

**Gardeners Cottage at  
Grundisburgh House,  
Grundisburgh, Suffolk  
GRU 040**

**Heritage Asset Assessment**

OASIS ID: Suffolkc1-109018



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# **Gardeners Cottage at Grundisburgh House, Woodbridge Road, Grundisburgh, Suffolk**

**(TM 2267 5109)**

## **Heritage Asset Assessment**

*This report provides a written and photographic analysis and record at English Heritage (2006) Level 2 of a brick outbuilding flanking the approach to a grade II-listed country house. It has been prepared to a specification written by Edward Martin of Suffolk County Council's Archaeological Service (ref. SpecHAA(EM)\_GrundisburghHouse\_pre\_2011, dated 6<sup>th</sup> July 2011), and is intended to inform and accompany a planning application for demolition (ref. C/10/3035).*

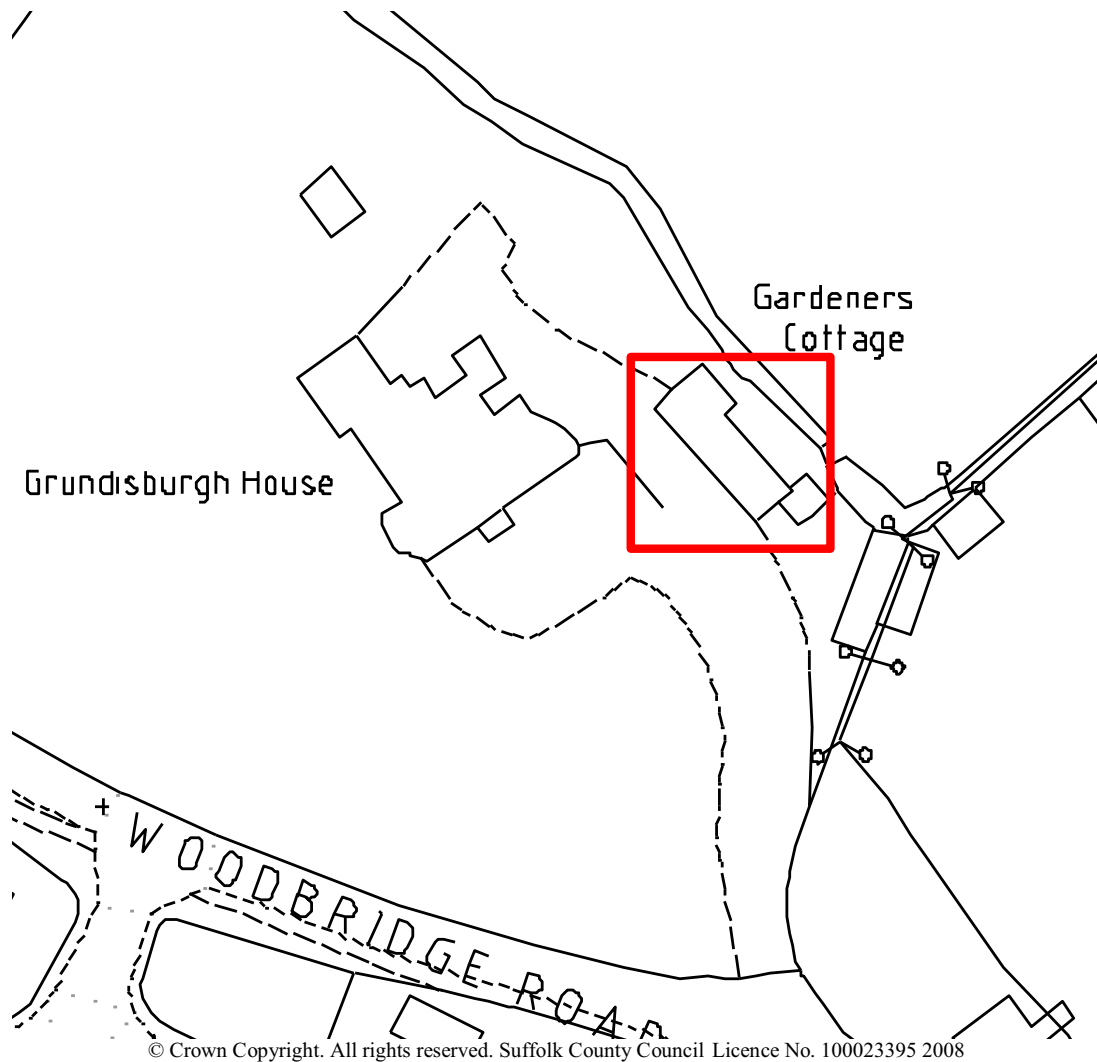
### **Introduction**

The report is accompanied by a CD containing a photographic record in the form of 50 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 16<sup>th</sup> August 2011.

### **Summary**

Grundisburgh House is a substantial grade II-listed brick residence lying in its own grounds on the eastern edge of Grundisburgh village adjoining the boundary with the neighbouring parish of Burgh. The house was not inspected internally but is ascribed to the mid-19<sup>th</sup> century by the Schedule of Listed Buildings and this date is consistent with its impressive facade of gault brick and the wrought iron staircase visible in the entrance hall. Between 1826 and 1862 the property belonged to the family of an independently wealthy clergyman, the Reverend Henry Freeland, who resided here during his curacy in nearby Bredfield during the 1830s but leased the house when he subsequently became Rector of Hasketon. The building was substantially enlarged to the rear during the late-19<sup>th</sup> century.

Gardeners Cottage is a broadly contemporary structure of gault brick immediately to the east of the main house, flanking its southern approach in the typical manner of 19<sup>th</sup> century service buildings. It appears to be shown on the tithe map of 1841, and was probably built as a stable and vehicle shed with a first-floor hay loft or granary. Both the front and rear elevations contain a projecting 'breakfront' central bay designed to reflect the central porch and pilasters of the house, and the latter's arched windows are also mirrored in its gable and rear elevation. Although the general proportions and appearance of the Cottage have changed little since the mid-19<sup>th</sup> century, the building was extensively altered between 1904 and 1927 when the north-western gable was extended and part of the original structure rebuilt to form a dwelling with three small bedrooms for the accommodation of a chauffeur. The adjoining vehicle shed became a garage and the stable at the opposite end of the building was provided with new stalls and subsequently converted into a second garage. Although of insufficient architectural and historic merit to meet the strict English Heritage criteria for listing in its own right, Gardeners Cottage continues to reflect and complement the appearance of the grade II-listed main house, as originally intended, and represents a significant element of its historic context.



**Figure 1**  
**Modern Ordnance Survey**  
**Enclosing Gardeners Cottage in red and showing its close proximity to the broadly contemporary grade II-listed Grundisburgh House to the left. The site is entered from Woodbridge Road to the south and is bordered by a watercourse on the north-east with a meadow beyond. See figure 6 for more detail.**

## **Documentary and Cartographic Evidence**

Grundisburgh House is a substantial grade II-listed brick residence lying in its own grounds on the eastern edge of Grundisburgh village, approximately 500 m east of St Mary’s church. The site is entered from Woodbridge Road to the south and adjoins the boundary with the parish of Burgh on the south-east. The house was not inspected internally for the purpose of this report but is dated in the Schedule of Listed Buildings to the mid-19<sup>th</sup> century, and this is entirely consistent with the elaborate cornice and arched windows of its gault-brick facade. The fine wrought-iron staircase and lion masks of the entrance hall are also typical of the early Victorian departure from Georgian simplicity, but the red-brick fabric of the exposed side walls may have been retained from a late-18<sup>th</sup> century predecessor. The tithe map of 1841 shows a simple L-shaped building without the central porch and the canted side projections that appear to be contemporary with the present facade, and may reflect this earlier structure. The accompanying apportionment names the owner as the Reverend Henry Freland and describes the property as a ‘house, buildings and garden’ set in just under 2.5 acres of land.



**Figure 2.** The 1841 tithe map of Grundisburgh parish (Suffolk Record Office) showing north towards the top right-hand corner. Grundisburgh House has an L-shaped outline (in red) while a building on the site of Gardeners Cottage is shown in grey as a simple rectangle. The boundary with Burgh parish is indicated by the broken line to the right.



**Figure 3.** First Edition 25 inch Ordnance Survey of 1881. Gardeners Cottage is still shown as a rectangular structure with what appears to be a chimney or possibly an external stair projecting from its north-western gable. Its red pigment indicates brick rather than studwork. A new range of outbuildings, including the present red-brick stable, had been added to the south-east since 1841 and the main house had been considerably enlarged to form a square with its present porch and semi-circular wings.

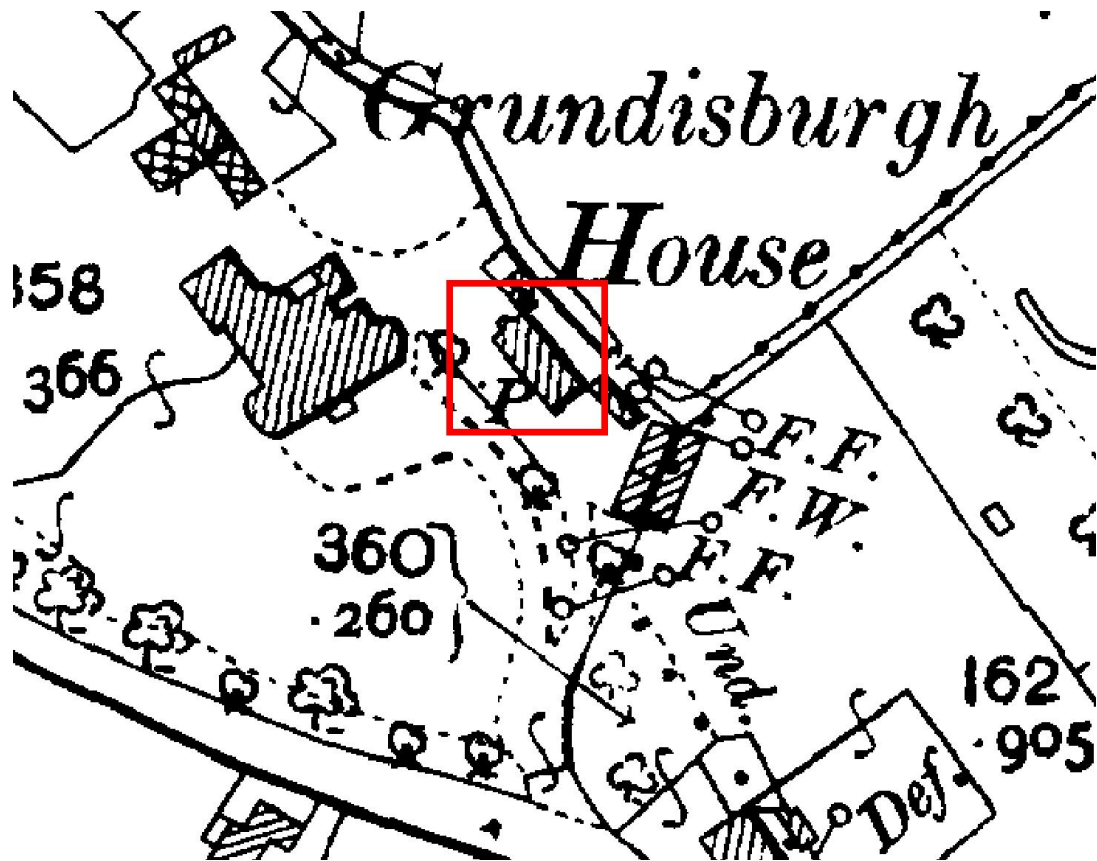


Figure 4

The Second Edition 25 inch Ordnance Survey of 1904. A large rear wing had been added to the north-western corner of the main house but the outline of Gardeners Cottage had remained unaltered since 1881 despite the addition of small outbuildings to its northern and eastern corners.

According to a typewritten account in the possession of the present owners, Henry Freeland had purchased the house in 1826. He was evidently an affluent individual in his own right, and lived here with his family while serving as curate of Bredfield in 1830 as the house assigned to him there was 'unfit for residence' (SRO FC 27/C1/2). By 1841 he was both patron and incumbent of the Rectory at nearby Hasketon to which he had removed, leasing Grundisburgh House to the Reverend Charles Green. Rectors of this name (i.e. Charles Green) were listed at Buxhall, Harleston and Burgh Castle in White's Directory of 1844. By the time of the census of 1851 Freeland had died and his widow and children had returned to Grundisburgh. The church preserves a memorial to his son, Lieutenant Henry Freeland of the Royal Navy, who died aged 20 in 1854 on board his ship off the coast of Sweden (of an asthma attack like his father before him, according to an unreferenced internet description of the church). The typewritten account names one John Barriff of Billericay as the owner between 1862 and 1876, but from the latter date until at least 1909 it was again in the hands of the Round-Turner family of Birch and Colchester to which Henry Freeland's widow had belonged. The list of 18<sup>th</sup> century predecessors suggests an earlier house had occupied the same site.

The 1841 tithe map shows a detached structure with a rectangular outline on the site of the building now known as Gardeners Cottage which flanks the approach to the main house. Its depiction in grey rather than red ink may indicate a timber-framed and boarded structure as opposed to one built of brick, but conventions vary and this may simply reflect its status as an outbuilding.

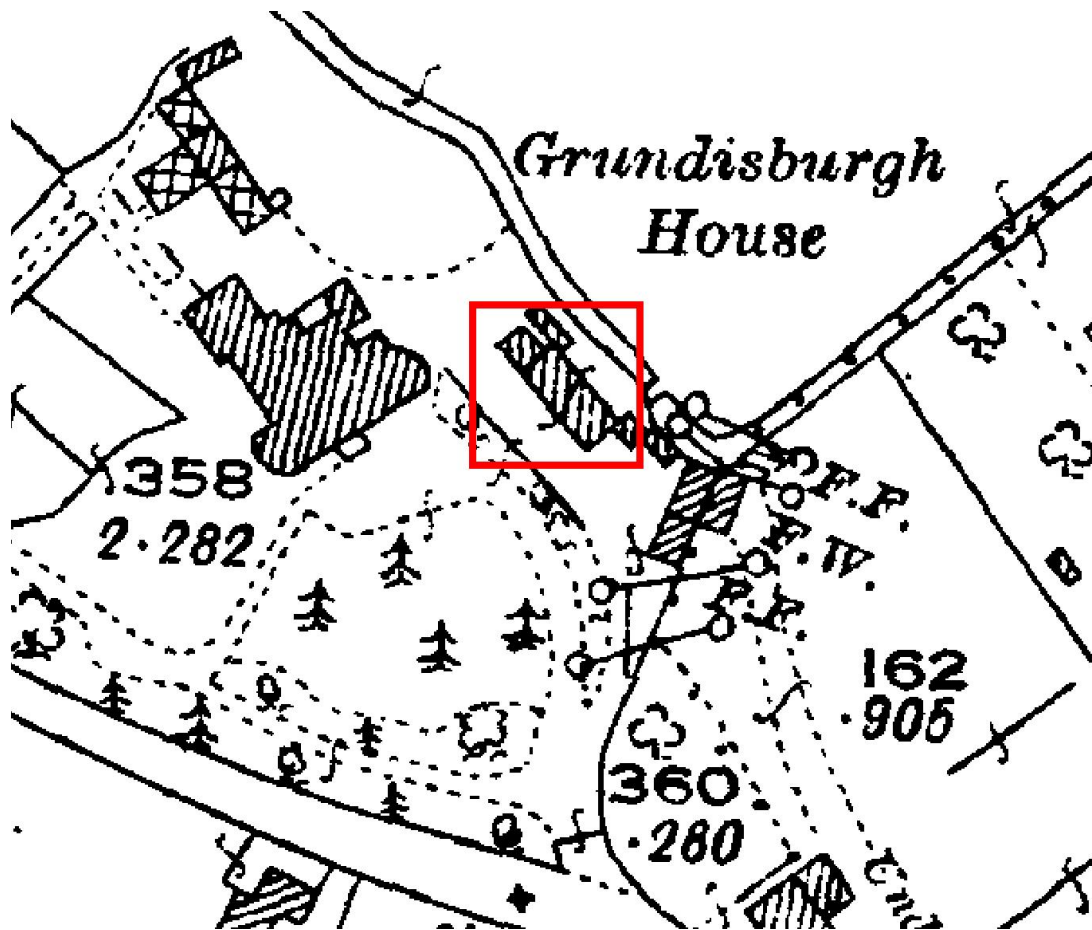


Figure 5

Third Edition 25 inch Ordnance Survey of 1927. Gardeners Cottage is shown for the first time with its distinctive present outline: a new shed adjoins its eastern corner (building 3 in figure 6) and (apparently) a new extension (1a) projects from its north-western gable and forms a narrow yard alongside the narrow outbuilding to the north-east (2).

By the time of the first edition 25 inch Ordnance Survey of 1881 the main house had acquired its present facade with canted wings and large extensions had appeared to the rear along with a series of detached greenhouses. Gardeners Cottage still retained its simple outline but new sheds had been attached to the north and east (including the surviving single-storied red-brick shed (building 2 in figure 6) and the detached stable with integral shelter-shed to the east). Yet another substantial gault-brick rear extension had been added to the house by 1904, presumably by the Round-Turners. Between 1904 and 1927 Gardeners Cottage was extended to the north-west to create its present outline, and the attached eastern sheds were replaced by the surviving red-brick shed which overlaps its south-eastern gable (figures 4 and 5). These changes are said by a local resident now in her nineties to have adapted a stable to create a dwelling for a chauffeur alongside a garage (information from current owner). Kelly's Suffolk Directory of 1912 names the Reverend Robert Fetzer Taylor as the resident of Grundisburgh House with Mrs Round-Turner living at 'The Cottage', but this probably refers to a separate property elsewhere in the village. The building's current name suggests it was later occupied by a gardener.

## Building Analysis

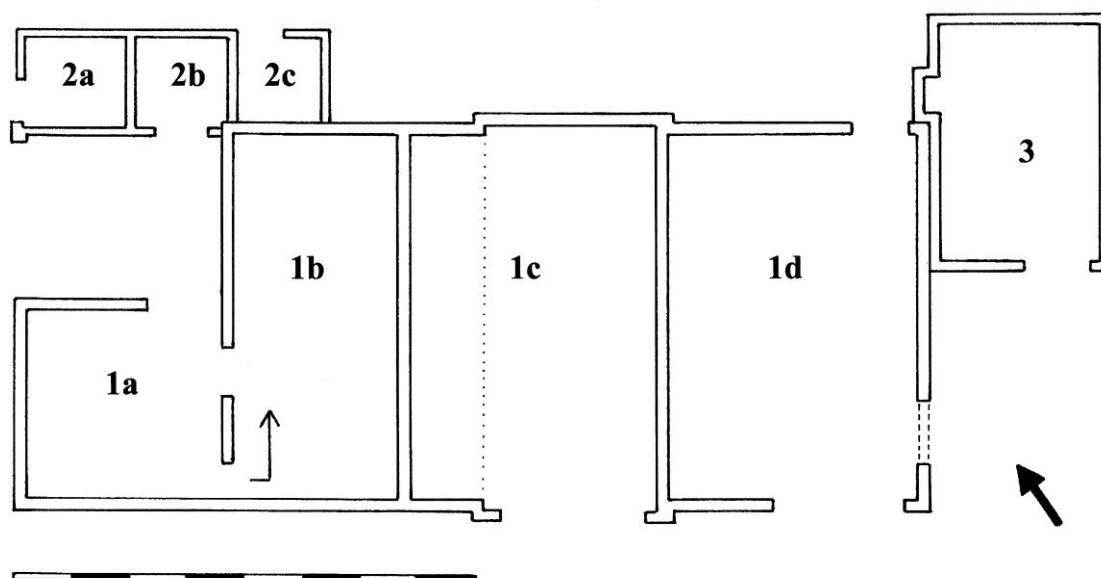


Figure 6

Schematic ground plan of the building, numbering its principal compartments for ease of reference in the text and photographs. Scale in metres. Not fully surveyed.

### Key

1. A gault (white) brick and pantiled 1.5 storied structure of the mid-19<sup>th</sup> century with early-20<sup>th</sup> century extension and alteration. Containing a domestic cottage to the left (north-west) and two vehicle sheds to the right as follows:

a. Cottage kitchen entered from a narrow yard to the rear, with bedchamber above. Apparently an extension to an earlier structure between 1904 and 1927 but probably part of an extensive rebuilding of much of the older fabric.

b. Cottage sitting room and stair with two bedchambers above. The bedchambers partly extending above the adjoining garage (1c) to the dotted line. Most or all fabric dating from 1904-1927 but on the site of an earlier building shown on the Ordnance Survey of 1881. Some exposed evidence of vertical internal boarding beneath later plaster.

c. Garage entered by double doors from the south-west. Gault brick floor. Probably incorporating some fabric from a mid-19<sup>th</sup> century vehicle shed but the rear (north-eastern) wall rebuilt between 1904 and 1927.

d. Vehicle shed entered by double doors from the south-west. The present entrance a 20<sup>th</sup> century insertion beneath a concrete lintel, and probably built as a stable in the mid-19<sup>th</sup> century with a gault-brick floor, arched windows reflecting those of the main house and a lateral passage against its south-eastern gable. First-floor hay loft or granary with external loading door (now partly converted). An original ground-floor gable door now blocked by internal wainscot which bears the scars of two axial stall partitions.

2. A single storied, narrow red-brick and pantile shed of the late-19<sup>th</sup> century divided into three small compartments as shown. Most recently used to accommodate a privy and other domestic services but now stripped of relevant fixtures and fittings and partly rebuilt in 20<sup>th</sup> century Fletton brickwork. Not discussed further below.

3. A single storied red-brick and slate shed of the early-20<sup>th</sup> century with internal cladding of vertical boards. Probably designed as a heated shed for a stableman in



**conjunction with the adjoining red-brick stable range and yard to the east. Not discussed further below.**

The building known as Gardeners Cottage is a pantiled structure of gault brick laid in English bond which extends to 15.8 m in length by 6.7 m in width overall on a NW-SE axis (52 ft by 22ft) and rises to 4 m (13 ft) at its eaves. It incorporates a small domestic dwelling with three bedrooms to the left and two vehicle or storage sheds entered by double doors to the right, as shown in figure 6. Both the front and rear elevations contain a projecting ‘breakfront’ central bay reflecting the central porch and pilasters of the main house, and at first sight the building appears to be contemporary with the latter’s impressive facade. The approaches to many 19<sup>th</sup> century gentry residences were flanked by complementary service ranges in this way. On closer inspection, however, it is clear that its present appearance and layout are the product of at least two phases of construction.

The eastern section of the building (1d) survives from the structure shown on the Ordnance Survey of 1881 and probably the tithe map of 1841. It appears to have formed a stable with an entrance passage against its gable and a first-floor hay loft or granary reached by an external door (via a missing set of steps). The original floor of gault brick preserves a shallow drain between the passage and the north-western section of the interior where the horses would have been stalled. The ceiling of moulded joists retains original lath-and-plaster with evidence of a blocked trap for an internal ladder in its eastern corner. The rear wall preserves an arched window and a door at the end of the passage, but the front wall has been destroyed by the insertion of 20<sup>th</sup> century vehicle doors beneath a horizontal concrete lintel. A similar window and door survive in the gable, but the door has been blocked by internal wainscoting of vertical stained pine boards which appear to date from the early-20<sup>th</sup> century and retain the scars of two axial partitions with curved top-rails. The present entrance presumably post-dates the removal of these partitions. The loft has been partly converted but preserves some original whitewashed softwood rafters beneath the present unpainted timbers which have a slightly steeper pitch. It is possible that the building was originally covered with slate to reflect the house.

The brickwork of the front elevation is largely concealed by a creeper, but the exposed rear elevation contains a straight vertical joint in the brickwork at the junction of sections 1d and 1c. The brickwork to the east differs in colour and texture from the rest of the elevation and is clearly the earlier of the two phases, but there is nothing to indicate the original structure terminated at this point. The narrow domestic kitchen (1a) is conspicuous by its absence from the Ordnance Surveys of 1881 and 1904 (but was present by 1927), yet its fabric is fully integral to that of the sitting room (1b) and the rear elevation of the central shed (1c): It would therefore appear that much of the mid-19<sup>th</sup> century structure of which the eastern shed (1d) formed a small part was rebuilt when the present cottage was created between 1904 and 1927. The present pantiled roof may have been added at the same time.

## **Historic Significance**

Despite its alterations Gardeners Cottage is a well-built structure of gault brick that still reflects and complements the external appearance of the grade II-listed main house as originally intended. Both structures underwent extensive and probably parallel remodelling during the late-19th and early-20th centuries. Although of insufficient architectural and historic merit to meet the strict English Heritage criteria for listing in its own right, the Cottage represents a significant element of Grundisburgh House’s historic context and would normally enjoy the protection of curtilage listing accordingly.

## **Appendix 1 (on accompanying CD): Full Photographic Record**

### **Descriptions of Photographs in Appendix 1**

#### **Photograph no.**

1. Woodbridge Road from east showing site entrance to right with Gardeners Cottage in rear.
2. General view of site from entrance to south-east showing grade II-listed house to left and Gardeners Cottage right.
3. Gardeners Cottage from the south showing the manner in which it flanks the approach to Grundisburgh House to the left.
4. General view of site from north-west showing rear service range of Grundisburgh House right & Gardeners Cottage left.
5. South-western facade from lawn of Grundisburgh House showing red-brick stable range to right.
6. Western facade of red-brick stable range and shelter to east of Gardeners Cottage. Included for site context.
7. South-eastern external gable showing proximity to red-brick stable range and yard wall to right.
8. South-eastern external gable showing loft loading door with blocked entrance to left and red-brick shed (3) to right.
9. Rear (north-eastern) exterior showing brick shed (3) left and original door & arched window to stable (1d) to right.
10. Rear (north-eastern) exterior showing door to stable (1d) and projecting central bay to right.
11. Detail of rear exterior showing straight joint in brickwork of central bay suggesting extension or alteration to right.
12. Rear exterior of single-storied shed (2) from south-east showing door to eastern unit (2c) to left.
13. North-western exterior showing narrow yard with single-storied shed (2a) left and cottage to right.
14. Narrow yard from north-west showing entrance to cottage (1a) right and single-storied shed (2b) left.
15. South-western facade showing doors to sheds (1c & 1d) to right and windows to cottage (1a & 1b) left.
16. South-western facade showing central projecting bay with arched entrance (1c) and cottage windows to left.

17. Detail of external entrance to eastern shed (formerly a stable) showing concrete lintel.
18. Interior from south-west of eastern shed (1d) showing later wainscot and original brick floor with drain to right.
19. Internal south-eastern gable (1d) showing later wainscot blocking original door with scar of removed stalls.
20. Detail of former ladder trap in eastern corner of former stable (1d) showing lath-and-plaster between joists.
21. Interior from north-east of eastern shed (1d) showing ostensibly later double doors and floor drain to left.
22. Interior from south-east of eastern shed (1d) showing scars of removed stall partitions on later wainscot.
23. Detail of moulded ceiling joists in eastern shed (1d) showing original lath-and-plaster.
24. Gault brick floor of eastern shed (1d) from north-east showing evidence of drain and lateral passage to left.
25. Boarded interior from south-east of red-brick shed (3) showing fireplace to right.
26. Boarded interior from south-west of red-brick shed (3) showing fireplace to left.
27. Boarded interior from north-east of red-brick shed (3) showing entrance door and window.
28. Interior from south-west of central shed (1c) showing lower ceiling beneath cottage bedroom to left.
29. Interior from north-east of central shed (1c) showing entrance doors and lower ceiling beneath bedroom to right.
30. Detail from east of whitewashed ceiling joists of central shed (1c) showing lower section beneath cottage bedroom.
31. South-western interior of cottage kitchen (1a) showing 20th century central fireplace with north-western gable right.
32. Interior of cottage kitchen from north-west showing entrance to left with door to sitting room (1b) & stair.
33. Interior of cottage sitting room from south-west showing mid-20th century fire surround with door to kitchen (1a) left.
34. Detail of north-eastern interior of cottage sitting room (1b) showing vertical boarding behind wallpaper.
35. Interior of cottage sitting room from north-east showing door to kitchen (1a) to right.

36. Internal north-western gable of cottage showing bedroom above kitchen (1a).
37. Interior from north-west of cottage bedroom above kitchen (1a) showing door to stair landing.
38. Cottage stair landing from north-west showing bedroom above kitchen (1a) to right.
39. Rear (north-eastern) cottage bedroom above sitting room (1b) seen from south-east with door to stair landing to left.
40. Rear (north-eastern) bedroom above cottage sitting room (1b) showing door to stair landing to right.
41. Front (south-western) bedroom above cottage sitting room (1b) seen from south-east and showing door to stair landing.
42. Front (south-western) bedroom above cottage sitting room (1b) showing door to raised area above central shed (1c).
43. Raised section of upper storey above central shed (1c) seen from south-east and showing door to cottage bedroom.
44. Raised section of upper storey above central shed (1c) seen from north-west and showing door to eastern loft.
45. Eastern loft above former stable (1d) seen from south-west & showing raised section above central shed (1c) to left.
46. Eastern loft above former stable (1d) seen from north-east & showing raised section above central shed (1c) to right.
47. Detail of rear roof structure exposed in eastern loft showing modern softwood rafters above earlier whitewashed timber.
48. Exterior of single-storied shed (2) from north-west showing entrance to western shed (2a).
49. Interior of western compartment of single-storied shed (2a) showing rear window to left.
50. Interior from south-west of central compartment of single-storied shed (2b) showing door and rear window.

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

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



**Illus. 1** Gardeners Cottage from the south (right) showing the manner in which it flanks the approach to Grundisburgh House. The latter's impressive grade II-listed facade consists of matching gault brick.



**Illus. 2** General view of the site from the north west showing the later rear service range of Grundisburgh House to the right and the domestic quarters of Gardeners Cottage to the left.



**Illus. 3** The south-western facade of Gardeners Cottage showing the doors to the two sheds (1c & 1d) to the right and the domestic cottage windows (1a & 1b) to the left.



**Illus. 4** The south-eastern external gable showing the external loading door to the first-floor loft with the blocked original entrance to the probable former stable (1d) to the left. The arched window is also original and reflects the ground-floor windows of the house. The red-brick structure (3) to the right is a later addition which was probably built as a groom's shed at the beginning of the 20<sup>th</sup> century.



**Illus. 5** The rear (north-eastern) exterior showing the original door and arched window to the probable former stable (1d) to the left and the projecting central bay to right. The straight vertical joint in the latter's brickwork suggests the right-hand half of the structure has been remodelled (i.e. the domestic cottage 1a and 1b).



**Illus. 6** The north-western external gable showing the unusual configuration of the domestic cottage (1a and 1b) with a narrow yard dividing the kitchen (1a, right) from a single-storied red-brick shed (2) to the left.



**Illus. 7** The interior from the south-west of the eastern shed (1d) showing the later wainscot of stained vertical boards and the original gault-brick floor with evidence of a lateral drain and passage to the right. The wainscot blocks the original door in the south-eastern gable (extreme right) and bears the scars of two axial stall partitions. Note the original whitewashed lath-and-plaster between the stained ceiling joists.



**Illus. 8** The interior from the north-east of the central vehicle shed (1c) showing its south-western entrance doors and the lower section of ceiling beneath the domestic bedroom to the right.





**Illus. 9** The interior of the cottage kitchen (1a) from the north-western gable showing the external entrance door to the left with the internal doors to the sitting room (1b) and stair to the right.



**Illus. 10** The interior of the cottage sitting room (1b) from the south-west showing its mid-20th century tiled fire surround with the yard window and kitchen (1a) to the left.



**Illus. 11** The front (south-western) bedroom above the cottage sitting room (1b) showing the door to the raised area above the central shed (1c).



**Illus. 12** The partly converted eastern loft above the probable former stable (1d) seen from the rear (north-east). The external loading door in the gable is visible to the left with the raised section above the central shed (1c) to the right.