

# **8–10 Seckford Street**

Woodbridge, Suffolk, IP12 4LY

## A Level I Historic Building Record



prepared for  
'A' Star Developments Woodbridge Ltd

Suffolk HER: WBG 129

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Site Name:	8–10 Seckford Street, Woodbridge, IP12 4LY
Site Location:	TM 26962 49133
Local Planning Authority:	Suffolk Coastal District Council
Planning Application Nos:	DC/18/1096/FUL & DC/18/1097/LBC
HER Event No.:	WBG 129
OASIS Reference No.:	richardh2-332676
Survey Date:	6 November 2018

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## 1 Introduction

A programme of historic building recording and analysis of a residential dwelling at 8–10 Seckford Street, Woodbridge, was undertaken in November 2018, prior to its division and refurbishment into two residential units.

Seckford Street is a narrow street to the west of Woodbridge Town Square, in south-east Suffolk (Figures 1 and 2). Seckford Street is densely built up on both its northern and southern sides. The properties which line the street are of many different dates, but create long runs of continuous frontages punctuated by occasional driveways and access lanes.

The residential property currently known as 8 Seckford Street stands on the northern side of the street, towards its eastern end, and comprises two former cottages (numbers 8 and 10) which have been combined into a single dwelling. The property is a Grade II Listed Building (National Heritage List Entry No. 1377093).

Planning permission to divide the building into two properties again and replace the existing rear elements with a single-storey extension was granted by Suffolk Coastal District Council on 20 March 2018 (Planning Ref.: DC/18/1096/FUL). The photographic survey reported here was required by a planning condition placed on the associated Listed Building Consent, also granted on 20 March 2018 (Planning Ref.: DC/18/1097/LBC).



Figure 1. The location of 8 Seckford Street, Woodbridge, in south-east Suffolk, at 1:250,000. Contains OS data © Crown copyright and database right 2018.





Figure 2. The location of 8 Seckford Street, to the west of Woodbridge Town Square, at 1:10,000. Contains OS data © Crown copyright and database right 2018.



*Figure 3. The location of 8 Seckford Street, to the west of Woodbridge Town Square, at 1:1,000.*

## 2 Historical and Cartographic Context

The property was constructed in the 18th century, a period which saw the development of much of the street frontage of Seckford Street. The property was clearly shown on the 1841 tithe map of Woodbridge, surveyed in 1838 by Benjamin Moulton, a copy of which is held in the National Archives (TNA: IR 30/33/475), where it was recorded as plot 502. The associated tithe apportionment document describes the plot a house and yards owned by one John Coe, who also owned other properties on Seckford Street, and it was occupied by Lucy Scarnell and 'an other' (TNA: IR 29/33/475). The map depicts the main body of the property with its current footprint, being a square fronting onto the street, and indicates that a form of the north-eastern rear extension had been constructed by this date. The surviving outbuilding range is also shown spanning the width at the rear of the plot.

While the tithe map might be read as indicating that the property was a single dwelling at this period, it seems likely that it was originally constructed as two dwellings. Certainly by the time that the Ordnance Survey 1:2,500 map of Woodbridge was published in 1881 the property was clearly two cottages. A small rear outshot extension was depicted to the rear of the western cottage (no. 10) and the north-eastern extension to the eastern cottage (no. 8) is shown longer than that on the tithe map and of an equal length to the extension of the property to the east. This division continued to be depicted on the later editions of the 1:2,500 Ordnance Survey map published in 1904 and 1927.

The 1969 version of the 1:2,500 Ordnance Survey map indicates that by this date the property had been amalgamated into a single dwelling as 8 Seckford Street. As is illustrated below, this arrangement prevailed until the present day, but is due to be reversed as part of the imminent redevelopment of the structure.

## 3 Survey Results

### 3.1 Methodology

Condition 4 of Listed Building Consent DC/18/1097/LBC states:

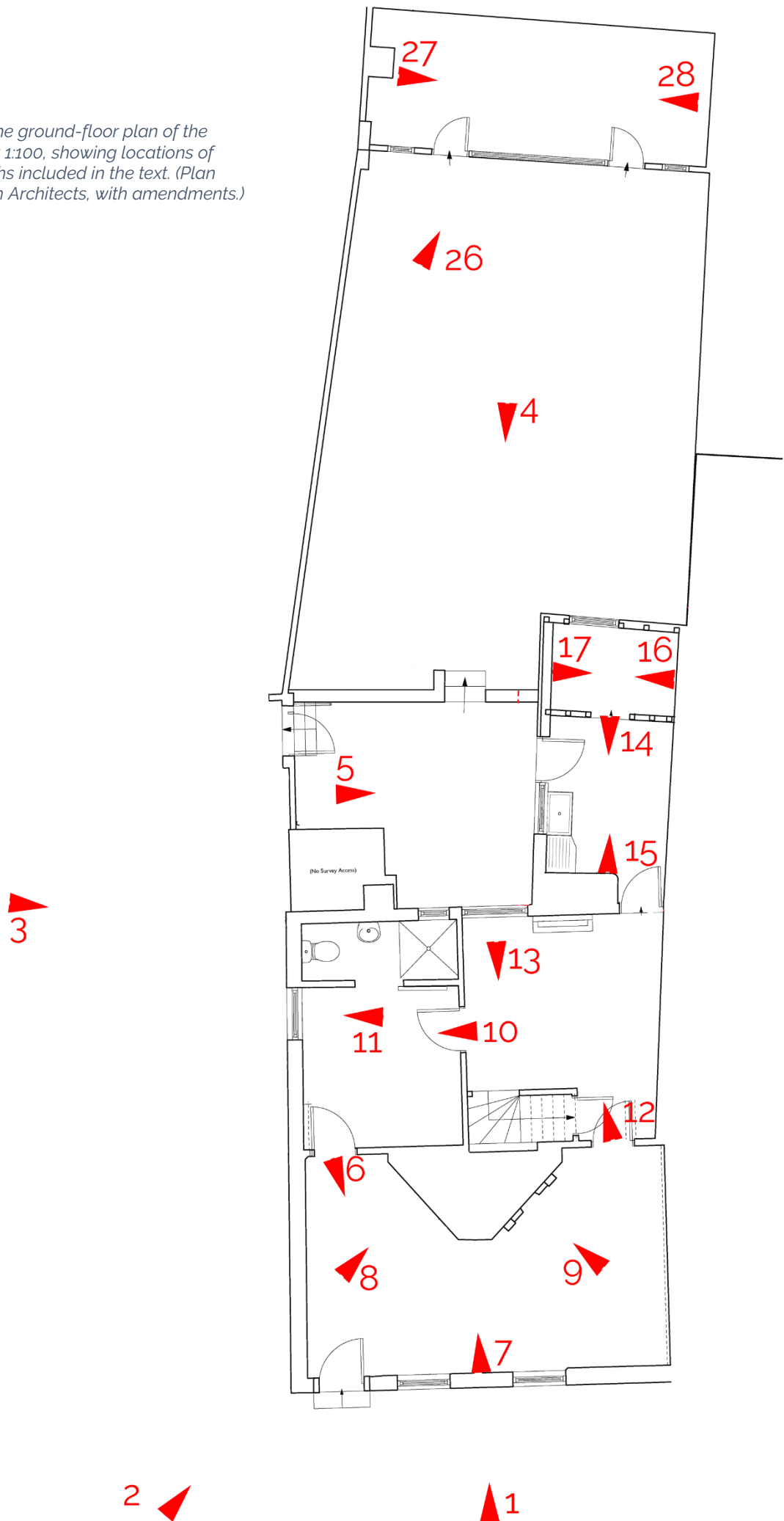
4. Prior to demolition of the existing single storey extension commencing a Level 1 Recording of the building shall be deposited with Suffolk Historic Environment Record office at the County and written confirmation be provided to the local planning authority before the completion of the development.

This programme of historic building recording and analysis was conducted in accordance with the specifications set out by Historic England in *Understanding Historic Buildings*, which describes a Level 1 survey thus:

*Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. ... Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.* (Historic England 2016, 25)

The exteriors and interiors of 8 Seckford Street, Woodbridge, were studied, described and photographed on 6 November 2018 using a Canon EOS 450 D 12.2 MP DSLR camera fitted with a 10–18mm lens. Images were taken in .RAW format and converted to .tiff for archiving purposes. The position and direction of the photographs taken has been marked on the existing plans of the site, which are based on those originally prepared by Beech Architects in support of the planning applications (Figures 4 and 5). A CD containing high-resolution digital copies of the photographs reproduced here is included with hard copies of this report.

Figure 4. The ground-floor plan of the property at 1:100, showing locations of photographs included in the text. (Plan after Beech Architects, with amendments.)



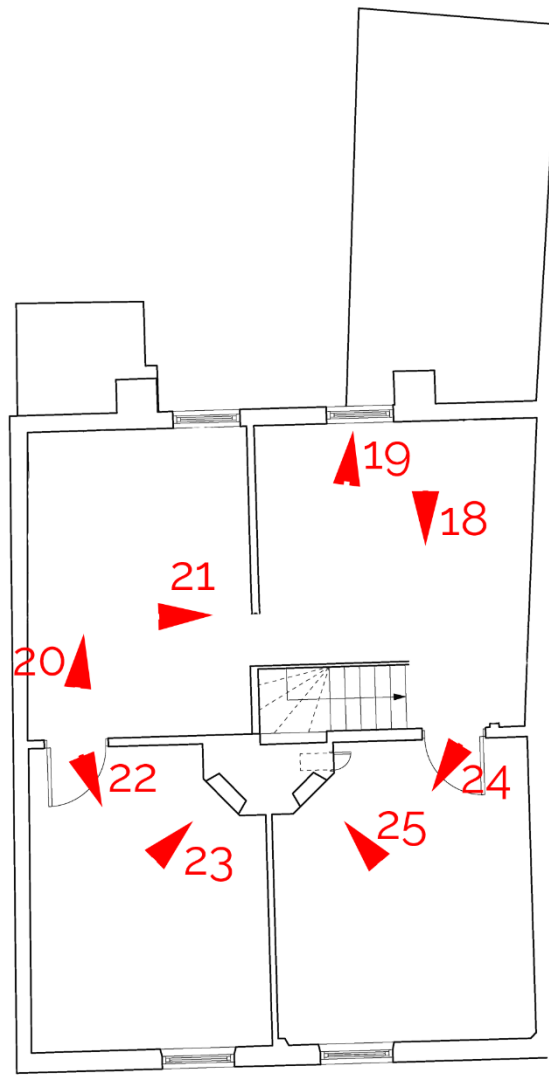


Figure 5. The first-floor plan of the property at 1:100, showing locations of photographs included in the text. (Plan after Beech Architects, with amendments.)

## 3.2 Exterior

The frontage of the property is of soft red brick laid in a Flemish bond, in contrast to the adjoining property to the east, which is of gault brick (Plate 1). The extant door, with doorstep, is at the western edge of the façade, with an arched brick lintel above, and this provides access to the property. This is mirrored by a blocked doorway at the eastern end of the façade, which would have originally given access to the second cottage, and was presumably blocked following the amalgamation of the properties in the mid-20th century. The ground floor is lit by two twelve-light sash windows, both with arched brick lintels, and the first floor is also lit by two twelve-light sash windows, which are in line above those of the ground floor and built immediately under the eaves.

The roof of the building spans the full west–east width of the structure and is of double apex construction (Plates 1 and 2). A tall, red-brick chimneystack rises from the central valley of the roof. The roof is covered with red peg-tiles, and has cast iron rainwater goods. A downpipe runs down the western edge of the façade.

The western gable of the building is also of red brick laid in a Flemish bond, and is largely devoid of features, with the exception of a small four-light window illuminating the kitchen (Plates 2 and 3). This window has an arched brick lintel and its low setting highlights the relative height of the adjacent driveway in relation to the ground floor of the house itself (Plate 3). The gable wall is also adorned with rainwater goods from the central roof valley and the rear of the roof, as well as soil stacks from the bathroom.

The rear of the property is rendered and painted white (Plates 3 and 4). The rear façade is flanked by two tall, red-brick chimneys which appear to be later additions and presumably served later fireplaces. To the west stands a small outshut with a catslide roof, was not able to be accessed as part of the survey. Historic mapping suggests that this was constructed in the late 19th century.

Immediately adjacent to this outshut is a small ground-floor window set into the former frame of an exterior door. The door is no longer extant, but a small section of roof survives above its lintel. Directly above this, adjacent to the chimney, is a four-light casement window. This window is mirrored to the east by a second

window, however the lower portion of this wall is obscured by a single-storey extension apparently constructed in the 19th century. Between this extension and the former exterior door is a six-light casement window.

The eastern extension is oriented north–south and its eastern wall is formed by the party wall with the adjacent property, while the base of the eastern chimneystack is incorporated into its fabric. The single-pitch roof is of red pantiles laid over a simple frame, and there are several patches of tiles missing, with vegetation growing through the roof (Plates 4 and 5). The northern gable is of corrugated metal sheeting. The western façade of the extension comprises timber weatherboarding to the north, with a narrow, central, two-light door and an eight-light top-opening window to the south. The wall beneath this window is of rough brickwork laid in an irregular bond, with additional weatherboarding above (Plate 5). A wooden gutter extends from the roof of the main house, across the roof of the extension and feeds into the cast iron rainwater goods attached to the extension itself.



*Plate 1. The southern façade of the property, showing extant windows and door, and blocked former door.*





*Plate 2. The property from the south-west, showing southern façade, western gable and double-pitch apex roof.*



*Plate 3. The property from the west, showing western gable, rear chimneystacks and extensions.*



*Plate 4. The property from the north, showing the rear elevation, with chimneystacks and extensions fronting onto a small yard.*



*Plate 5. The western façade of the north-eastern extension, showing weatherboard construction and dilapidated condition of the roof.*

### 3.3 Interior: Ground Floor

The downstairs front room of the property is now a single expanse, but it is possible to see traces of the partition wall which formerly divided the space into two halves on interior of the front wall, as well as more recent traces of a partition wall which created a hallway immediately inside the extant front door (Plate 6). Traces of the blocking of the eastern front door can be seen in the plasterwork of the front wall.

The main architectural feature of note in this space is the pair of fireplaces which formerly served the two properties. These comprise brick façades set at diagonal angles to the rooms, into which two fireplaces are set (Plate 7). The dividing wall of the living room sprang from the southern tip of the fireplaces to the front wall.

The western fireplace is blocked with bricks, presumably dating from the mid-20th century (Plate 8), and architects' plans and floor scars indicate that until recently this fireplace had been boxed in and squared off alongside the hall (Plates 7 and 8). Traces of older cupboards inserted beside the chimneybreast survive in this area. To the east, the extant fireplace and grate are surmounted by a wooden mantel and glazed tiles (Plates 7 and 9).

The downstairs rear of the property is still divided into two rooms. The western room was formerly a kitchen, which has now had all of its fixtures and fitting stripped out, beyond which stands a modern accessible shower and toilet room (Plate 10). The stripping out of the kitchen units has revealed evidence of earlier vertical timber beams sat on a plinth which represent the original integral structure of the western gable before it was refaced in brick (Plate 11). This room would also have originally contained a boxed in staircase to the first floor, which was removed and blocked in the mid-20th century. A corresponding staircase still survives within the rear eastern room of the property (Plate 12).

Formerly a dining room, the north-eastern downstairs room has doorways to the front room and to the former kitchen, as well as a doorway to the rear extension (Plate 12). A fireplace on the exterior wall links to the chimney visible from the outside and in the extension. Its grate is surrounded by an elaborate tiled mantel, presumably dating from the first half of the 20th century. The southern side of the room is occupied by the staircase (Plate 13), beneath which is a small cupboard.



*Plate 6. The ground-floor front room, looking south, showing front door, and wall and floor scars of former partition walls.*



*Plate 7. The central chimney stack, looking north along the line of the original partition wall, showing the blocked western fireplace and the open eastern fireplace.*



*Plate 8. Detail of the blocked western fireplace, looking north-east.*



*Plate 9. Detail of the open eastern fireplace, looking north-west.*



*Plate 10. The north-western former kitchen, looking west, showing exposed timber framing and entrance to the modern bathroom to the north.*



*Plate 11. Detail of the exposed timber framing in the western gable wall of the former kitchen.*



*Plate 12. The north-eastern former dining room, showing extant fireplace and doorway to the extension.*



*Plate 13. The entrance to the stairs, looking south.*



*Plate 14. The interior of the north-eastern extension, looking south, showing encased chimneystack and connecting door to the main body of the property.*



*Plate 15. The interior of the north-eastern extension, looking north, showing the exterior doorway and connecting doorway to the northern cell of the extension.*





*Plate 16. Interior of the northern cell of the extension, looking west.*



*Plate 17. Interior of the northern cell of the extension, looking east.*

The rear extension is constructed around the footings of the chimney stack (Plate 14) and comprises a floor of thin bricks laid on earth, with a weatherboarded eastern wall and a western wall of brick, set beneath a window and weatherboarding. A Belfast sink stands on two brick piers beneath the window, adjacent to which is the exterior door. The northern end of the extension comprises a weatherboarded partition containing a door, which leads to a small northern room lit by a small two-light window in the north wall (Plate 15). The structure of this room comprises a rough framework of narrow timbers set atop a waist-height brick plinth. Much of the interior is boarded out, although in several places the boarding has rotted, revealing the timbers behind, and a portion of the roof has also fallen in. This extension is due to be demolished as part of the renovation of the property.

### 3.4 Interior: First Floor

The first floor of the property is accessed via the remaining staircase, which would have originally been mirrored by a second staircase. At the top of the stairs, a doorway leads south into the south-eastern front bedroom, while timber panelling on the northern side of the stairwell and floor-scars indicate the former presence of a landing and corridor cut out of the corresponding bedroom to the north (Plate 18). A doorway was cut through the partition wall between the two upstairs rear bedrooms in the mid-20th century when the two properties were merged into one. The north-eastern bedroom is lit by a Crittall window in the northern external wall, which overlooks the dilapidated roof of the extension (Plate 19).

The corresponding north-western first-floor room was formerly a bathroom, and has now been stripped of its fittings (Plate 20). This room was also previously truncated to form a landing corridor, and where the render has come away adjacent to the door cut between the two rooms it is possible to see traces of the construction of the partition wall, which comprises timber studwork infilled with roughly laid bricks (Plate 21).

To the front of the property, the south-western bedroom has a sash window overlooking to road (Plate 22), and a small cast-iron fireplace in its north-eastern corner, set into the chimney stack which climbs through the house (Plates 22 and 23).



*Plate 18. View of the landing, looking south, showing the scars of former partitions and linking doorway.*



*Plate 19. View from the rear bedroom window across the roof of the north-eastern extension, with outbuilding beyond.*



*Plate 20. The north-western first-floor former bathroom, looking north.*



*Plate 21. Detail of the construction of the partition wall between the properties, looking east.*



*Plate 22. The south-western first-floor bedroom, looking south, showing front window and extant fireplace.*



*Plate 23. Detail of extant plain fireplace in the south-western first-floor bedroom, looking north-east.*



*Plate 24. The south-eastern first-floor bedroom, looking south, showing front window and very edge of extant fireplace.*



*Plate 25. Detail of extant ornate fireplace in the south-eastern first-floor bedroom, looking north-west.*

Unlike at the rear of the property, no connecting doorway has been created between the two front bedrooms, the south-eastern of which is reached via the landing from the top of the stairs. This room mirrors the other front bedroom, with a sash window and a fireplace (Plates 24 and 25). The fireplace in this room features ornate ironwork decoration and a small cupboard is built into the side of the chimneybreast.

### 3.5 Outbuilding

At the northern end of the garden, the plot is spanned by a full-width outbuilding, which had been constructed by 1838 (Plate 26). Constructed from red brick laid in a stretcher bond, with a pantile roof, this building is lit by a series of south-facing windows. Now a single structure, the outbuilding has two timber doors indicating that it was originally constructed to serve the two houses. Architecturally unremarkable, the outbuilding has a simple timber roof structure and has recently been used for storage (Plates 27 and 28).



*Plate 26. The exterior of the full-width outbuilding, looking north-east, showing both doors and glazed front.*



*Plate 27. Interior of the outbuilding, looking east.*



*Plate 28. Interior of the outbuilding, looking west.*



## 4 Conclusions

The pair of cottages which form 8 and 10 Seckford Street are Grade II listed buildings and date from the late 18th century. The tithe map of 1841, surveyed in 1838, depicts the main body of the property and shows that the rear outbuilding had been constructed by this date. The property is clearly depicted as two cottages from the 1881 Ordnance Survey map onwards. The historic maps suggest that the north-eastern extension had been begun by 1838, but that it had reached its current extent by 1881. It is now very dilapidated and its structure has failed, rendering it no longer safe.

The two properties were amalgamated in the mid-20th century, before 1969, at which point the downstairs partition wall was removed and the second front door blocked. One of the fireplaces was blocked and boxed in, and a hallway created. A connecting door was cut between the two rear rooms and the western staircase removed. Upstairs, a landing was created out of the two rear rooms and a connecting door cut between them.

The current work to separate the two cottages again has resulted in the stripping out of many of these more recent alterations, allowing the original layout and proportions of the cottages to be appreciated. This Level I photographic survey has created a visual record of the property as it stood in November 2018. Of particular interest are the traces of the timber studwork supporting the western gable end which have been revealed in the former kitchen. While the cottages retain their original upstairs fireplaces, the downstairs fireplaces and much of the rest of the interior have been greatly affected by the 20th-century use of the property, and few original features otherwise remain.

## 5 References

Historic England. 2016. [\*Understanding Historic Buildings: A Guide to Good Recording Practice\*](#). 2<sup>nd</sup> Edition. Historic England.

## 6 About the Author

Dr Richard Hoggett is a freelance heritage consultant with over 20 years' experience in the academic, commercial and local authority heritage sectors. Between 2013–16 he was a Senior Archaeological Officer for Suffolk County Council, in which capacity he assessed the heritage implications of planning applications pertaining to listed and historic buildings, and provided specialist advice to Local Planning Authorities, developers and landowners. He is a Fellow of the Society of Antiquaries of London and a Member of the Chartered Institute for Archaeologists. Further details and example of his work can be found at [www.richard-hoggett.co.uk](http://www.richard-hoggett.co.uk).