

**Historic Building Recording:  
Pit Barn Pit lane  
Hoxne  
Suffolk**

**Prepared for:**  
George west



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**Site References:**

Grid reference: TM 161 745

Planning Application No: DC/21/01926

HER No: HXN 155

Oasis No.: dennispa1-512279

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**Archaeological Record**

**Summary**

This Historic Building Report provides a written and photographic record, carried out on the 1st of February 2023, before redevelopment takes place to convert into a dwelling with extension and garage.

This report has been produced to Historic England Level (H. E. level 2, 2006 revised 2016).

# 1. Introduction

1.1 This report provides a written and photographic record at Historic England (2016) level (2) for a redundant barn on property known as Pit Barn, Pit Lane, Hoxne, Suffolk, prior to conversion taking place to create a new dwelling with extension and garage.

It has been prepared to a brief designed by the Suffolk County Council Archaeological Service, dated 14th of December 2022.

1.2 This report is accompanied by a CD containing a full photographic record in the form of 10 megapixel digital images (Appendix II) and includes digital images of key features of the building and its environs (Appendix II). Each digital image is described in the appendices. The CD also contains this report in MS Word format and PDF. The building was inspected on the 1st of February, 2023, when the accompanying photographs/images were taken.

# 2. Planning Background

The following archaeological condition was placed on the Grant by Babergh and Mid Suffolk District Council and is related here from the Brief for this project::

## *' 8. PART 1 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF CONVERSION OR BUILDING CONSTRUCTION - ARCHAEOLOGICAL EVALUATION*

*No works of conversion or building construction shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority*

## *9. PART 2 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF WORKS OF CONVERSION OR BUILDING CONSTRUCTION - ARCHAEOLOGICAL WRITTEN INVESTIGATION*

*No works of conversion or building construction shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and that confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing. Should the Local Planning Authority require further investigation and works, no works of conversion shall take place on site until the implementation of a full 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.*

*The scheme of investigation shall include an assessment of significance and research questions; and:*

- a. The programme and methodology of site investigation and recording.*
- b. The programme for post investigation assessment.*
- c. Provision to be made for analysis of the site investigation and recording.*
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.*
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.*

- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.*

#### **10. PART 3 - ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS**

*No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority. This brief stipulates the minimum requirements for the historic building recording and archaeological investigation and should be used in conjunction with English Heritage's Level 2, as described in '[Understanding Historic Buildings: A Guide to Good Recording Practice](#)' (English Heritage 2016), the Suffolk County Council Archaeology Service's (SCCAS) Requirements for Archaeological Evaluation 2021. These should be used to form the basis of the Written Scheme of Investigation (WSI).*

*1.4 The archaeological contractor, commissioned by the applicant, must submit a copy of their WSI to SCCAS for scrutiny, before seeking approval from the LPA.*

*1.5 Following acceptance by SCCAS, it is the commissioning body's responsibility to submit the WSI to the LPA for formal approval. No fieldwork should be undertaken on site without the written approval of the LPA. The WSI, however, is not a sufficient basis for the discharge of a planning condition relating to archaeological investigation. Only the full implementation of the scheme, both completion of fieldwork and reporting (including the need for any further work following this evaluation), will enable SCCAS to advise the LPA that a condition has been adequately fulfilled and can be discharged.' (SCCAS Brief, 2021)*

**This condition complies with the National Planning Policy Framework (NPPF, 2021).**



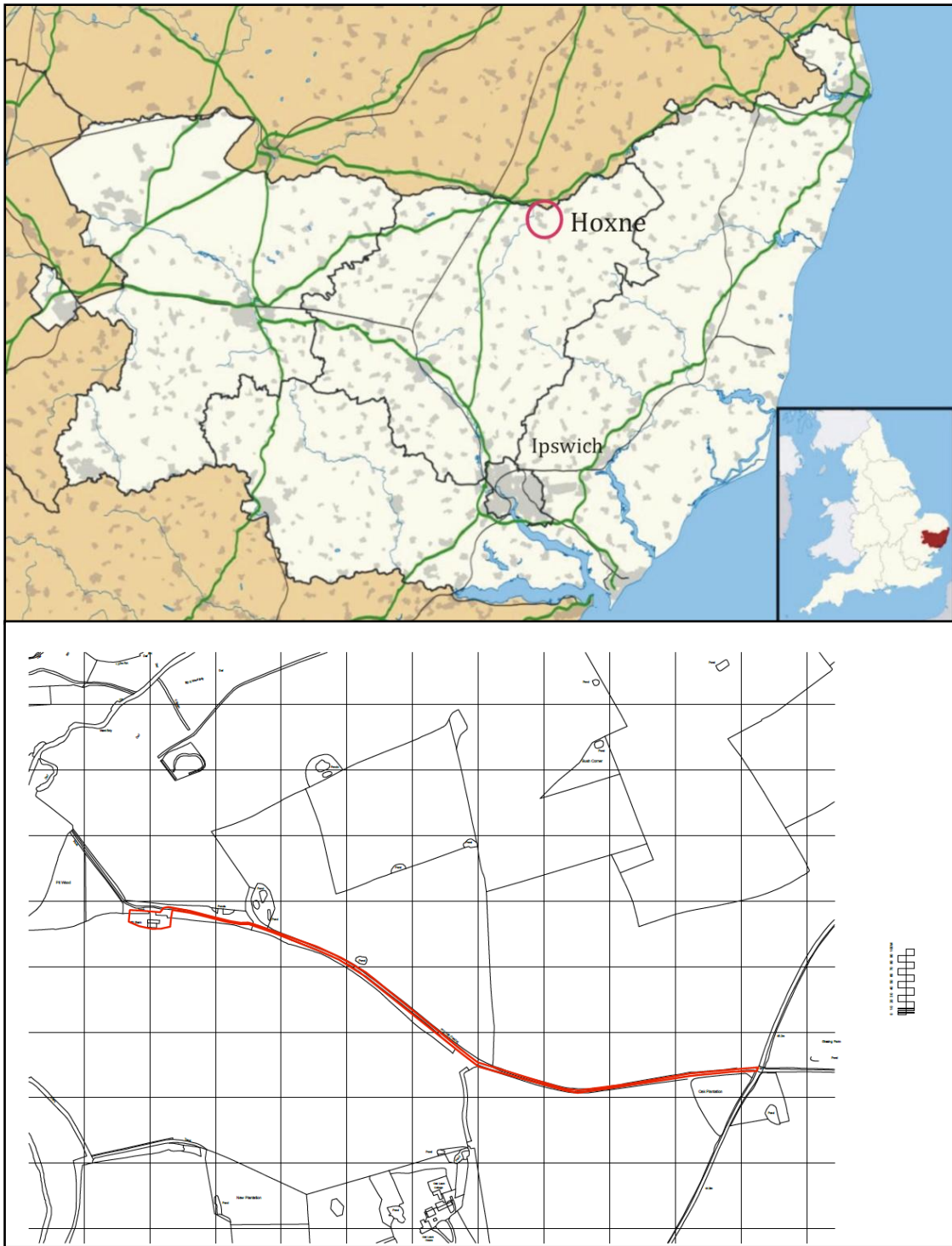
*Figure 1. Proposed ground floor plan*

### 3. Site Location and Description

NGR: TM 161 745

#### *1.1 Site Location and Description*

Hoxne is a village and civil parish in mid-Suffolk, England. It is in the authority of Babergh and Mid Suffolk District Council . The village lies in the extreme north of the county. The site however lies 1.5 miles to the south-west of the village in a remote location surrounded by open arable countryside.



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**Figure 2. Location of Hoxne and Pit Barn**



## 4. Archaeological Background

The following advice was sent to the Planning authority from the SCCAS:

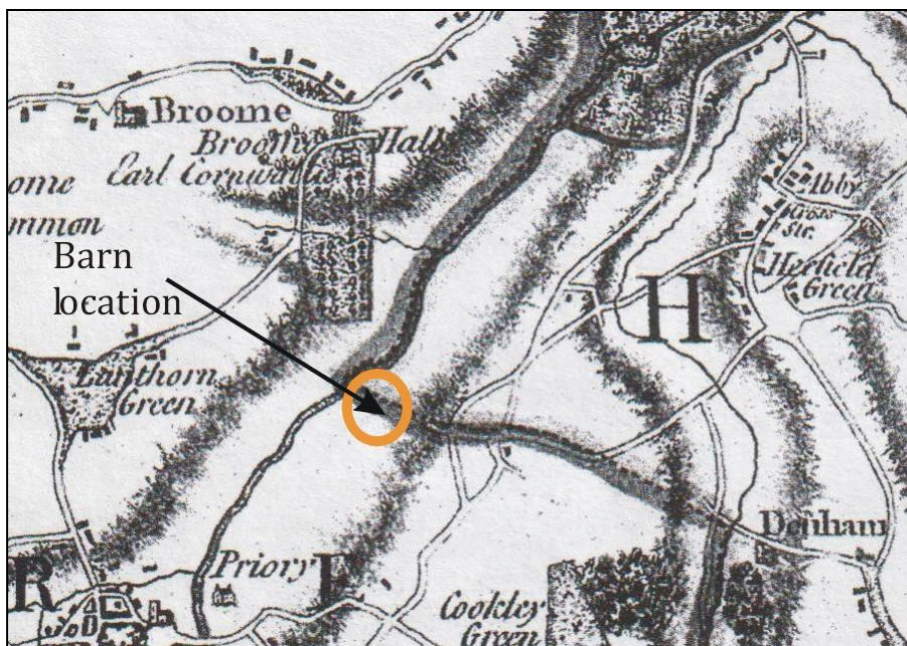
*'Barn: Although not listed, the submitted supporting documents describe the barn as having a timber frame, apotropaic markings and it is also depicted on the 1st edition Ordnance Survey map of the county, indicating that the structure is over 120 years old. As such, the barn should be considered to be a non-designated Heritage Asset under the terms of the NPPF and requires archaeological recording prior to conversion.'* (SCCAS Brief for the project)

## 5. Historical Background

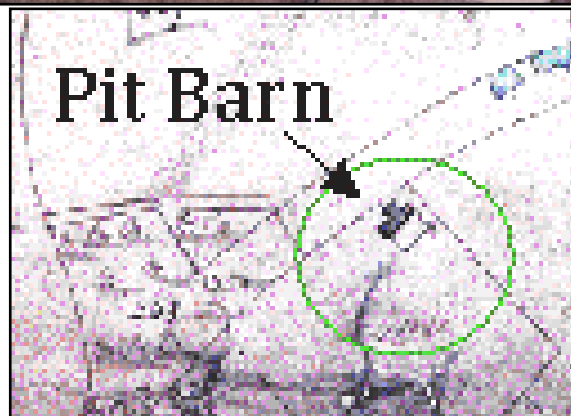
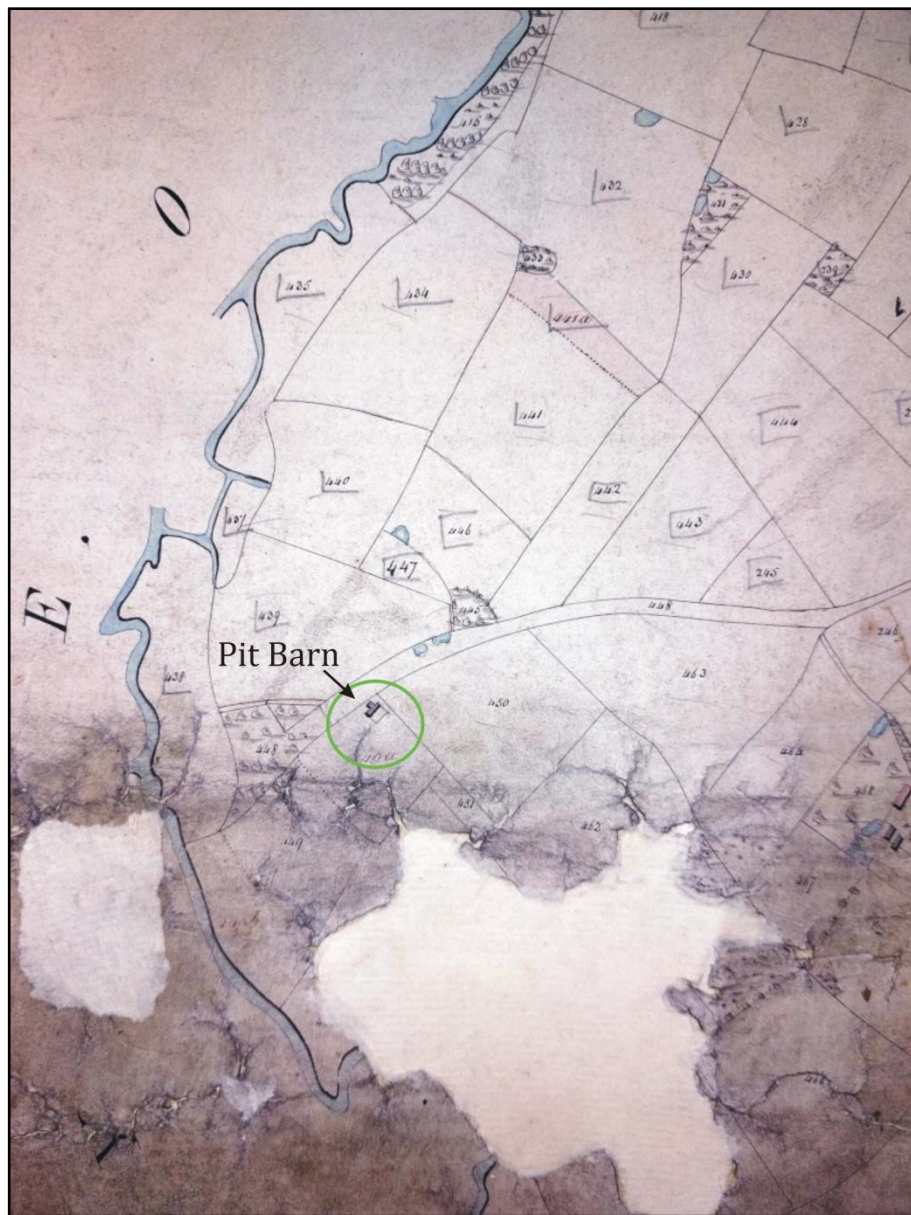
The area around the village is of significant archaeological importance, as the find-spot of the Hoxne Hoard of Roman treasure, very early finds of handaxes and as the type site for the Hoxnian Stage ("Hoxnian Interglacial").

In 1797, John Frere (1740-1807) found flint hand tools twelve feet deep in Hoxne Brick Pit, and he was the first person to recognise ancient tools as being man-made. One of his hand axes is in the British Museum. His letter to the Society of Antiquaries, read on 22 June 1797 and published in the Society's journal *Archaeologia* in 1800, argued for the antiquity of these handaxes as "even beyond the present world," in a period now recognised as belonging to the Lower Paleolithic. (Hoxne: on-line resource).

## 6. Cartographic & Documentary evidence



**Figure 3. Hodskinsons (1783) map of Hoxne (showing Pit barn location)**



***Figure 4. The Tithe map (1843) for Pit Barn's location***

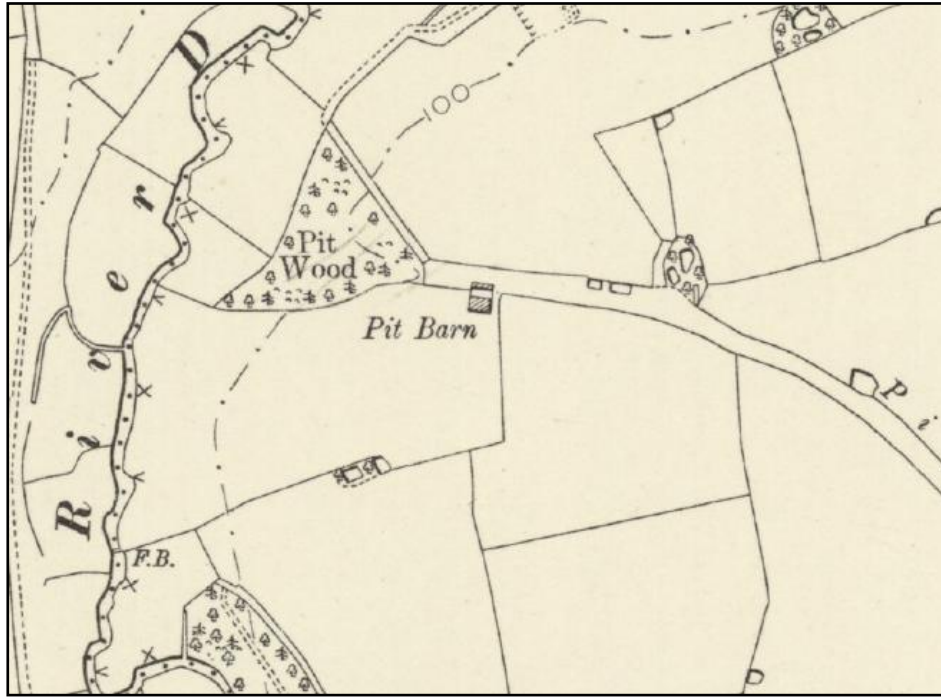
***(S.C.C. Records Office)***

OCCUPIERS.	referring to the Plan.	OF LANDS AND PREMISES.
<i>a. Bart Browning Edward</i>	<i>157</i>	<i>Part Swan close</i>
<i>Ause William</i>	<i>120</i>	<i>1<sup>th</sup> Saspers hill</i>
	<i>132</i>	<i>"</i>
	<i>140</i>	<i>Barn and yard</i>
	<i>141</i>	<i>1<sup>st</sup> Saspers</i>
<i>Mulimer John</i>	<i>373a</i>	<i>Part mill hill</i>
<i>Marshall Robert</i>	<i>449a</i>	<i>Part great roads</i>
	<i>449a</i>	<i>North piece</i>

**Figure 5. The Tithe apportionment for Pit Barn, registered as 449a on the map and the named land with owner of Robert Marshall of North Piece (last entry) (SCC Records Office)**



**Figure 6. The 1st ed. Ordnance Survey map (6inch series) of 1885 showing Pit Barn**



**Figure 7. The 2nd ed. Ordnance Survey map (6inch series- 1905 ) showing Pit Barn**

### **6.1 Discussion of the map evidence**

The first map (fig. 3) by Hodskinson (1783) does not show any detail for Pit Barn, but its location can be found on the Hoxne parish boundary shown in a heavy black line of this map.

The next map in date order is the *Tithe* map of 1843. This map shows an interesting image of the barn, having an extension to the north where there is now a lean-to structure and a n enclosure to the south. It is also referenced in the apportionment as No. 449a and having an owner of *Robert Marshall at North Piece* (figs. 4 & 5).

The next map in date order is the First edition Ordnance Survey of 1885 (fig. 6.) which shows the barn with a courtyard now to the north with attached range to the north

The last map shown is the, Ordnance Survey of 1905 and shows no change from the previous map (fig.7).

In summary, there are two significant changes for Pit Barn that can be seen from the map evidence. The building once had a smaller extension to the north as can be seen in on the 1843 Tithe map, but by 1885 the extension has made way for an enclosure and northern range, possibly a shelter for cattle. There also appears to be an enclosure attached to the south as can be seen on the Tithe map, which was transferred to the north of the barn in the mid-late 19th century.

### **6.2 Discussion of the Documentary evidence**

The Tithe with apportionments was the only available documentary resource from the Suffolk Records Office for this location.

## 7. Methodology

A level 2 (Historic England, 2006, revised in 2016) written and photographic record was undertaken as requested by the Suffolk County Council Archaeological Service.

A visual inspection was carried out and notes were taken on the features, construction and dimensions of the buildings. Measurements were taken externally and internally and a scale plan was drawn at 1:50. A series of digital images were taken externally and internally. The photographic record was produced in digital format.

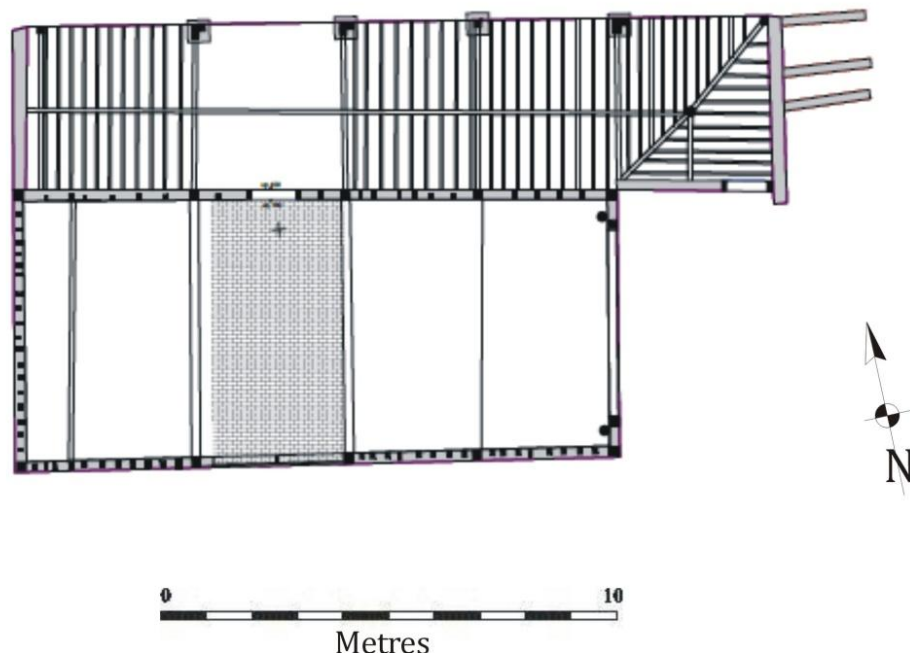
A plan showing the directions of the photographs and digital images was produced. A phased plan was produced for the building group.

From the evidence presented, an interpretation of the building's function, form and date was made.

Within the report, all image references refer to the digital images as listed in the appendix.




Existing architect's plans shown below, were used and checked for scaled dimensions.

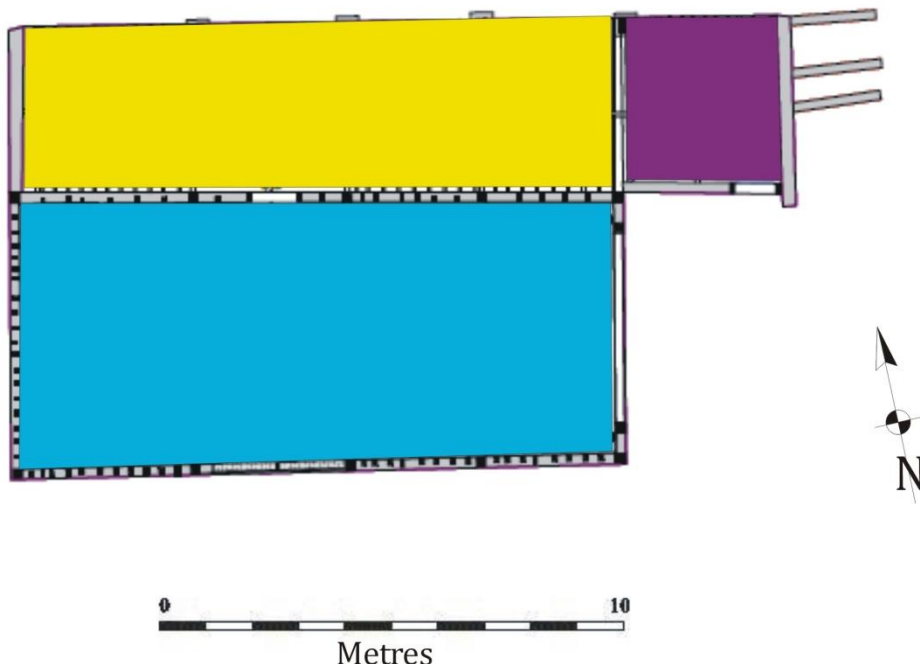
## 8. Plans & Elevations



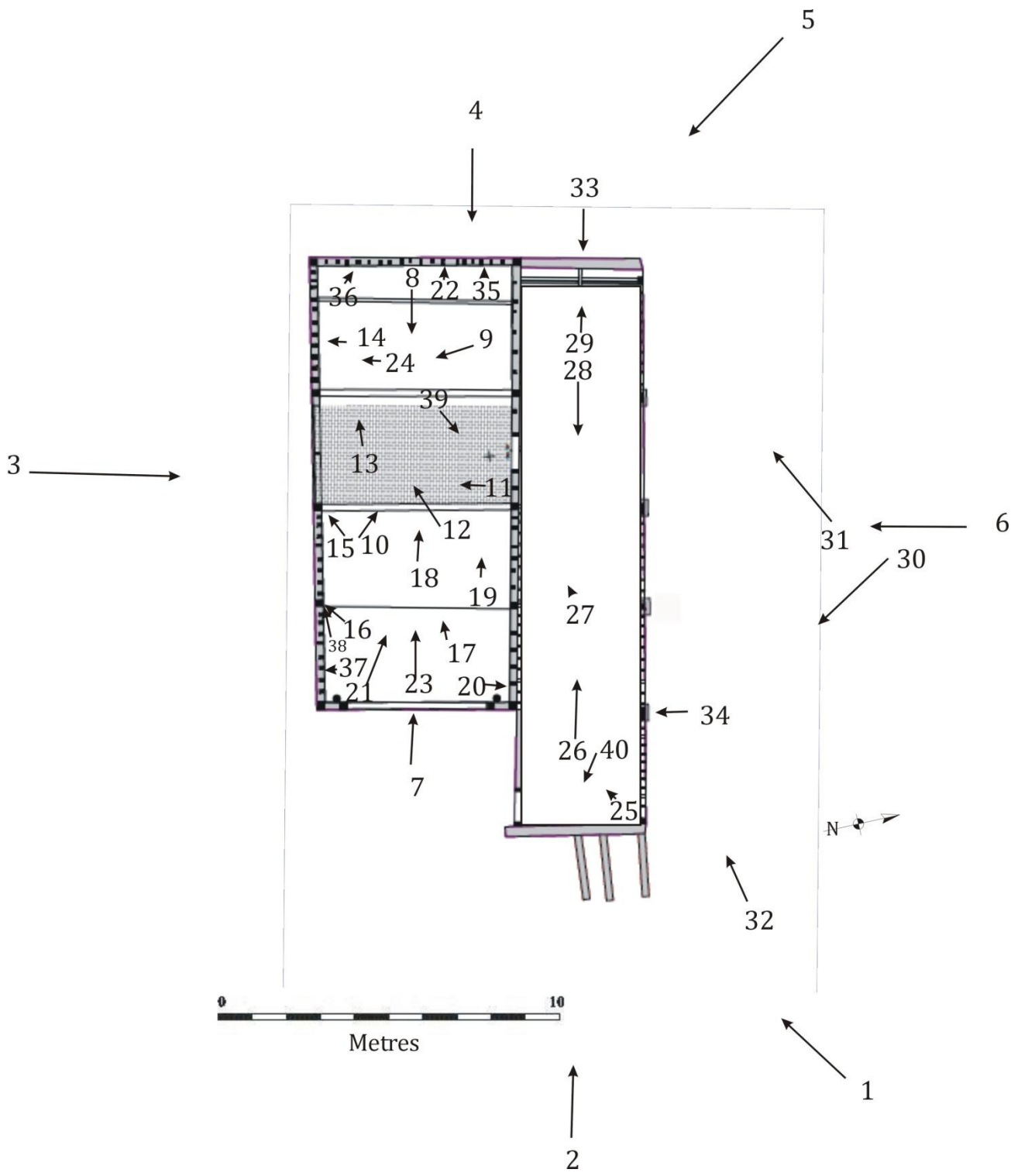
*Figure 8. Plan of existing barn with attached lean-to*

*Phased plan of the barn*

-  Phase 1: Late 17th century
-  Phase 2: Mid-Late 19th century
-  Phase 3: Late 19th to Early 20th century



*Figure 9. Phased plan of Pit Barn*



**Figure 10. Photographic key of exterior & interior views; ground floor**  
 (referenced to table of photographic images in Appendix I)

## 9. Building Analysis

### **The early (phase I ) Barn**

The building in question most likely served as a livestock barn as well as a threshing barn or simply for storage of crops and farm equipment. Farm buildings historian *J.E.C.Peters*, in his work *Discovering Traditional Farm Buildings*, states: '*There has been a fairly recent trend of using the term `barn' to describe any farm building; this has no historical basis, and is totally incorrect.*' (Peters, J.E.C, 1981). Each building has its own use and particular function. In truth, a barn is a place for threshing wheat or barley and storing the hay or grain and therefore requires a central threshing floor and a porch. The building in question here does have a threshing floor and is also a relatively small example at 13.60 m in length by 6.30m in width. It does not have a porch, and there is no evidence of it ever having one in the past. From a modern perspective, it can be referred to as an agricultural barn for grain and hay. However, its position in such a remote place would also suggest a *field barn* for housing livestock during harsh conditions.; it probably served both agricultural and pastoral purposes.

### **Pit Barn (phase 1.)**

The original phase of the building is constructed in three bays. It is timber-framed throughout in the East Anglian tradition of medium-light framing with diagonal braces. Originally the main entrance was through the middle bay, south-facing wall where a large opening would have comprised of a pair of doors wide enough to take hay carts onto the threshing floor; there is also an opposing entrance doorway for the farm workers (plt. 12). The majority of the exterior is currently covered in galvanised sheeting (plt. 1).

The construction method used is a combination of jointing by nails with the use of pegs in some major components of the frame such as can be found in the corner joints. The frame sits on a red brick plinth (plt. 22); the outer north wall covering is still partially weather-boarded and wattle and daub infill panels (plt. 20) to the upper wall levels. The floor is compacted dirt with a central red-brick (laid on edge for durability) threshing floor (plats. 18 & 19).

The roof was likely to have been originally thatched, which has been totally removed and replaced with modern timbers, which are positioned in a shallower pitch to accommodate red pan tiles; the pitch now shallower than it was before (plt. 23). Some carpenters marks were noted to the exposed framing, notably on the west-facing gable end wall interior (plats. 35 & 36). The original main posts display blind or empty *mortise and tenon* joints, used previously for a lower arch-brace (plats 15, 16 & 38, 39). Peculiarly though, no evidence for opposing joints were seen on the north wall which suggests it was only arch-braced to the south wall, a very unusual arrangement (plt. 39).

### **Apotropaic marks**

Scratched into the lathe and plaster wall at around 1.5m height, there are some marks and initials that appear to be modern, but one symbol which is a perfect circle appears to have some antiquity and maybe *apotropaic*, representing what it commonly known as a witch marks (plats. 14 & 24) or ritual protection symbols. It is a single circle and therefore it has to be judged with some reservation as most circular *apotropaic* marks of this form are overlapping or comprising several circles and or a geometric flower shape. Its position on the wall may suggest another entrance in the gable end wall, now obliterated by the large cavity opening; these symbols were commonly placed near entrances.



### **Modern adaptations to the barn**

On the east-facing gable end wall is a large entrance opening to the roof section of angular form that appears unwieldy for the building as a whole and was no doubt created for larger modern machinery to enter (plts. 1 & 2).

### **The Lean-to extension (phase 2.)**

The lean-to extension to the north elevation wall was probably added in the mid - late 19th century, according to the map evidence (plts. 25-28 & 30, 31 ). It is typical of a lean-to cow shed and probably formed part of the courtyard with an opposing cart shed to the north of the enclosure, as seen on the later Ordnance Survey maps (figs. 6 & 7) . From the remaining lean-to, we can imagine how the northern range or cow-shed may have looked. Open-fronted, built of a timber frame using a variety of timbers, probably recycled from other buildings including whole tree trunks for the main posts. The brick built gable end wall of the lean-to was for strength, (west end gable) using a *Flemish bond* course-work. The east end gable end wall of the lean-to is built in clay lump (plt. 40), the whole construction with a pantiled roof (plt. 6).

## **10. Context and Setting of the Building**

Prior to the 16th century, many farms were of an unplanned plan form; outbuildings were randomly placed around the farm house or sometimes away from it. In the case of Pit Barn, we have a solitary building that is not associated with any other farm buildings; it is uncertain which farm this barn originally belonged to as the information of land ownership can only (in most cases) be traced back to the Tithe and enclosure maps of the 19th century, where a certain Robert Marshall was recorded as the landowner here. In stark contrast though, land ownership information can often be found in the Domesday Book of 1086 (34 , Suffolk printed in 1986 by Phillimore, editor, Morris, J.). Information about land ownership after the Norman period becomes vague until the 19th century.

Farms in the south-east of England were ‘mixed’, producing cereals and livestock and utilised a threshing barn, which we have an example of here. Arable and pastoral farming were dependent on each other though, cereals were grown as cash and root crops as well as beans for animal feed, which were the fuel for the plough or heavy horse . Pit Barn is primarily a field barn in a remote location, a place for refuge for livestock and animal husbandry in general as well as the processing of cereals. By the 18th-19th centuries, arable farming became a larger factor in farming, requiring more and larger barns, having a threshing floor and large opening central doors for carts laden with crops. By the 19th century, Pit Barn certainly appears to have changed more towards a pastoral use with the advent of a lean-to and an enclosure with an opposing cow shed to the north (see figs. 6 & 7).

## **11. Interpretation**

Pit Barn is located in a remote place among field systems in the north of the county of Suffolk.

By the late 17th century, when Pit Barn appears to have been built, it was primarily for arable and pastoral use. As time progressed, better crop rotation and winter feed crops brought about the end of the old three field system and the earlier strip fields, which were small and divided larger fields. By the eighteenth century, better animal husbandry resulted in larger animal and greater livestock herds. Isolated barns such as Pit Barn would have served a useful purpose in animal husbandry as well as its traditional role as a threshing barn.

The construction methods used for this small barn would suggest it was built in the very late 17th century or even possibly into the very early 18th century. The basis for this argument for its dating is the combined use of nails and peg-jointing in the joint work of the timbers. Also, the arrangement of posts, size of and spacing with diagonal bracing is very typical of the late 17th century.

In summary, this barn was for a dual purpose of arable and pastoral use with a greater emphasis on pastoral use by the mid-late 19th century.

## **12. Conclusion**

This report is intended as an archaeological record of Pit Barn and should be considered in any future works to the building during its redevelopment. Many architectural features, highlighted within this report are worthy of retention and should be incorporated in any new developments and restoration of this building.

## **13. Acknowledgements**

Thanks are due to George West who commissioned this report and for allowing access to the property in order to carry out this record.

Dennis Payne BA (Hons) ACifA (*ARCHAEOSE*RV)

## Bibliography

Alcock, N, W., Barley, M, W., Dixon, P, W., and Meeson, R, A., Recording Timber Framed Buildings: An Illustrated Glossary: PRACTICAL HANDBOOK IN ARCHAEOLOGY 5

Medlycott, M., 2011 Medlycott, M (ed.) 2011 *Research and Archaeology Revisited: a revised framework for the East of England*, East Anglian Archaeology Occasional Paper 24

Morris, J.,., (gen. ed.) 1986, Domesday Book, Phillimore publishers

Peters, J. E. C., Discovering Traditional farm Buildings; Shire Publications Ltd.

Understanding Historic Buildings; A Guide to Good Recording Practice, English Heritage, 2006, amended, 2016

### **Sources consulted:**

Suffolk Archives The Hold Ipswich: The Tithe map and apportionment for Hoxne, Ref:

**FDA1/139/A/1/1b** Hoxne Tithe Map

**FDA1/139/A/1/1a** Hoxne Tithe Apportionment

## Appendix I: Index to Digital Image Archive

Table 1: Digital Image Archive (Full Photographic archive on accompanying CD)  
see photo-key plan for direction of image

Image No.	Description	View from	Date taken 01/02/2023
<b>1 Exterior.</b>	Side elevation	NE	
2	Side elevation	E	
3	Front elevation	S	
4	Side elevation	W	
5	General view	NW	
6	Lean-to	N	
<b>Interior</b> 7	View into barn	Refer to photo key	
8	View out of barn		
9	Timber-frame detail		
10	Field entrance (blocked-off)		
11	Entrance doorway on north wall		
12	Framing detail		
13	Original post with later tie beam detail		
14	Apotropaic mark ?		
15	Blind tenon joint detail		
16	Blind tenon joint detail		
17	Splayed corner post detail		
18	Threshing floor detail		
19	Threshing floor brick detail		
20	Wattle and daub and weatherboard detail		
21	North wall detail interior		
22	Brick plinth detail		
23	Roof construction (modern)		
24	Apotropaic mark? with scale		
<b>Exterior</b> 25	Lean-to view		
26	Lean-to view		
27	Lean-to view		

28	Lean-to view (roof timbers)		
29	Post and iron tie detail in lean-to		
30	Lean-to general view	NW	
31	Lean-to general view	NE	
32	Lean-to supporting posts detail		
<b>Exterior</b> 33	Brick detail of Lean-to gable end wall (west-end)	W	
34	Concrete base detail for post supporting lean-to		
<b>Interior</b> 35	Carpenters marks		
36	Carpenters marks		
37	Old leather harness attached wall		
38	Blind mortise and tenon joint detail		
39	Posts without blind tenon and mortise joints, suggesting not originally arch- braced to the north wall		
<b>Exterior</b> 40	Clay lump gable end wall of lean-to detail (east end)		

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## Appendix II: Digital Images



*Plate 1. Barn general view from the north-east*



*Plate 2. Side elevation view, from the north-east*



*Plate 3. Front elevation, from the south*



*Plate 4. Side elevation, from the west*



*Plate 5. View from the north-west*



*Plate 6. View of lean-to, from the north*





*Plate 7. View into barn. from the east*



*Plate 8. View out of barn*



*Plate 9. Timber-frame detail on south elevation wall*



*Plate 10. Field entrance on south-facing wall*



*Plate 11. Entrance in north wall*



*Plate 12. Framing detail in north wall*



*Plate 13. Original post with modern brace and tie beam detail*



*Plate 14. Possible Apotropaic mark inscribed into lathe and plaster north wall*



*Plate 15. Vacant mortise and tenon joint on storey post of south wall*



*Plate 16. Vacant mortise and tenon joint on south wall storey post*



*Plate 17 . Splayed post detail*



*Plate 18. Threshing floor*



*Plate 19. Brick detail in threshing floor*



*Plate 20 .Wall infill of wattle and daub with weatherboarding below*





*Plate 21. North wall general view*



*Plate 22. Brick plinth detail*



*Plate 23. Later roof detail*



*Plate 24. Apotropaic symbol ? with one metre scale*



*Plate 25. Rustic post supporting lean-to roof*



*Plate 26. View through lean-to*



*Plate 27. View through lean-to*



*Plate 28. View through lean-to (roof timbers)*



*Plate 29. Lean-to support post with iron tie*



*Plate 30. General view of lean-to, from the north-west*



*Plate 31. General view of the lean-to from the north-east*



*Plate 32. Outer support posts and bases for lean-to*



*Plate 33. Brick gable (coarse Flemish bond) end wall to lean-to (west-facing)*



*Plate 34. Detail of post base in concrete*



*Plate 35. Carpenters marks example throughout barn*



*Plate 36. Carpenters marks example*





*Plate 37. Old harness nailed to wall timber*



*Plate 38. Vacant Tenon and Mortise joint on south wall (former arch brace joint)*



*Plate 39. North wall interior posts with no vacant joints for arch braces*



*Plate 40. Clay lump wall on east gable end of lean-to (interior)*



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## **Appendix III: Historic Building Recording (Level 2) (WSI)**

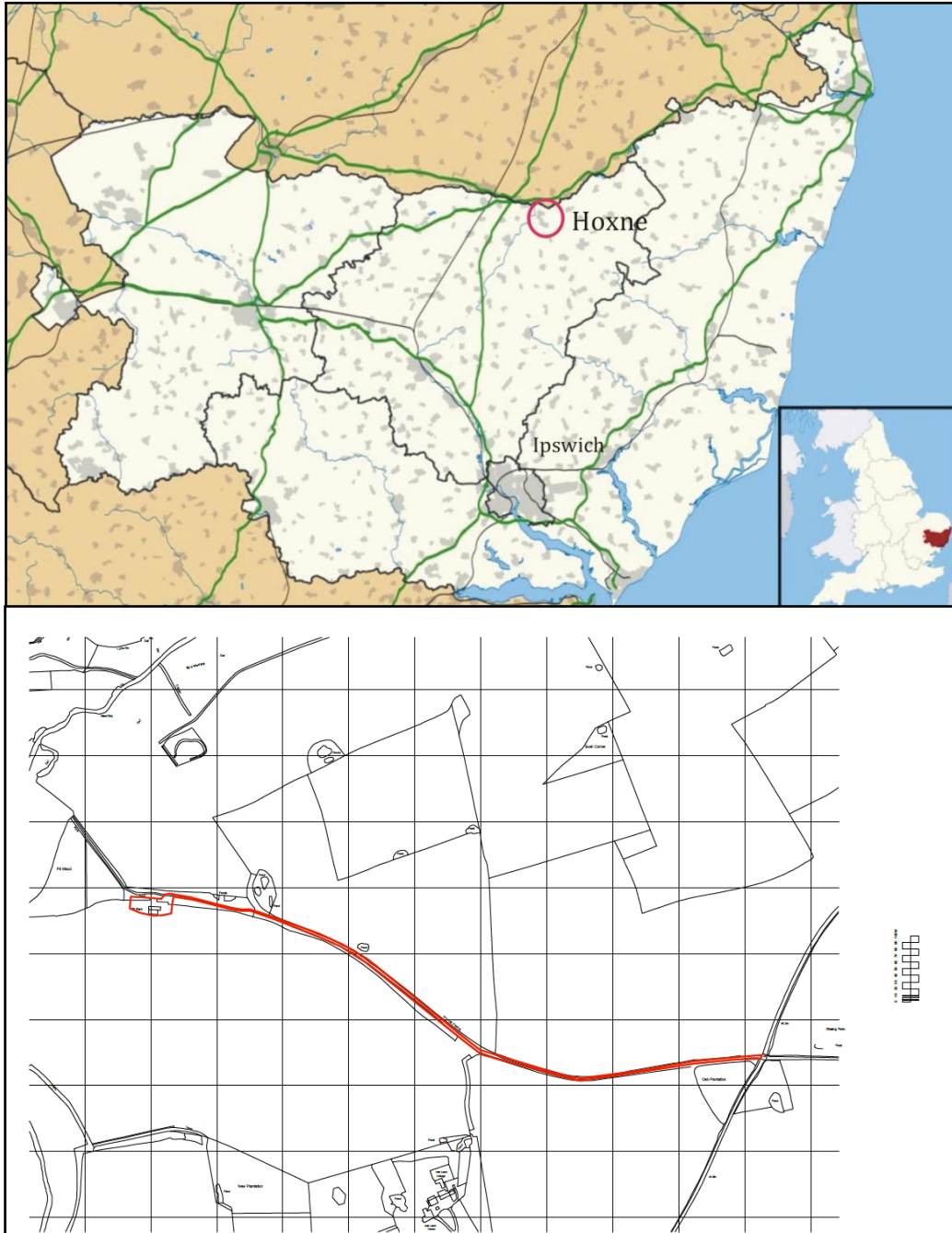
### **Non-Technical Summary**

This is a written scheme of investigation for a Historical Building Survey (English Heritage, level 2) for the conversion and extension of a barn known as Pit Barn to form a new residence.

This written scheme of investigation has been produced based upon a brief written by James Rolfe for and on behalf of the Suffolk County Council Archaeological Service.

# 1. Site Location Description and Geology

N.G.R. TM 161 745



Ordnance Survey Copyright License NO. 100047655  
**Figure 1. Hoxne and site location**

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### ***1.1 Site Location and Description***

Hoxne is a village and [civil parish](#) in mid-Suffolk, England. It is in the authority of Babergh and Mid Suffolk District Council . The village lies in the extreme north of the county, and is situated amidst open arable countryside.

### ***1.2 Geology***

The geology of Hoxne is described as: a complex geology with several interfaces of geological events comprising of sand, sandy clay, riverine deposits, converging along the Waveney valley.

Hoxne gives its name to an interglacial event known as the *Hoxnian stage*, an epoch in the *Pleistocene period*

## **2. Planning Background**

2.1 Planning permission has been granted with the following conditions relating to archaeological investigation:

### **8. PART 1 - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF CONVERSION OR BUILDING CONSTRUCTION - ARCHAEOLOGICAL EVALUATION**

No works of conversion or building construction shall take place until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority (including any demolition needing to be carried out as necessary in order to carry out the evaluation). The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority

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The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and

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- records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
  - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
  - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

#### 10. PART 3 - ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority. This brief stipulates the minimum requirements for the historic building recording and archaeological investigation and should be used in conjunction with English Heritage's Level 2, as described in *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2016), the Suffolk County Council Archaeology Service's (SCCAS) Requirements for Archaeological Evaluation 2021. These should be used to form the basis of the Written Scheme of Investigation (WSI).

1.4 The archaeological contractor, commissioned by the applicant, must submit a copy of their WSI to SCCAS for scrutiny, before seeking approval from the LPA.

1.5 Following acceptance by SCCAS, it is the commissioning body's responsibility to submit the WSI to the LPA for formal approval. No fieldwork should be undertaken on site without the written approval of the LPA. The WSI, however, is not a sufficient basis for the discharge of a planning condition relating to archaeological investigation. Only the full implementation of the scheme, both completion of fieldwork and reporting (including the need for any further work following this evaluation), will enable SCCAS to advise the LPA that a condition has been adequately fulfilled and can be discharged.

This condition complies with the National Planning Policy Framework (*NPPF, 2021*).

### 3. Brief for Historical Building Recording

3.1 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms.

3.2 To compile an English Heritage (2016) Level 2 descriptive record combined with a photographic survey, a drawn sample of the timber frame of the building before the conversion takes place.

3.3 The academic objective will be to provide an understanding of the nature and development

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of the barn.

3.4 To provide a record of the buildings, and an interpretation of its development including any associated outbuildings.

3.5 This investigation will take into consideration the historical context of the buildings within their setting and on a local and regional level.

3.6 Detailed standards, information and guidance to supplement this brief are to be found in: *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage 2016), before redevelopment of the building takes place and Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (Chartered Institute for Archaeologists 2001). Technical standards, applicable to detailed survey, are covered in 3.7 Measured and Drawn: Techniques and Practice for the Metric Survey of Historic Buildings (English Heritage 2016).

## 4 Archaeological Background

**Barn:** Although not listed, the submitted supporting documents describe the barn as having a timber frame, apotropaic markings and it is also depicted on the 1st edition Ordnance Survey map of the county, indicating that the structure is over 120 years old. As such, the barn should be considered to be a non-designated Heritage Asset under the terms of the NPPF and requires archaeological recording prior to conversion.

## 5. Methodology for Historic Building Recording

5.1 English Heritage Level 2 recording will cover both the interior and exterior of the main building/barn and its settings. E.H. level 2 recording will apply only to the Victorian extension. Both the exterior and interior will be viewed, described and photographed using high resolution digital images (min. 10 million pixels). A plan of the site (with component numbering for reference in the report) will be presented to locate the building within its group of buildings (if applicable), and other drawings as deemed necessary will be made based on either an architect's drawing or the Ordnance Survey.

5.2 A historical document and cartographic survey/research will be undertaken to situate the buildings within the immediate local context. The record will present conclusions regarding the location, form, date, development and use.

5.3 The developer shall afford access at all reasonable times to both SCCAS and Archaeoserv, the contracted 'observing archaeologist', to allow observation and inspection of the building and any associated buildings.

5.4 The data recording methods and conventions used will be consistent with, and approved by the County HER.

5.5 All work will be undertaken to comply with recent policy statements on historic buildings by English Heritage entitled: *Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities*, (English Heritage, 2016),



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## **6. Aims and Objectives of the Project**

6.1 To obtain information about the historical resources within the development site in order to allow the local planning authority to make an assessment of its merit in the appropriate context.

6.2 To compile a descriptive record of the buildings at English Heritage Level 2/3 before conversion into holiday lets.

6.3 To record and assess the wider context of the barns within their environment and in juxtaposition to other buildings that may relate to it and within the curtilage of the property, in this instance, Wilby Manor.

6.4 To interpret that evidence within the framework of archaeological data and evidence from sources available to further build and improve the understanding of the local and regional archaeological resource as a whole, in accordance with Medlycott, M., 2011 Medlycott, M (ed.) 2011 *Research and Archaeology Revisited: a revised framework for the East of England*, East Anglian Archaeology Occasional Paper 24.

6.5 To allow the preservation by record of the extant structure of the buildings.

6.6 To determine the development, condition, nature, character, quality and possible date of any historical and architectural features encountered.

6.7 To assess the importance and historical significance of the buildings within their setting, and within their local and regional context.

## **7. Cartographic Information**

A full map regression will be included within the final report.

## **8. Health, Safety and Environment**

8.1 A Risk Assessment will be prepared for the site.

8.2 All work will be carried out in accordance with health and safety legislation.

8.3 Every care will be taken to minimise the environmental impact.

## **9. Post-Fieldwork Methodology**

9.1 The fieldwork and post-excavation work will be undertaken by Dennis Payne. Additional personnel may be appointed if required.

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9.2 Following completion of the survey an archive of the report and any associated material, including a full digital archive of the photographs, will be deposited with the SCCAS, Historic Environment and Records office.

## **10. Archive Preparation and Deposition**

The archive will be presented to the Suffolk County Council Archaeology Department, Hollow Road Bury St Edmunds, to the standards as laid out in their specification/brief and the archival guidance for the SCCAS, 2019.

## **11. Reporting Procedures**

10.1 The report will be completed within six months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities. A summary report will be produced with the final report. A copy of the report, clearly marked 'Draft' will be submitted to SCC Archaeological Service for approval. Following approval of the report from SCCAS a final digital copy of the full report will be submitted to SCCAS.

11.2 One copy will be sent to the client.

11.3 One copy will be sent to Suffolk County Council, Archaeology Service.

11.4 One copy will be sent to the Mid Suffolk District Council Conservation officer.

11.5 In addition an online report with a full appendix of images will be submitted into the OASIS project.

## **12. Publication and Dissemination**

12.1 The deposition of the site archive will be in accordance with guidelines outlined in the specification written by James Rolfe for and on behalf of the Suffolk County Council, Archaeological Service.

12.2 Provision for a hard copy of the report will be submitted to the HER if the SCCAS require this.

## **13. Other Factors (including contingency)**

13.1 Contingency will be made for operational delays including weather.

13.2 Contingency will be expected of the client for any specialist report that the relevant

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authority deems appropriate that cannot satisfactorily be produced by Dennis Payne or his agents.

13.3 Contingency will be required if unexpected structural elements are revealed that will require a more detailed inspection than anticipated.

## **14. Resources**

This historic building record/survey will be undertaken by Dennis Payne using standard archaeological field techniques as specified by the CIfA.

## **15. Insurance Statement**

Public indemnity and liability of £2,000,000 is in place with Towergate Insurance.

## **16. Copyright**

Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

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## Bibliography

Glaze brook, J., & Brown, N., 1997, *Research and Archaeology: a Framework for the Eastern Counties, 2. research agenda and strategy* edited by Nigel Brown and Jenny Glaze brook

Medlycott, M., 2011 Medlycott, M (ed.) 2011 *Research and Archaeology Revisited: a revised framework for the East of England*, East Anglian Archaeology Occasional Paper 24

Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities, (English Heritage, revised in 2016)

Internet resources

*PastScapes* <http://www.pastscape.org/homepage/index.htm>

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## Appendix IV: OASIS V: On-line report

### Summary for dennispa1-512279

OASIS ID (UID)	dennispa1-512279
Project Name	Evaluation at Pit Lane, Hoxne, Suffolk, United Kingdom
Sitename	Pit Lane, Hoxne, Suffolk, United Kingdom
Activity type	Evaluation
Project Identifier(s)	Pit Barn pit lane
Planning Id	DC/21/01926
Reason For Investigation	Planning requirement
Organisation Responsible for work	ARCHAEOSERV
Project Dates	26-Jan-2023 - 07-Feb-2023
Location	Pit Lane, Hoxne, Suffolk, United Kingdom NGR : TM 16441 75381 LL : 52.3337918910616, 1.1753698065877 12 Fig : 616441,275381
Administrative Areas	Country : England County : Suffolk District : Mid Suffolk Parish : Hoxne
Project Methodology	evaluation by trial trenching produced no archaeology. a Historic Building Record was also carried out on Pit Barn at level 2 (Historic England.)
Project Results	no archaeological finds were made
Keywords	
Funder	
HER	Suffolk HER - unRev - STANDARD
Person Responsible for work	DENNIS, PAYNE
HER Identifiers	HER Event No - HXN 155
Archives	Physical Archive - to be deposited with Suffolk Archaeological Service;