractor.

Reporting and Archival Requirements

- 6.1 The project manager must consult the Suffolk HER Officer to obtain an event number for the work. This number will be unique for each project or site and must be clearly marked on any documentation relating to the work.
- 6.2 An archive of all records and finds is to be prepared and must be adequate to perform the function of a final archive for deposition in the Archaeological Service's Store or in a suitable museum in Suffolk.
- 6.3 It is expected that the landowner will deposit the full site archive, and transfer title to, the Archaeological Service or the designated Suffolk museum, and this should be agreed before the fieldwork commences. The intended depository should be stated in the WSI, for approval.
- 6.4 The project manager should consult the intended archive depository before the archive is prepared regarding the specific requirements for the archive deposition and curation (including the digital archive), and regarding any specific cost implications of deposition.
- 6.5 The WSI should state proposals for the deposition of the digital archive relating to this project with the Archaeology Data Service, or similar digital archive repository, and allowance should be made for costs incurred to ensure proper deposition (<http://ads.ahds.ac.uk/project/policy.html>).
- 6.6 A report on the fieldwork and archive, consistent with the principles of *MoRPHE*, must be provided. Its conclusions must include a clear statement of the archaeological value of the results, and their significance in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3, 8 and 24, 1997, 2000 and 2011).

- 6.7 An unbound hardcopy of the report, clearly marked DRAFT, must be presented to SCCAS/CT for approval within six months of the completion of fieldwork unless other arrangements are negotiated. Following acceptance, a single hard copy and also a .pdf digital copy should be presented to the Suffolk HER.
- 6.8 Where appropriate, a digital vector plan should be included with the report, which must be compatible with MapInfo GIS software, for integration in the Suffolk HER.
- 6.9 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms. When the project is completed, all parts of the OASIS online form must be completed and a copy must be included in the final report and also with the site archive. A .pdf version of the entire report should be uploaded.
- 6.10 Where positive results are drawn from a project, a summary report must be prepared, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute of Archaeology and History*. It should be included in the project report, or submitted to SCCAS/CT, by the end of the calendar year in which the work takes place, whichever is the sooner.
- 6.11 When no significant features or finds are found, a short report will be sufficient with the following information: grid ref., parish, address, planning application number and type of development, date(s) of visit(s), methodology, plan showing areas observed in relation to ground disturbance/proposed development, depth of ground disturbance in each area, depth of topsoil and its profile over natural in each area, observations as to land use history (truncation etc), recorder and organisation, date of report.
- 6.12 This brief remains valid for 12 months. If work is not carried out in full within that time this document will lapse; the brief may need to be revised and re-issued to take account of new discoveries, changes in policy and techniques.

Standards and Guidance

Detailed standards, information and advice to supplement this brief are to be found in *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14, 2003.

The Institute for Archaeologists' *Standard and Guidance for an archaeological watching brief* (revised 2001) should be used for additional guidance in the execution of the project and in drawing up the report.

Notes

The Institute of Archaeologists maintains a list of registered archaeological contractors (www.archaeologists.net or 0118 378 6446). There are a number of archaeological contractors that regularly undertake work in the County and SCCAS will provide advice on request. SCCAS/CT does not give advice on the costs of archaeological projects.

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OASIS ID: johnnewm1-186204

Project details

Project name	Town Farmhouse, Loam Pit Lane, Halesworth, Suffolk- Archaeological Monitoring Report
Short description of the project	Halesworth, Town Farmhouse, Loam Pit Lane (HWT 042, TM 39322 77961) monitoring of ground works for a link extension, new cartlodge and the re-location and re-construction of a historic barn revealed pits of later 19th and earlier 20th century date at the site of what was formerly the town pest house or isolation hospital in the 19th century. While the potential presence of burials associated with the pest house was a possibility examination of the Holton tithe map revealed that the Halesworth Churchwardens and Overseers who ran it also owned the land to the south which became the town cemetery in the mid to late 19th century. Therefore fatalities from the pest house were almost certainly buried in this area.
Project dates	Start: 29-07-2014 End: 05-03-2015
Previous/future work	No / No
Any associated project reference codes	HWT 042 - Related HER No.
Any associated project reference codes	DC/14/0975/FUL - Planning Application No.
Any associated project reference codes	1222892 - LBS No.
Type of project	Recording project
Site status	Listed Building
Current Land use	Other 5 - Garden
Monument type	PIT Post Medieval
Monument type	PIT Modern
Significant Finds	BRICK Post Medieval
Significant Finds	BRICK Modern
Significant Finds	GLASS Modern
Investigation type	""Watching Brief""
Prompt	Planning condition

Project location

Country England
 Site location SUFFOLK WAVENEY HALESWORTH TOWN FARMHOUSE, LOAM PIT LANE
 Postcode IP19 8EZ
 Site coordinates TM 39322 77961 52.3468254336 1.51422038394 52 20 48 N 001 30 51 E Point
 Height OD / Depth Min: 35.00m Max: 36.00m

Project creators

Name of Organisation John Newman Archaeological Services
 Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body
 Project design originator John Newman
 Project director/manager John Newman
 Project supervisor John Newman
 Type of sponsor/funding body Landowner

Project archives

Physical Archive Exists? No
 Digital Archive recipient Suffolk CC Archaeological Service
 Digital Contents "none"
 Digital Media available "Images raster / digital photography","Text"
 Paper Archive recipient Suffolk CC Archaeological Service
 Paper Contents "none"
 Paper Media available "Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title Town Farm House, Loam Pit Lane, Halesworth, Suffolk- Archaeological Monitoring Report
 Author(s)/Editor(s) Newman, J
 Date 2015
 Issuer or publisher John Newman Archaeological Services
 Place of issue or publication Henley, Suffolk

Description	Loose bound client report and pdf
Entered by	John Newman (johnnewman2@btinternet.com)
Entered on	24 April 2015

OASIS:

Please e-mail [Historic England](#) for OASIS help and advice

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