

**Stables and Granary at
Wolsey House Farm,
Yoxford, Suffolk
YOX 022**

Heritage Asset Assessment

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(TM 381 685)

Heritage Asset Assessment

This report provides a written and photographic analysis and record at English Heritage (2006) Level 2 of a redundant granary with a ground-floor cart lodge and an attached stable. It has been prepared to a specification written by Edward Martin of Suffolk County Council's Archaeological Service (ref. SpecHAA(EM)_WolseyHoFm_Yoxford_3035_10, dated 21st February 2011) and is intended to inform and accompany a planning application for conversion (ref. C/10/3035).

Introduction

The report is accompanied by a CD containing a photographic record in the form of 43 digital images of 21 megapixels (Appendix 1), but also includes 12 printed photographs of key features to illustrate the text (Appendix 2). Each image is described in a separate schedule and the site was inspected on 26th May 2011.

Summary

Wolsey House Farm lies on high ground in open, arable countryside approximately 1.25 km south-west of Yoxford Street. Hog Hill Lane now terminates at the site but once continued westwards to form a distinctive loop which may have defined the boundary of a medieval wood or green with Wolsey House Farm at its south-eastern corner. The present farmhouse is a grade II-listed timber-framed structure of the 17th century concealed by 19th century red brick with imposing gault brick facades of 1840 to the north and east; the latter bears the date and the initials of Robert Barker, who owned and occupied the substantial 155.5 acre holding at the time of the tithe survey in 1839. An early-17th century timber-framed barn survives to the south but a timber-framed dairy wing attached to the house was demolished as recently as 1984. A large mid-19th century outbuilding of red brick and slate to the west of the farmhouse forms an imposing granary with an open-sided cart and implement lodge on its lower storey. Its appearance closely mirrors that of the 1840 remodelling of the house but it did not appear on the tithe map and was probably built soon afterwards by the same owner. Its scale and sophisticated layout reflects the size and status of the farm, with three ground-floor compartments and a central stair rising from the yard adjoining the southern entrance to the site. While the original brickwork remains largely intact, the floorboards and many ceiling joists have been removed or replaced and the roof structure was renewed in the 20th century and now incorporates a series of modern glazed lights. Much of the building's historic interest and integrity has been lost accordingly, but it remains a good example of a mid-19th century agricultural type and still provides important historic context for the listed farmhouse. The adjoining stable range is a very recent structure of re-used 19th century brick that lacks historic interest, having replaced a number of earlier buildings on the same site as shown on late-19th and early-20th century Ordnance Surveys. Both buildings may, however, overlie archaeological evidence of the earlier structures shown on the tithe map which may in turn illustrate the likely medieval origin of the farmstead.

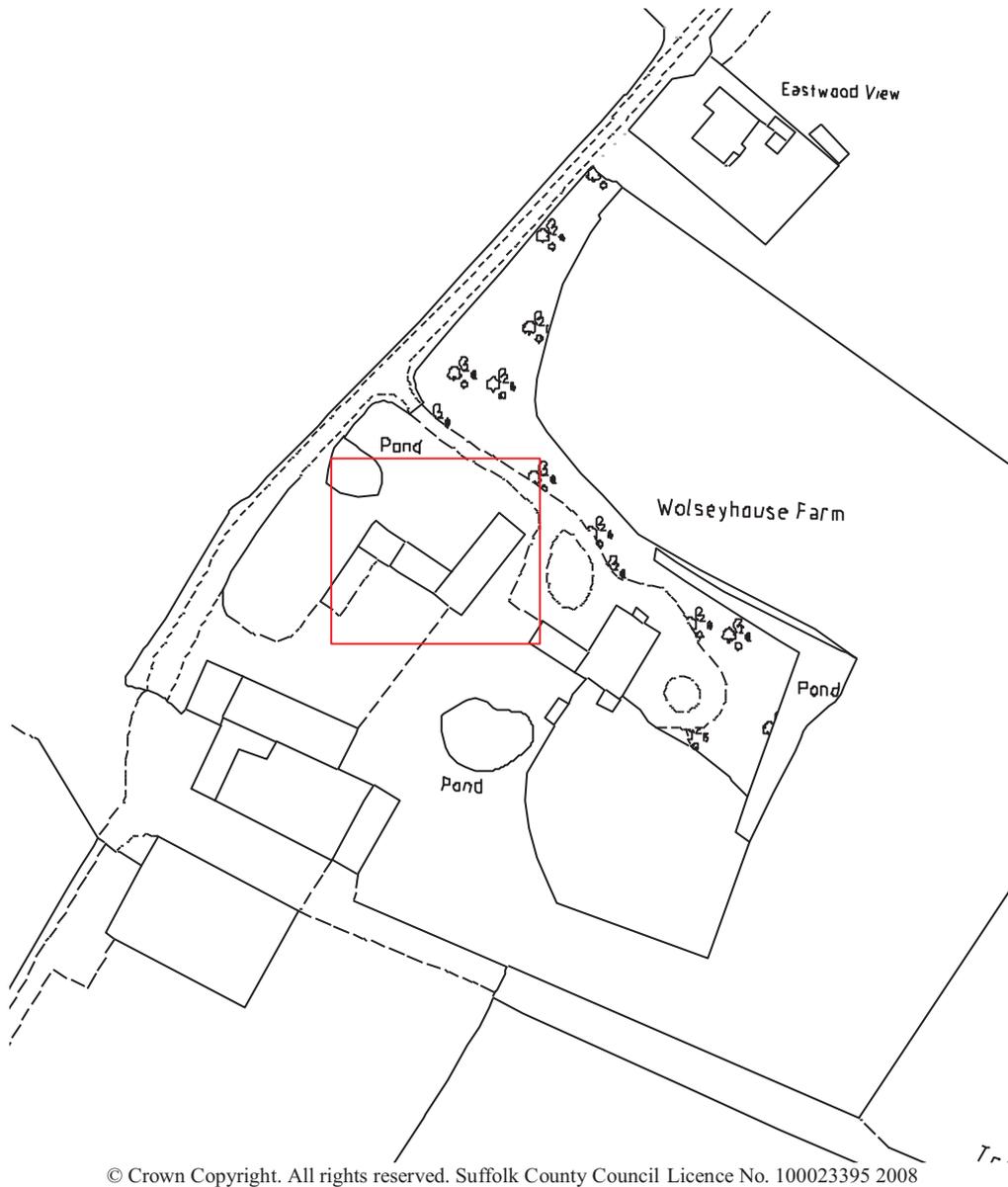


Figure 1
Modern Ordnance Survey
Enclosing the granary and stable in red and showing the grade II-listed 17th century farmhouse to the east and the 17th century barn to the south. See fig. 6 for more detail.

Documentary and Cartographic Evidence

Wolsey House Farm lies on high ground in open, arable countryside approximately 1.25 km south-west of Yoxford Street and 400 m east of the boundary with Sibton parish. Hog Hill Lane now terminates at the site but once continued westwards to form a loop, as shown on the title map of 1839 (figure 2). This loop may have originated as a medieval wood or green with Wolsey House Farm at its south-eastern corner. The present farmhouse is a grade II-listed timber-framed structure of the 17th century concealed by 19th century red brick with imposing gault brick facades of 1840 to the north and east; the latter bears the date and the initials R.B. The Schedule of Listed Buildings refers to a timber-framed dairy wing that was unfortunately demolished in 1984, and the barn to the south-west of the site is also a timber-framed structure with trussed external braces of the early-17th century (albeit much altered and re-roofed in the 19th century).

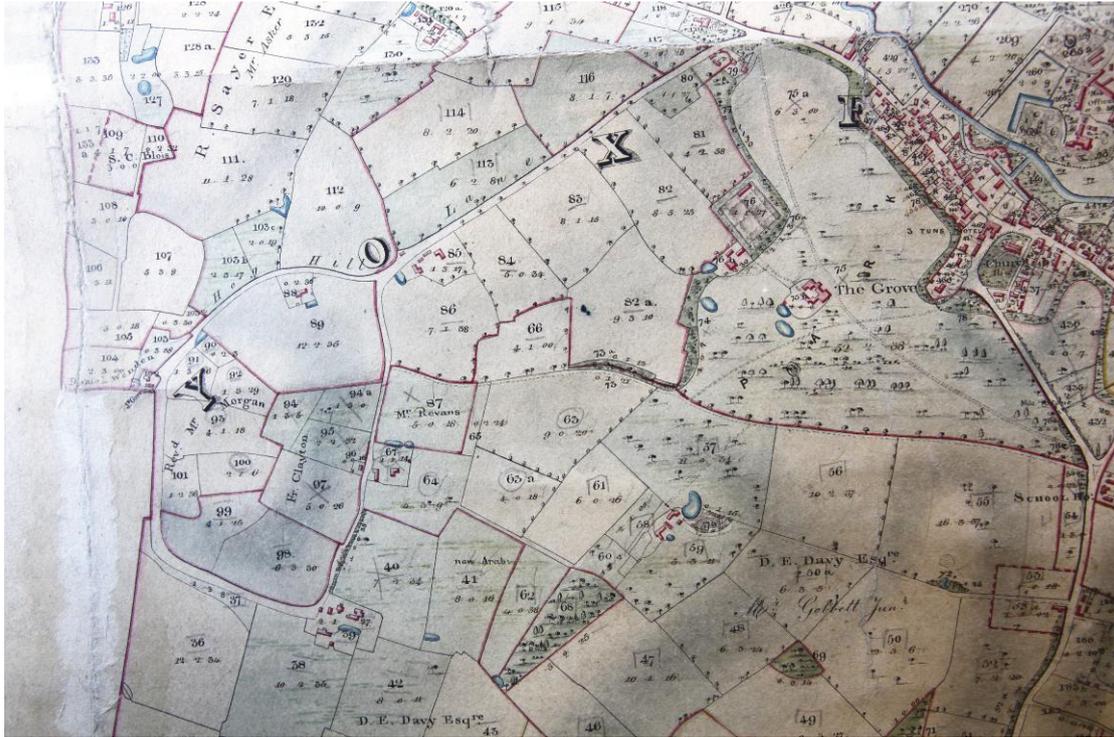


Figure 2

The 1839 tithe map of Yoxford parish (Suffolk Record Office) showing Yoxford Street to the right and Wolsey House Farm at the south-eastern corner of an oval-shaped block of land to the left that may represent an enclosed medieval wood or green.

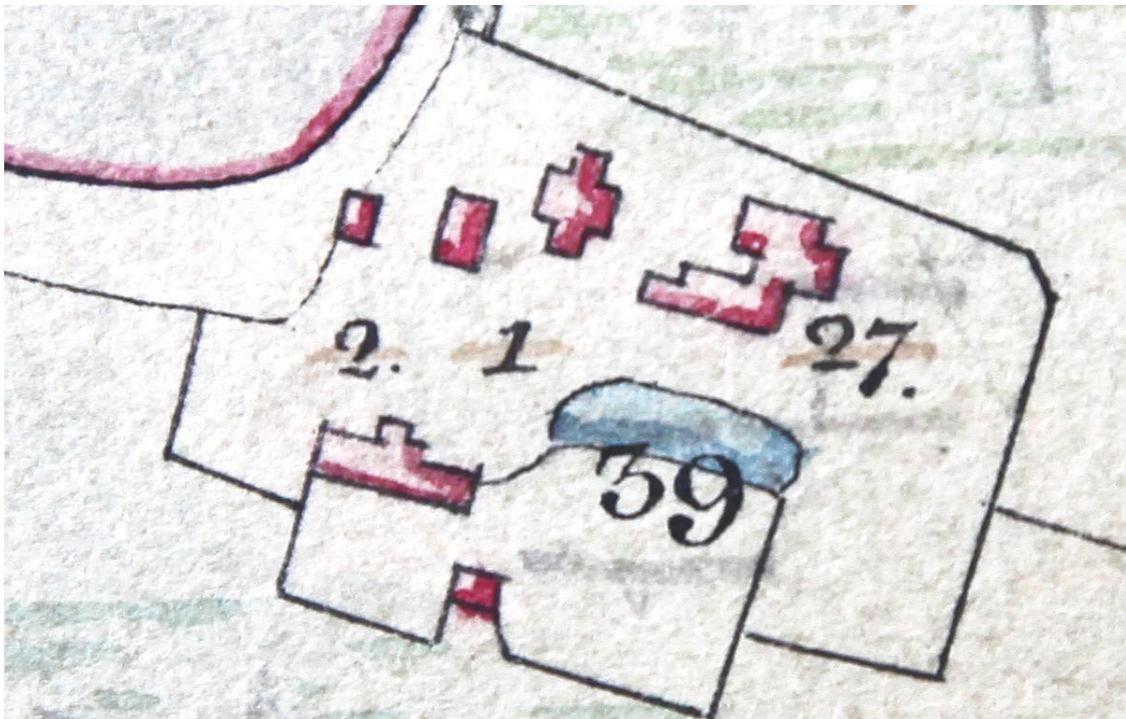


Figure 2a

Detail of the 1839 tithe map showing the irregular outline of the farmhouse (right) before its extensive alteration in 1840. A group of earlier outbuildings occupy the site of the existing granary and stable to the west, which had yet to be built. The 17th century barn is shown with its central porch to bottom left.

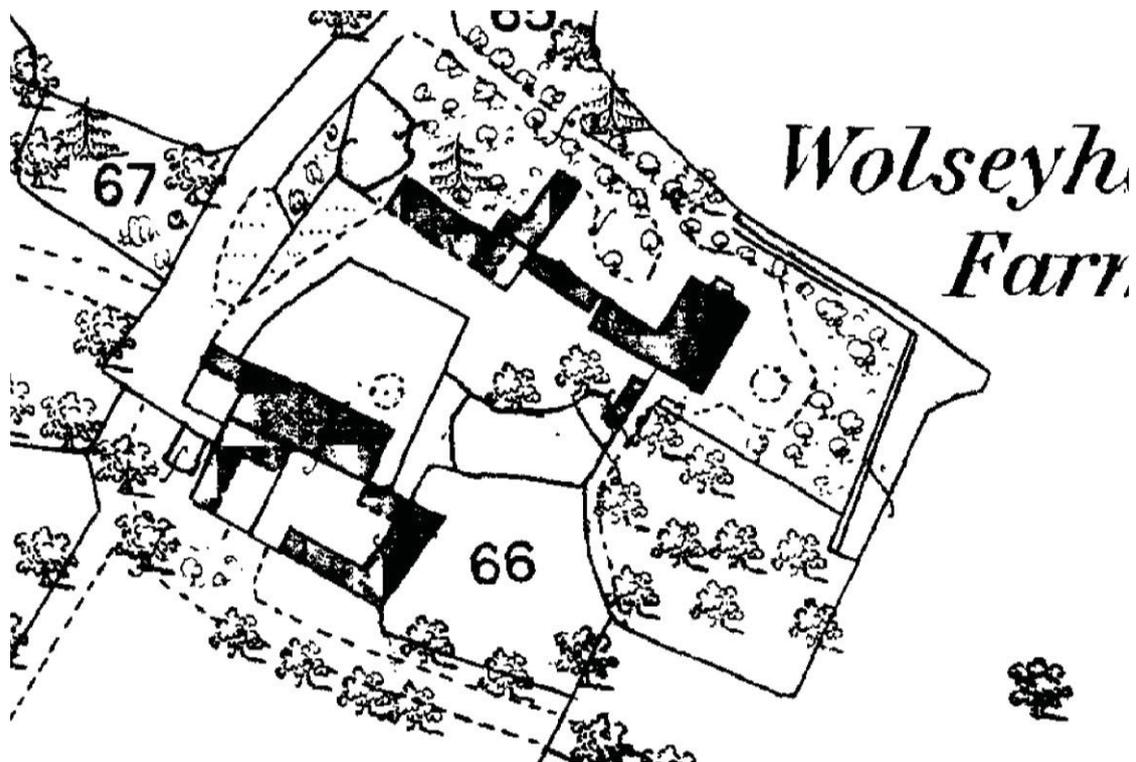


Figure 3

The First Edition 25 inch Ordnance Survey of 1884, showing the unified profile of the farmhouse of 1840 with its western dairy wing and the L-shaped outline of the granary and stable (buildings 1 and 2 in figure 6). The latter, however, consists of several different structures. Note the circular horse engine outside the newly unified barn.

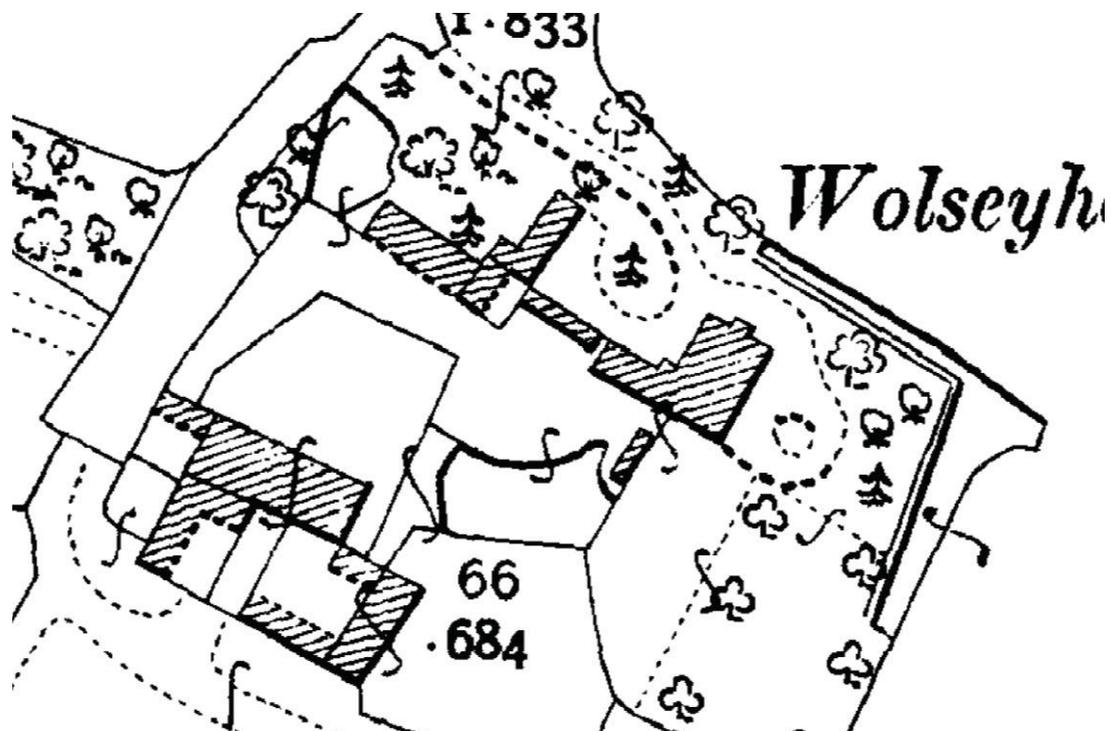


Figure 4

The Second Edition 25 inch Ordnance Survey of 1904. The open southern elevation of the ground-floor cart lodge beneath the granary is indicated by a broken line. A second open-sided structure serves a small yard adjoining its eastern gable.

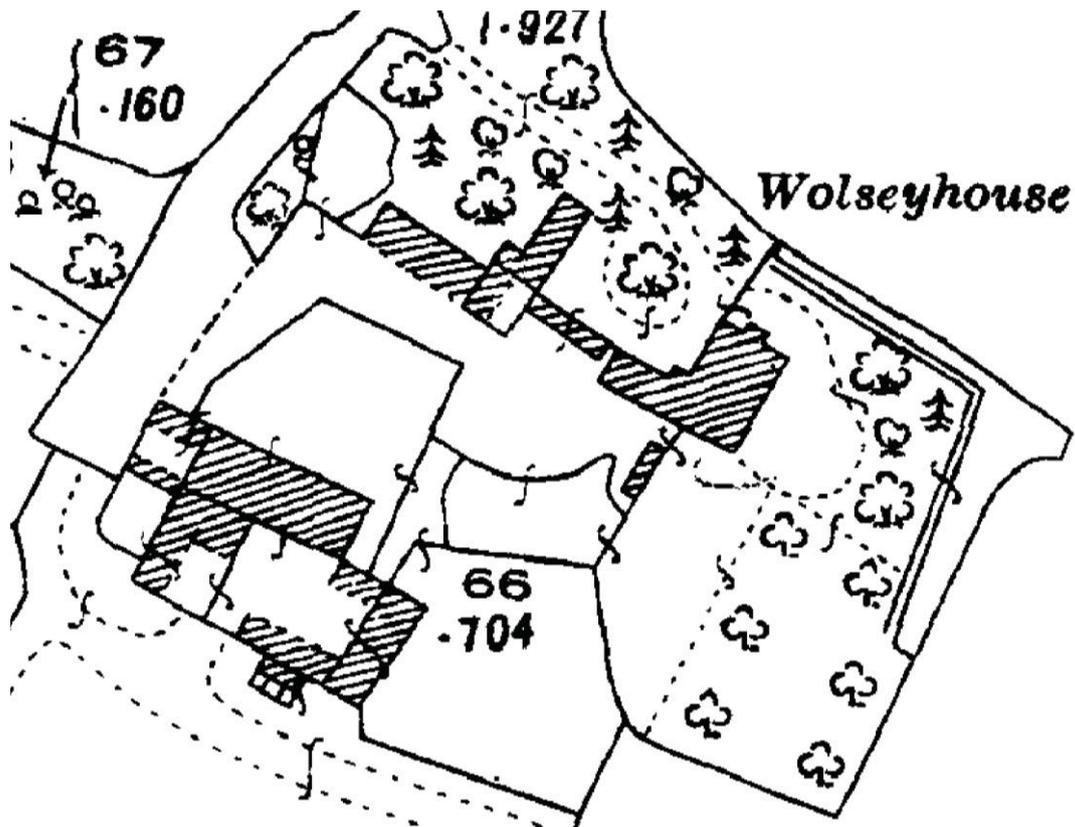


Figure 5
Third Edition 25 inch Ordnance Survey of 1927, showing little change since 1884. The buildings adjoining the granary's eastern gable have since been demolished and replaced with the present stable. The dairy wing projecting from the south-western corner of the farmhouse has also been lost.

At the time of the tithe survey in 1839 the farm was a large arable holding of 155.5 acres owned and occupied by Robert Barker, whose initials appear on the eastern facade of the house and who was evidently responsible for its modernisation. Barker was named as the farmer at 'Wolsey Farm' in White's Suffolk Directories of 1844 and 1855, but by 1912 'Wolsley Farm' (sic) belonged to Robert Cutting – although the Ordnance Surveys name the property as 'Wolseyhouse Farm'. The 1839 map shows the house before its alterations (with an irregular outline and lacking its northern porch) and a group of three detached outbuildings on the site of the present granary and stable to the west (figure 2).

The large, rectangular outline of the granary is clearly shown on the Ordnance Survey of 1884 and the building was probably constructed by Robert Barker at much the same time as his remodelling of the house. The adjoining stable wing (building 2 in figure 6) is a late-20th or early-21st century reconstruction using old bricks, and it is unclear what it replaced: The Ordnance Surveys of 1884, 1904 and 1927 show a number of buildings on the site, including an open-sided yard shelter adjoining the granary's eastern gable, of which the northernmost may have survived from 1839.

Building Analysis

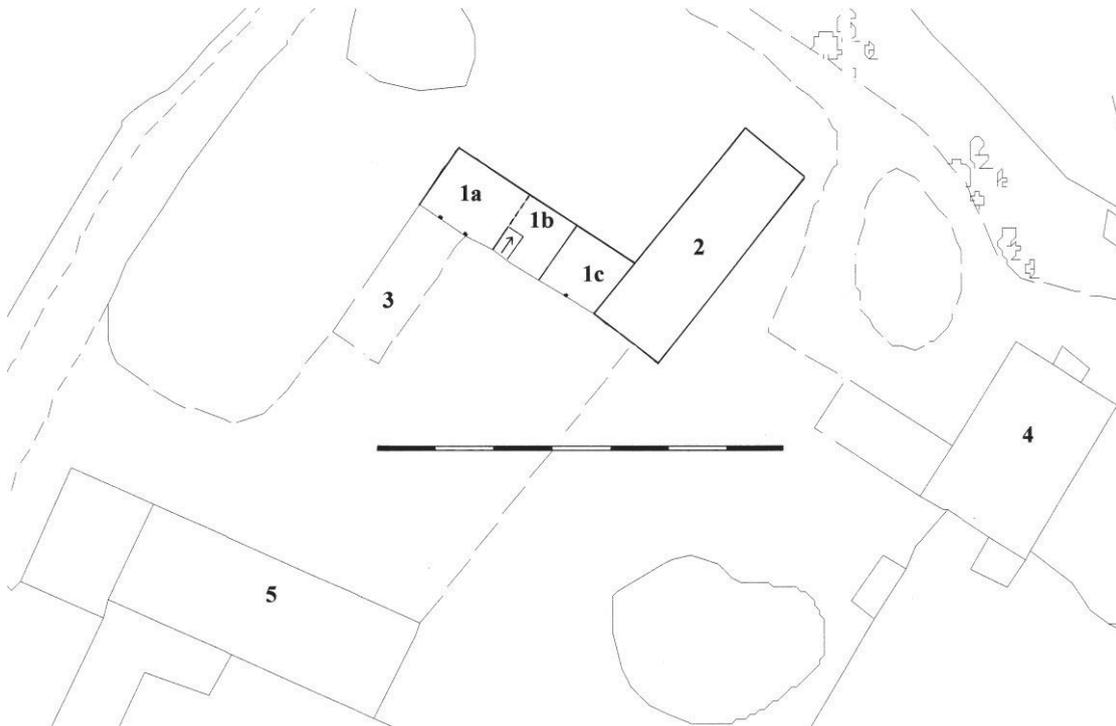


Figure 6

Schematic block plan of the site, numbering the key elements for ease of reference in the text and photographs. Scale in blocks of 5 metres. Based on Ordnance Survey

Key

1. A mid-19th century red-brick and slate open-fronted cart lodge with first-floor granary. The lower storey divided by brick partitions into three compartments as indicated, and the grain floor reached by a central stair from the southern exterior.
2. A newly built single-storied stable range of re-used 19th century red-brick, cement blocks and slate. Late-20th or early-21st century on the site of several earlier buildings.
3. A mid- or late-20th century shed of cement blocks of which only the western wall and concrete base survived at the time of inspection.
4. Grade II-listed 17th century timber-framed farmhouse with brick facades and extensive remodelling of 1840 by Robert Barker. Not inspected.
5. An early-17th century timber-framed threshing barn of four bays originally entered from the south. Extended to the west, re-roofed and partly rebuilt in brick during the mid-19th century.

1. The Granary

The granary at Wolsey House Farm is a red-brick structure with a hipped slate roof which extends to 18.3 m in length by 6.2 m in width overall (60 ft by 20.5 ft) on an approximately ESE-WNW axis (simplified to east-west for the purpose of this analysis). Its walls rise to 3.5 m (11.5 ft) at their roof-plates and it contains an integral ceiling of tall-sectioned joists 1.2 m

below the same plates. The common joists are lodged on binding joists set into the brickwork and secured to the rear (northern) elevation by iron ties with circular external plates. The front (southern) elevation consists of weatherboarded studwork with nailed primary braces to the upper storey but is entirely open to the lower storey and supported on octagonal oak posts with neatly hewn chamfer stops which rest in turn on conical iron bases. The brickwork is laid in English bond and contains an original first-floor window aperture in the centre of its western gable.

The lower storey was originally divided by brick partitions into three unequal compartments (1a, 1b and 1c as indicated in figure 6) although the wall between sections 1a and 1b has largely collapsed. A boarded stair in the south-western corner of the central compartment (1b) rose from the southern yard to the upper storey, but this too had been badly decayed at the time of inspection and only the upper steps remained *in situ*. The building adjoined an open yard at the entrance to the farm yard, as shown on the historic Ordnance Surveys, and both its position and layout are typical of cart and implement lodges with first-floor granaries. The upper storey contained a central axial passage, as indicated by framed doorways in the studwork of the intermediate partitions, but there is no trace of grain bins and the timberwork has been largely removed; small areas of boarded external cladding survive to the west and on some internal trusses, but the floorboards have been lost and many original joists are either lacking or renewed. The rafters of the slate roof are 20th century softwood replacements incorporating a series of roof-lights (suggesting an aborted attempt at conversion) and although the brickwork remains largely intact (except the aforementioned ground-floor partition) the building now represents little more than a shell. It was shown on the Ordnance Survey of 1884 above, but not the tithe map of 1839, and the original fabric is consistent with a date of *circa* 1850. It may well have formed part of a major refurbishment of the site by Robert Barker in or shortly after 1840 when he remodelled the farmhouse.

2. The Stables

The stables are contained in a single-storied shed of re-used red brick and slate which adjoins the eastern gable of the granary and extends by a further 15.7 m (51.5 ft) to the north. Its walls, which are lined internally with cement blocks, rise to 2.75 m at their eaves and it contains a series of stalls which also consist of cement blocks. The softwood roof structure has a span of 6.9 m (22.75 ft). This building is evidently of very recent construction, and entirely replaced a complex of buildings on the same site as indicated by the historic Ordnance Surveys above.

Historic Significance

Despite its alterations and the loss of much timber fabric the combined granary and cart lodge at Wolsey House Farm remains a substantial and imposing building that closely reflects the external appearance of the grade II-listed farmhouse. It represents an important element of the latter's historic context, and was probably built by Robert Barker when or soon after he remodelled the house in 1840. The building is not, however, of sufficient age or rarity to merit listing in its own right. The adjoining stable is a modern structure of no historic interest, and it is unclear to what extent it may reflect the previous buildings on the same site. Both the granary and stable may overlie archaeological evidence of earlier structures that may illustrate the likely medieval origin of the farmstead.

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. General view of site from west showing 17th century barn (5) to right with farmhouse (4) in centre and granary (1) to left.
2. General view of site from east showing barn (5) to left with granary (1) and stable (2) to right.
3. General view of site from house entrance to north showing from left to right the house (4), stable (2), granary (1) and barn (5).
4. General view of site from north showing rebuilt stable (2) to left and rear exterior of granary (1) to right.
5. Exterior of house from north-west showing gault brick facade to left & red brick concealing original 17th century timber-framed farmhouse to right.
6. Northern exterior of early-17th century timber-framed barn with early-19th century extension to right.
7. Exterior of granary (1) left and rebuilt stable (2) right from pond to south.
8. Southern exterior of granary (1) showing concrete base of demolished shed (3) to left and rebuilt stable (2) to right.
9. Southern exterior of western compartment (1a) showing surviving section of boarded cladding to grain floor.
10. Southern exterior of granary from south-east showing two-bay eastern compartment (1c) in centre and re-used brick of stable (2).
11. Southern exterior from south-east showing eastern compartment (1c) to right with stair of central compartment (1b) to left.
12. Southern exterior of eastern compartment of granary (1c) showing studwork of upper storey stripped of cladding.
13. Eastern exterior of rebuilt stable (2) showing re-used brickwork with hipped roof gable of granary (1) to left.
14. Exterior of rebuilt stable (2) from north-east showing early-17th century barn (5) in rear to left.
15. Northern (rear) exterior of granary (1) showing 20th century roof lights with original window of western gable to right.
16. Detail of English bond brickwork to northern exterior of granary (1) showing iron tie with rebuilt stable (2) to left.

17. Western external gable of granary (1) showing original window of upper storey with rebuilt stable to left.
18. Exterior of granary (1) from south-west showing cement-block wall of 20th century shed (3) to right.
19. Interior of rebuilt stable (2) showing modern roof and block-work with eastern external gable of granary (1) to left.
20. Southern exterior of central compartment (1b) showing original stair to left.
21. Southern exterior of central stair to upper storey of granary (1) showing brick partition to left and boarded partition to right.
22. Detail of remaining fragment of boarded stair to upper storey of granary (1) seen from southern exterior.
23. Interior of central compartment (1b) from east showing stair to left and demolished original wall to western compartment (1a).
24. Southern interior of central compartment (1b) showing open arcade to yard with stair rising from exterior.
25. Interior of western compartment (1a) from west showing chamfered octagonal arcade posts and lodged ceiling joists.
26. Internal gable of western compartment (1a) showing original first-floor window & ceiling joists lodged on rail set in brickwork.
27. Interior of grain loft from west showing doors of axial passage and rebuilt 20th century softwood roof structure.
28. Detail of rebuilt softwood roof structure from west.
29. Northern (rear) interior of western compartment (1a) showing demolished brick wall to central compartment (1b) to right.
30. Southern interior of western compartment showing open arcade to yard and lodged ceiling joists.
31. Original studwork to upper storey of southern interior of western compartment (1a).
32. Eastern interior of western compartment (1a) showing collapsed original brick partition to central compartment (1b).
33. Detail of lodged ceiling joists of central compartment (1b) showing junction of binding joists.
34. Detail from north of original stair showing collapsed internal wall between central and western compartments (left to right).
35. Granary stair from central compartment (1b) to north showing collapsed wall to western compartment to right & barn (5) in rear.

36. Eastern interior of central compartment (1b) showing boarded partition and central door of upper storey.
37. Interior of eastern compartment (1c) from south.
38. Eastern internal gable of granary from eastern compartment (1c) showing lack of first-floor window.
39. Southern interior of eastern compartment (1c) showing open arcade to yard.
40. Detail from east of chamfer stops to octagonal arcade post of eastern compartment.
41. Detail of iron conical base of octagonal oak arcade post of eastern compartment (1c).
42. Western interior of eastern compartment showing boarded partition with central door on upper storey.
43. Detail from eastern compartment (1c) of boarded first-floor partition and central door to central compartment of grain floor.

(Photographic Appendix 2 follows on pp. 11-16)

Appendix 2 (pp. 11-16): Selected Printed Photographs



Illus. 1 General view of site from the north showing the entrance to the farmhouse to the left with (from the left to right) the grade II-listed 17th century house (4), the recently rebuilt stable (2), the 19th century cart lodge with first-floor granary (1) and the 17th century barn (5).



Illus. 2 The northern (rear) exterior of the granary (1) showing its 20th century roof lights and iron ties with an original window in the western gable to the right and the recently rebuilt stable (2) to the left.



Illus. 3 Exterior of house from north-west showing its early-19th century northern facade of gault brick to the left and red brick concealing a 17th century timber-framed house to the right (as described in the Schedule of Listed Buildings). Included for site context.



Illus. 4 The southern exterior of the granary (1) showing the concrete base of a demolished 20th century cement-block shed (3) to the left and the recently rebuilt stable (2) to the right. The lower storey is an open-sided cart lodge and the stair to the first-floor granary is concealed by the caravan.



Illus. 5 The southern exterior of the granary's three-bay western compartment (1a) showing the surviving section of boarded cladding to the grain floor and the octagonal oak arcade posts of the ground-floor cart lodge.



Illus. 6 The southern exterior from the south-east showing the two-bay eastern compartment (1c) to the right with the boarded eastern side of the stair in the central compartment (1b) to the left.



Illus. 7 Detail of the English bond brickwork of the northern exterior of the granary (1) showing an iron tie and the recently rebuilt stable (consisting entirely of re-used brick) to the left.



Illus. 8 The interior of the rebuilt stable (2) from the south showing its modern softwood roof and block-work inner walls with the eastern external gable of the granary (1) to the extreme left.



Illus. 9 The interior of the grain loft from the west, showing the door frames of an axial passage and the rebuilt 20th century softwood roof structure with roof lights to the north (left). The floorboards and cladding have been removed and there is no trace of any grain bins.



Illus. 10 The interior of the central compartment (1b) from the east showing the original stair rising from the southern yard to the left and the collapsed original brick internal partition to the western compartment (1a).



Illus. 11 The southern interior of the granary from the central compartment (1b) showing the underside of the stair with a boarded partition to its left and a partly collapsed internal brick partition to the right. The barn (5) is visible in the rear.



Illus. 12 Detail from the eastern compartment (1c) of the boarded first-floor partition and doorway to the central compartment of the grain floor.