

**Outbuilding at
Hill House,
Needham Market, Suffolk
NDM 032**

Historic Building Record

OASIS ID: Suffolkc1-119665



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February 2012

Outbuilding at Hill House, Hill House Lane, Needham Market, Suffolk

(TM 0811 5552)

Historic Building Record

This report provides a record at English Heritage (2006) Level 2 of a redundant outbuilding in the curtilage of a grade II-listed house. It has been prepared to a specification written by Edward Martin of Suffolk County Council's Archaeological Service (ref. SpecHBR(EM)_HillHo_NeedhamMkt_3825_2011, dated 24th January 2012) and is intended to fulfil a condition of planning consent for conversion (Mid Suffolk District Council consent 3825/11 condition 11).

Introduction

The report is accompanied by a CD containing a full photographic record in the form of 39 digital images of 21 megapixels (Appendix 1), but also includes 12 printed photographs of key features to illustrate the text. Each image is described in a separate schedule and wherever possible includes a scale rod with half-metre divisions in red and white. The site was inspected on 10th February 2012.

Summary

Hill House occupies a conspicuous hill-top position approximately 0.75 km north-west of the church of St John the Baptist in Needham Market. The property now lies within a development of late-20th and early-21st century housing on the edge of the Needham conurbation, but was formerly an isolated farmstead in open, arable countryside. Prior to boundary changes in the late-19th century the site lay in the parish of Creeting St Mary and was known until the 1930s as Dod's Farm. Both the house, which contains part of a high-status timber-framed open hall of the 15th century, and a nearby 17th century brick stable are listed at grade II. The farm buildings lay to the rear of the house but were demolished as part of the recent housing development.

The outbuilding adjoins the entrance to the service courtyard immediately behind the house, and can be accurately dated to 1853 by an inscription on one of its tie-beams. It forms a single-storied red-brick shed with three internal compartments and a slate roof. It was largely stripped of original fixtures and fittings when it was converted into a pair of garages in the mid-20th century, but was almost certainly designed as a stable for driving horses with a central tack room and a separate storage shed. The agricultural animals would have been kept in another stable in the demolished farm complex to the south-west. The tack room retains a number of wooden harness hooks and the gault brick floors are unusually intact, but the insertion of two large vehicle doors has destroyed much of the building's historic integrity. The rear wall adjoining Hill House Lane is of special interest, however, as it incorporates part of a 16th or 17th century wall that belonged to an earlier building on the same site, as shown on a survey of 1741, and it is possible that any groundworks associated with the conversion may reveal evidence of the medieval occupation of the site.

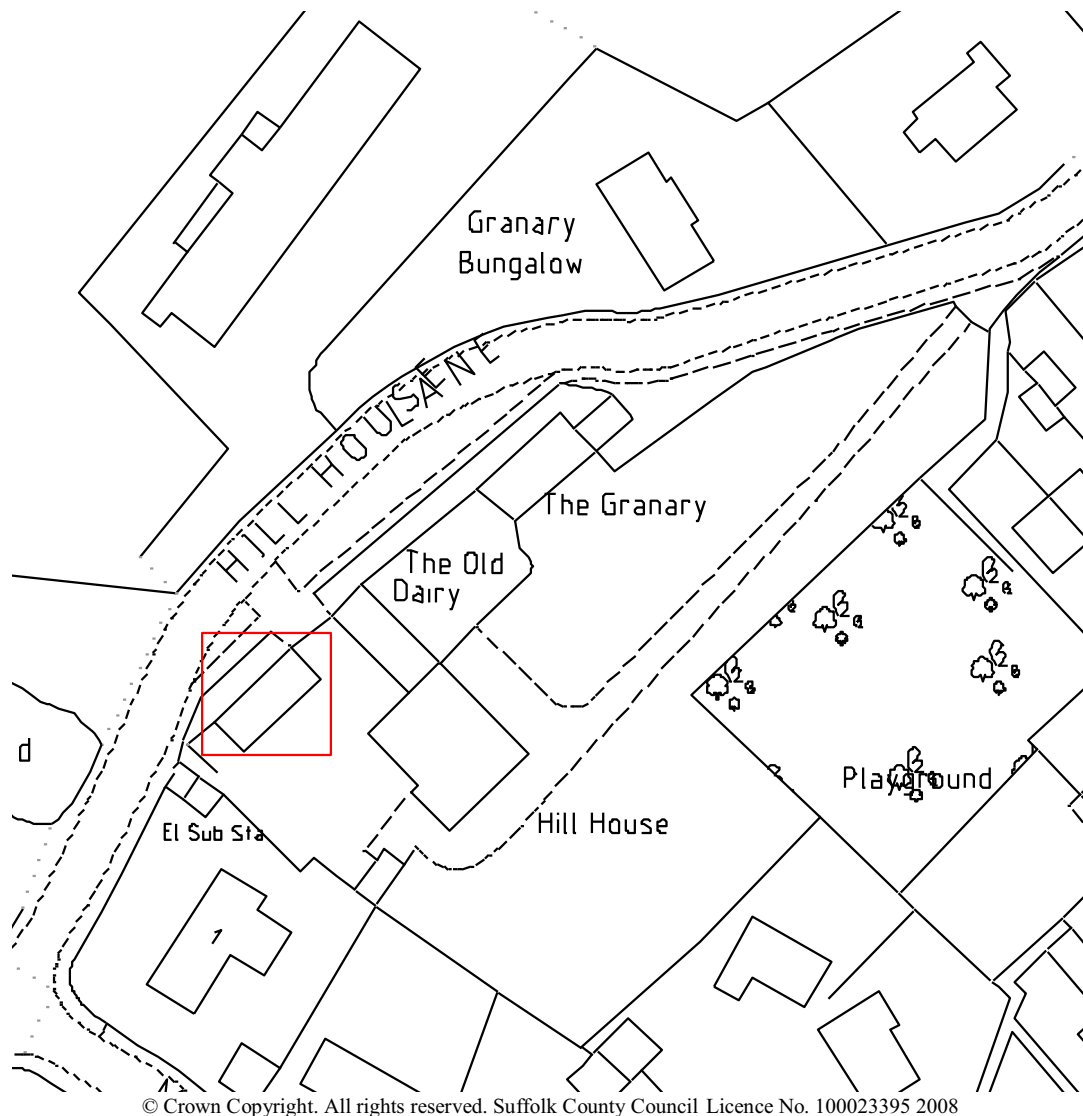


Figure 1
Modern Ordnance Survey
Enclosing the outbuilding in red and showing Hill House to the east.

Documentary and Cartographic Evidence

Hill House occupies a conspicuous hill-top position approximately 0.75 km north-west of the church of St John the Baptist in Needham Market and 200 m south-west of the junction between Hill House Lane and the old Ipswich-Bury St Edmunds highway. The property now lies within a development of late-20th and early-21st century housing on the edge of the Needham conurbation, but was formerly an isolated farmstead in open, arable countryside. Prior to boundary changes in the late-19th century the site lay in the parish of Creeting St Mary and was known until the 1930s as Dod's Farm (it appears as such on the Ordnance Survey of 1928, but as Hillhouse Farm on the edition of 1938). The grade II-listed farmhouse is ostensibly a late-19th century red brick structure in the Mock Tudor style, but is said in the list description to contain a 17th century timber-framed core; it in fact preserves part of an exceptionally large, high-status 15th century open hall of 6.6 m in width (21.5 ft) and 4.9 m in height at its eaves (4.9 m), but was extensively remodelled in the mid-17th century and later truncated to the south-east. A separately listed 17th century brick stable and granary forms part of the brick wall which divides the garden in front of the house from the lane leading to the former farmyard behind it. The farm buildings lay behind the house (i.e. to the south-west), as

shown on early maps and an aerial photograph of c.1970 in the possession of the present owner, but have since been demolished.

The quality of the original house and the 17th century stable/granary suggests the property was a high-status gentry residence at least until the 17th century, and this is supported by the limited documentary research undertaken for this survey. In 1619 'Dodd's Farm' was sold to Thomas Garrard by Francis Jacob, whose father had acquired it from Margaret Harlackenden, widow (Suffolk Record Office HA1/GA/1). In 1735 Richard Gipps sold to Theodosia Crowley of nearby Barking Hall 'a house called Dodds where Jacob Garrard Esquire dwelt' (HA1/DA2/11/2). The title 'esquire' was superior to that of 'gentleman' in the 17th century, and the respective quality of Garrard's house is revealed by the published hearth tax returns for 1674 (Suffolk Green Books) when he paid for 13 hearths at a time when 2 or 3 hearths represented the norm even for larger properties. This total was the highest recorded for Creting St Mary, with the second highest at just 8 and the third 5, indicating a substantial mansion of far larger proportions than the present house. Richard Garrard of Needham described himself as a clothier in his PCC will of 1674, but I have not been able to trace Jacob Garrard's will, although Dodds is included in his marriage settlement of 1690 to Grace Tyrell. A reference in the Barking Manorial Court Roll of 1644 to the payment of a mortgage at 'the house of Clement Gardiner in Creting St Mary called Dodds' suggests the house may have been sub-let for a time. (I am grateful to Shelagh Herring, local historian of Needham Market, for these references.)

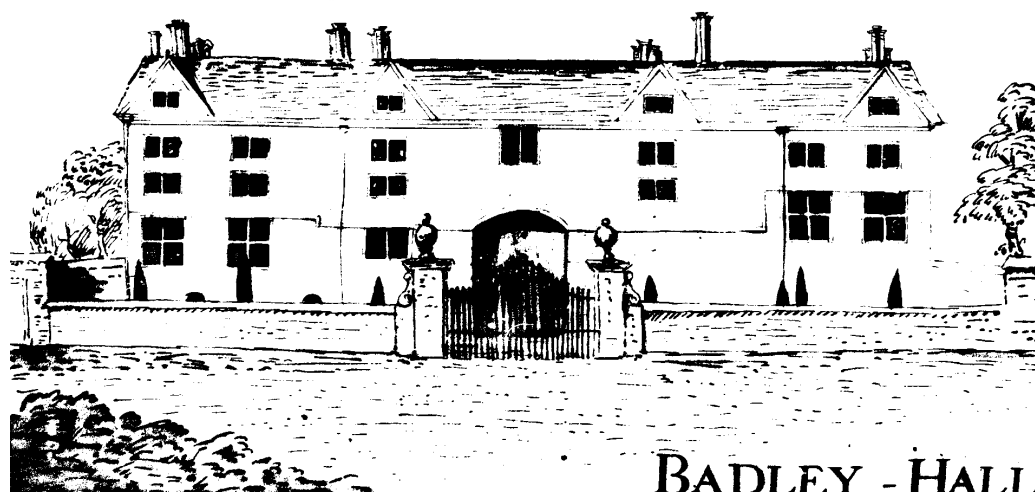


Figure 2 Elevation of nearby Badley Hall on the Crowley Estate Survey of 1741. Only the right-hand section of the facade now survives.

After the property's acquisition by the Crowley family in 1735 its status declined to that of a tenanted farm and it appeared on the 1741 estate map of Ambrose Crowley Esquire, together with a fine elevation of Badley Hall (figure 2). Badley Hall formed an enclosed courtyard house with 32 hearths in 1674 (a small fragment of which survives today), and offers some insight into the likely scale of Jacob Garrard's mansion. The 1741 map shows the house in the centre of a group of buildings, with the stable/granary to the right and the demolished barn to the left, and a linear structure adjoining the lane on the site of the present outbuilding to the north of the house (figure 4). The earlier parts of the northern wall are likely to survive from this structure, but it had been demolished by the time of the tithe survey in 1839 (figure 6). William Page was named as the farmer at 'Dods' in White's Suffolk Trade Directory of 1855 (which locates it in Creting St Olave's rather than St Mary's), and his first initial may partly explain the 'T + W' carved with the date 1853 on the tie-beam of the new outbuilding which is shown with its existing outline on the Ordnance Survey of 1885 (figure 6).

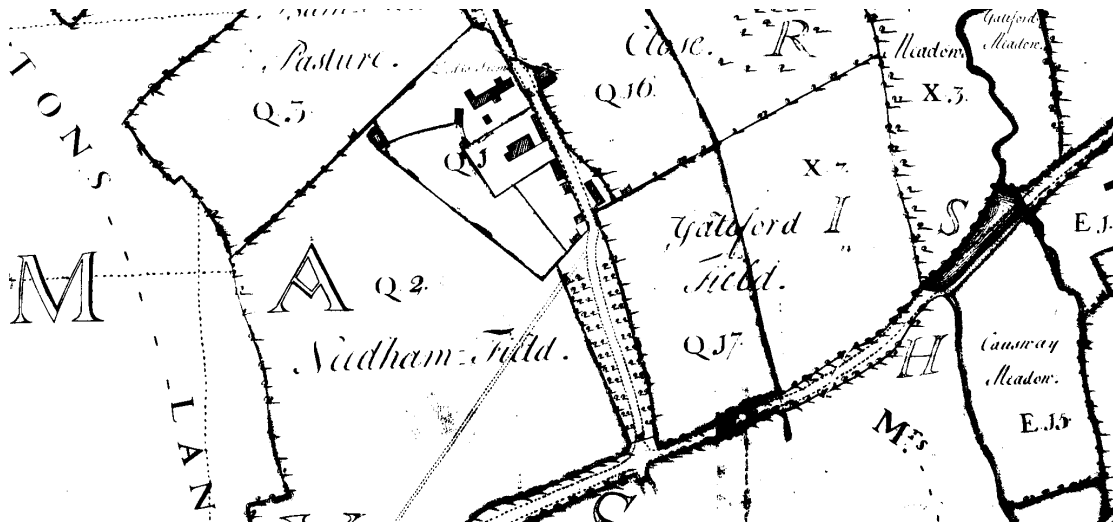


Figure 3 'Dodds Farm' on the 1741 Crowley Estate Survey, showing the Ipswich-Bury highway bottom right (north lies to the right). Note the tree-lined avenue indicating the high status of the site. SRO P638.

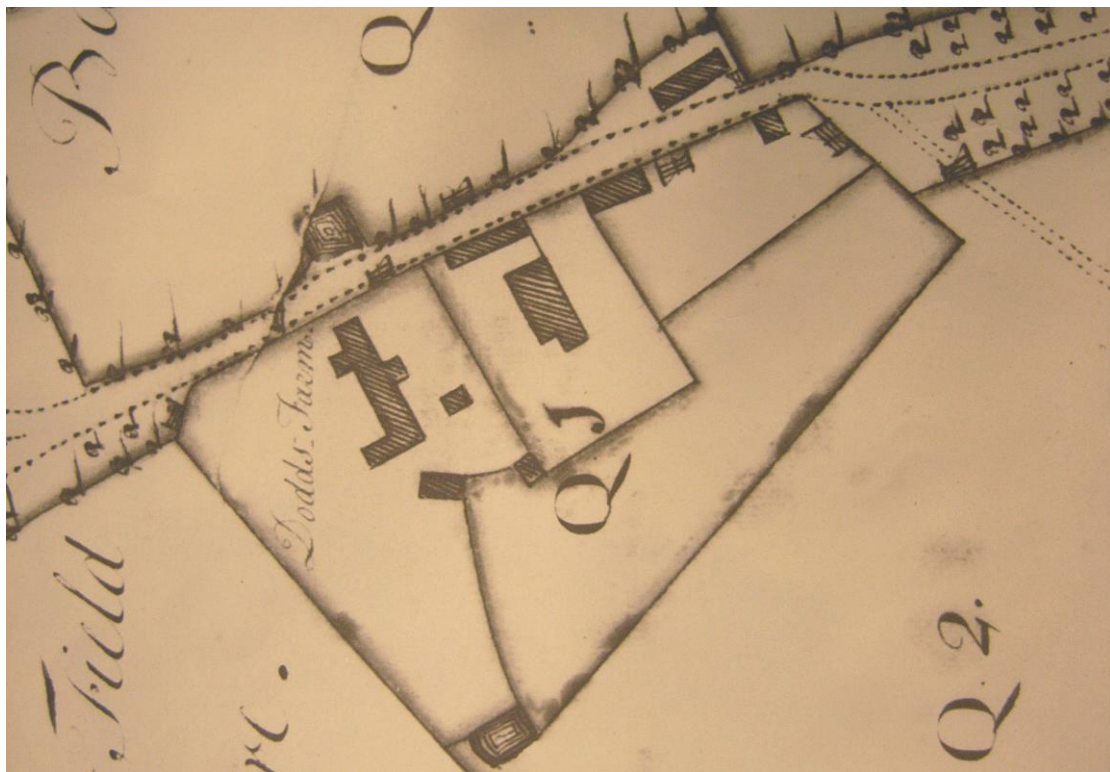


Figure 4. Detail of the 1741 layout in figure 3, rotated to locate north at top. The house occupies a rectangular central enclosure with an apparent barn to the left. The granary/stable lies in the north-western corner of another enclosure in front of the house, which possesses two gates along with a small square building (possibly a dovecote or summer-house), and perhaps represents the remains of a base court through which the house was approached. Base courts were highly fashionable in the 17th century and often contained a stable on one side and other ancillary buildings such as lodging ranges or barns on the other. A long, narrow building lies on the site of the present outbuilding adjoining the lane to the north of the house, and it is from this demolished structure that the earlier brickwork of the outbuilding's northern wall must derive.

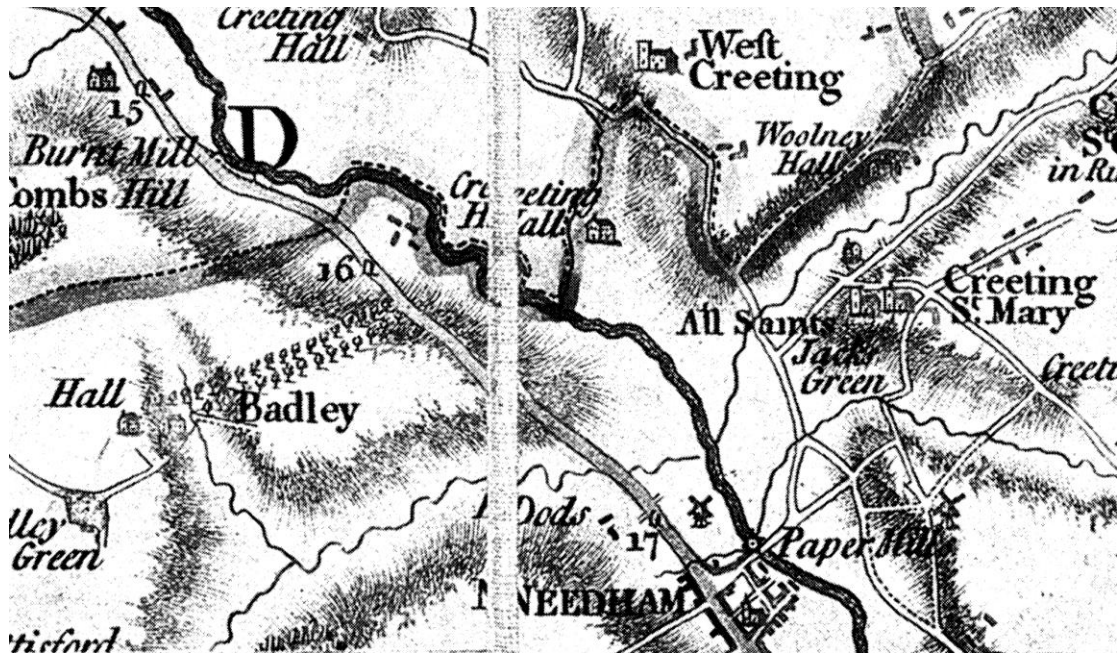


Figure 5. Detail of Hodkinson's 1787 map of Suffolk which names 'Dods' to the north of Needham Market. Only the most substantial houses of the county were named on this map, which therefore provides further evidence of the site's former status.

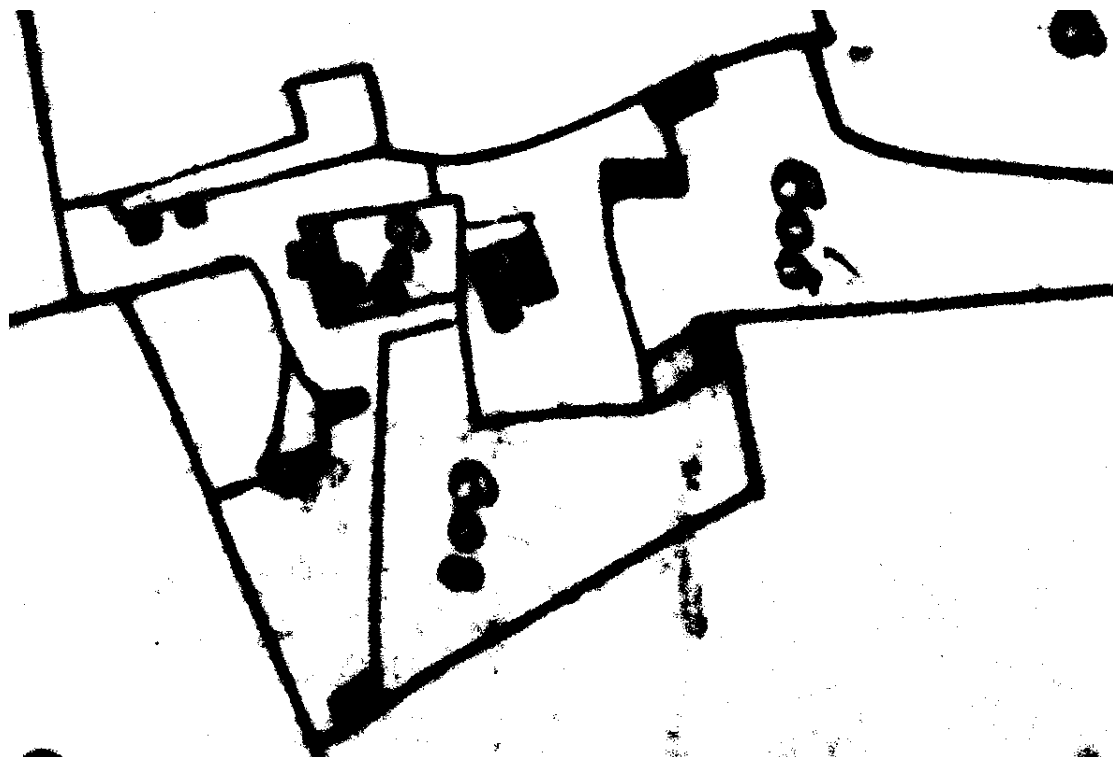


Figure 6. Detail of the Creeting St Mary tithe map of 1839, rotated to place north at top (SRO). The access track (Hill House Lane) is no longer clearly defined, but the earlier pattern of barn, house and stable/granary is still apparent from left to right. The long building to the north of the house had been demolished since 1741 but its northern wall presumably survived in the boundary of the yard between the barn and the house.

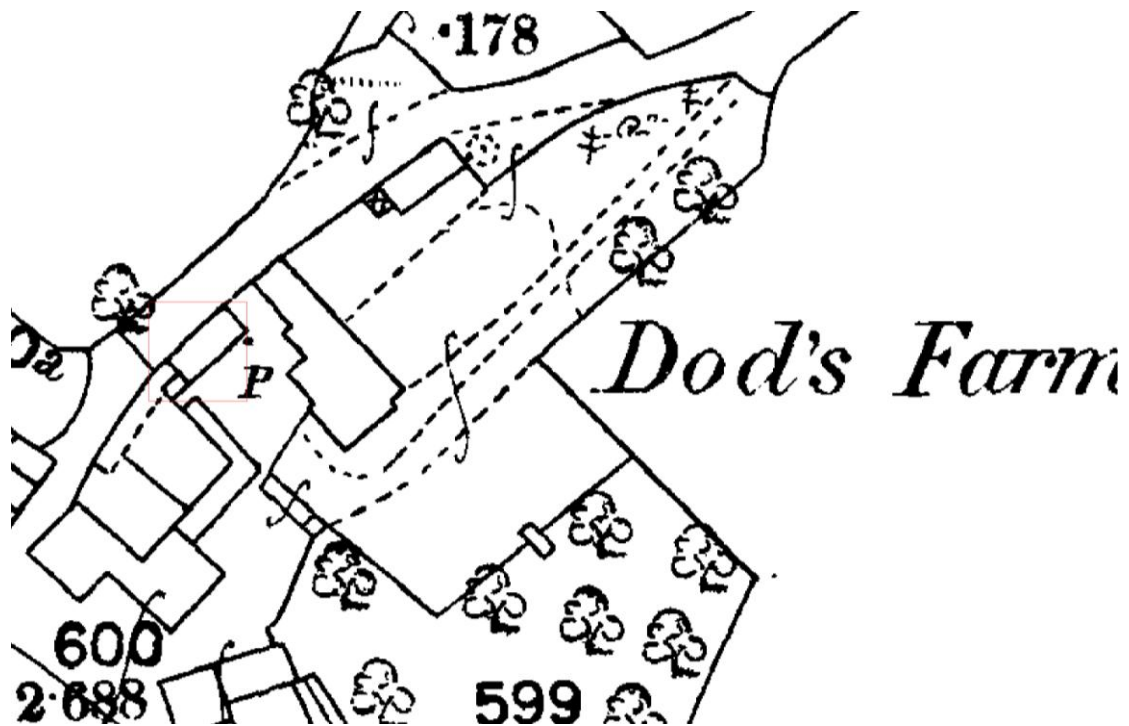


Figure 7. First Edition 25 inch Ordnance Survey 1885

A new complex of farm buildings had appeared to the south-west of the house since 1839, supplementing the earlier barn, and the house had been extended to the north-west (to create the present single-storied service wing which is now in separate occupation and known as The Dairy). A glass-house had been attached to the south-western gable of the stable/granary and the existing outbuilding adjoining the lane to the north-west of the house had been rebuilt on the site of its predecessor of 1741. The site of the well at its south-western corner is indicated by a pump (P).

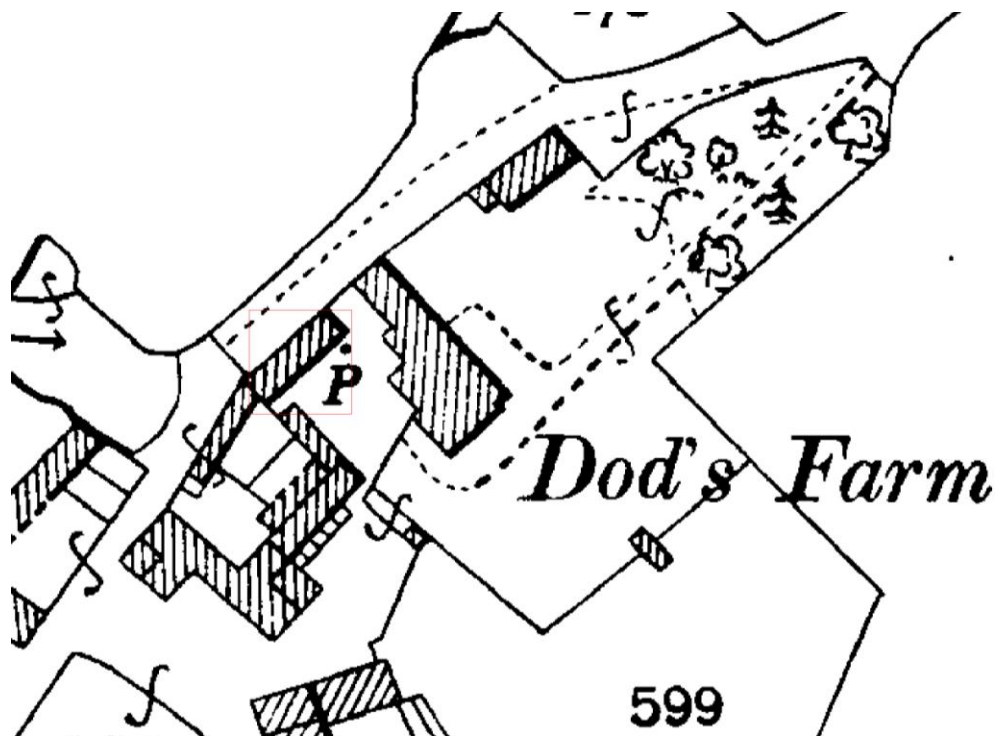


Figure 8. Second Edition 25 inch Ordnance Survey of 1904

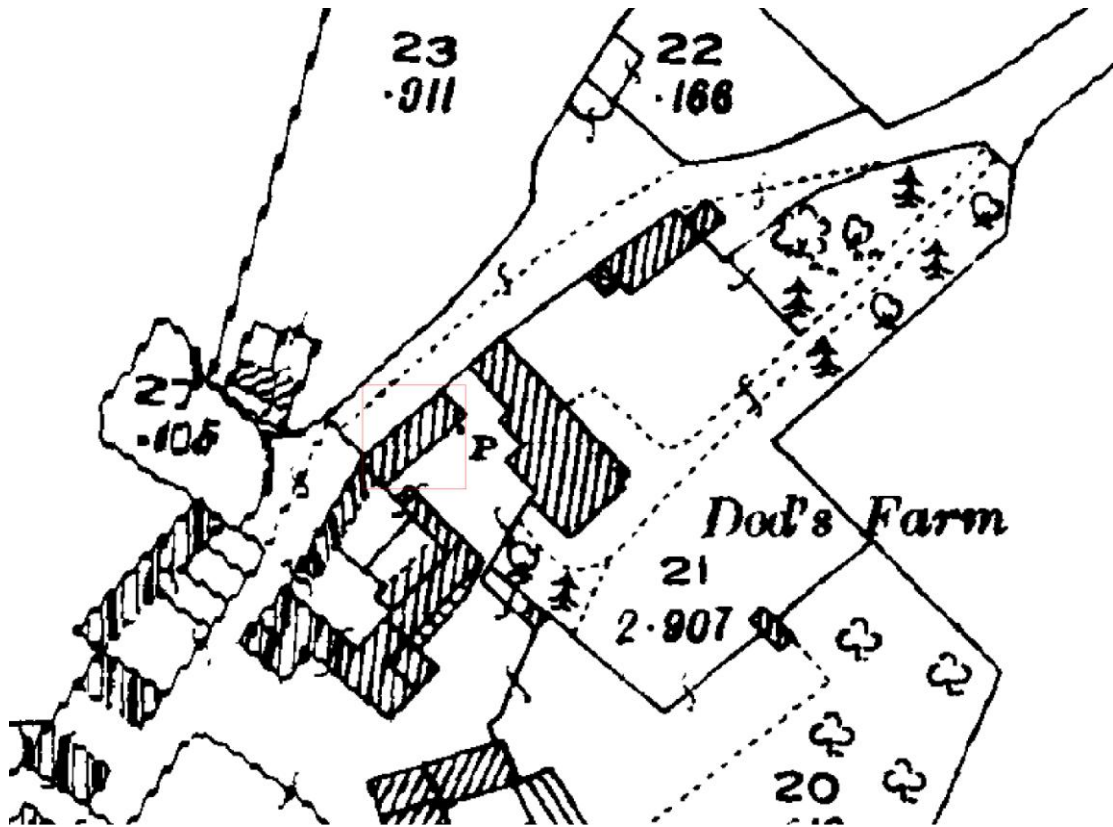


Figure 9. Third Edition 25 inch Ordnance Survey of 1927

Building Analysis

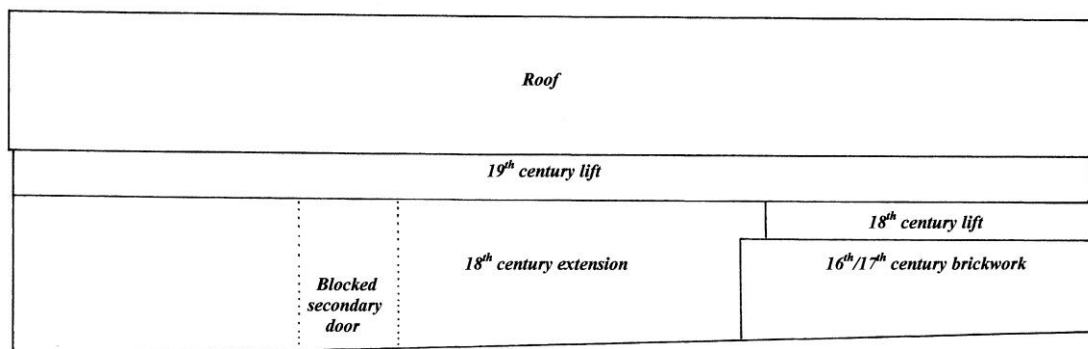


Figure 10

Rear external (north-western) elevation of the outbuilding as seen from Hill House Lane and indicating the several areas of brickwork of differing periods. The 18th century fabric to the left presumably formed a yard wall until it was raised to form part of the present structure in 1853.

Scale in metres.

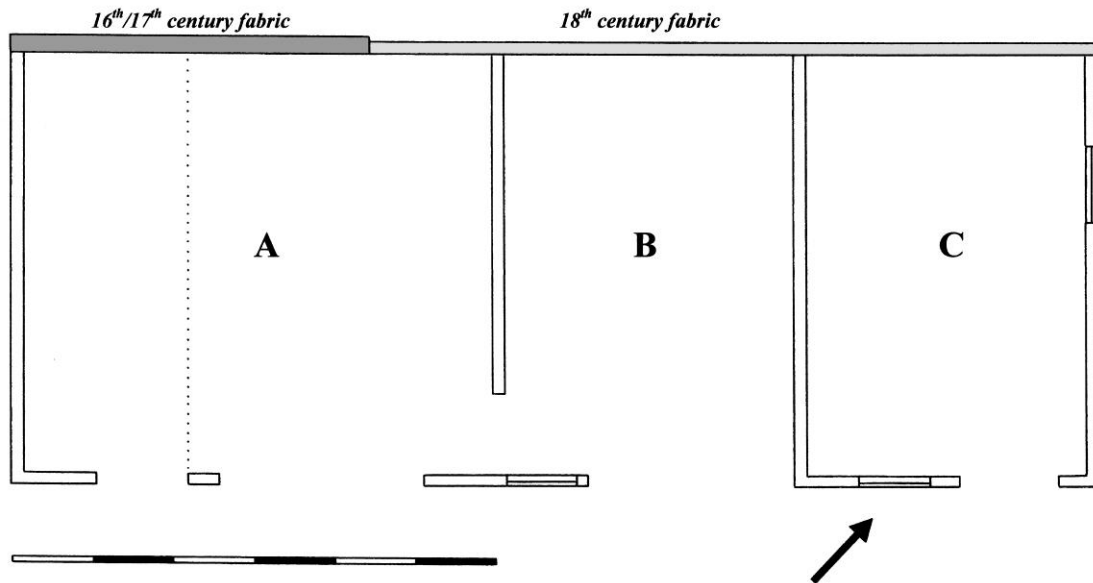


Figure 11

Ground plan of the outbuilding identifying each area with a letter for ease of reference in the text and photographic record, and showing the earlier historic fabric in the rear wall. The internal flint-rubble partition between sheds B and C may also pre-date the present structure. Scale in metres.

Key

- A. Vehicle shed with two secondary entrance doorways to south-east and evidence a secondary internal partition (indicated by dotted line). The wider entrance enlarged from an original central doorway. Original gault-brick floor. Probably designed as a stable or loose box.**
- B. Vehicle shed with glazed window and secondary entrance doorway to south-east (the latter enlarged from an original doorway to right). Remains of original wooden harness hooks to south-western internal partition. Probably designed as a tack room.**
- C. Enclosed shed with original door and glazed window to south-east and a secondary hatch in its north-eastern gable. Probably designed as a feed store or general storage shed.**

Structure and Date

The outbuilding is a single-storied red-brick structure which adjoins the entrance to the service courtyard immediately behind Hill House and separates it from the lane to the north-west. It extends to 13.4 m in length by 5.5 m in overall width (44 ft by 18 ft) on a south-west/north-east axis, and its walls rise to 2.1 m at their roof-plates at the south-western gable and 2.5 m at the north-eastern gable (reflecting the slope of the land). The clasped-purlin roof structure contains nailed collars and a ridge-board in the typical manner of the mid-19th century and retains its original external slate and internal lath-and-plaster (the latter much decayed). The roof-gables are of studwork with cable-pattern pargeing and the floors are of gault (white) brick. The brickwork of the south-eastern facade and north-eastern gable is laid in a form of Monk bond, with three or four stretchers between every header, but is not entirely consistent, and the south-western gable consists of rubble-bond (presumably as it adjoined another building as indicated on the historic Ordnance Surveys).

The rear wall, adjoining the lane to the north-west, contains several distinct phases of brickwork as shown in figure 10, with the earliest in English bond rising to 1.1 m and defined

by an edge (respected by quarter-bricks) 4.4 m (14.5 ft) from the western corner. This wall was raised in height by 0.5 m in the 18th century and extended beyond the present northern corner of the building in a random bond consisting chiefly of headers. The resulting wall was truncated and raised by a further 0.5 m in the mid-19th century to serve as the back wall of the existing structure. The historic maps suggest it had previously formed part of an earlier, longer building on the same site, and operated as a boundary wall when this was demolished in the late-18th or early-19th century. The wall is rendered and whitewashed internally, but the 19th century lift is visible as a shelf where the new brickwork is thinner than the old. The earliest phase to the south-west is thicker still, and projects externally. The internal partition between the central and northern compartments (B and C) consists of flint rubble with a course of brick marking the height of the 19th century lift, suggesting that it too may incorporate earlier fabric below this level. This variety of brickwork illustrates the complex history of the site as a whole.

The outbuilding is entirely consistent with the date 1853 neatly carved into the northern side of the tie-beam spanning the southern compartment (A). The associated initials 'T+W' are more likely to commemorate the site's owner or tenant rather than the shed's builder, and the 'W' may derive from William Page who is recorded as the farmer here in White's Directory of 1855.

Layout and Function

The outbuilding is divided into three original compartments as shown in figure 11, with those to the north of equal internal length at 3.5 m (11.5 ft) and a larger area of 5.8 m (19 ft) to the south. The central compartment (B) is linked by what appears to be an original doorway to the southern compartment (A) and retains a series of wooden harness hooks to the dividing partition, suggesting that it was designed as a tack room for the larger stable. The latter has been stripped of relevant fixtures and fixtures and both doorways are secondary insertions. The southern jamb of the wider vehicle door to the north is original, however, as it is respected by quarter-bricks, and suggests the original presence of a single central entrance as would be expected in a stable. The vehicle door of the tack room is also secondary but quarter bricks respect its northern jamb and its glazed window. The present link between the central tack room and the northern compartment (A) is a recent insertion and both the door and window of the latter are original features. A hatch in the northern gable is a secondary insertion, interrupting the brickwork, but suggests the shed was intended as a feed store with easy access from the lane. The building would have formed a typical stable for driving horses rather than agricultural animals (which were presumably kept in a separate stable in the demolished farm yards to the south-west), and was converted into a pair of garages during the mid-20th century by inserting a pair of wide entrances. The narrow door to the south was inserted in conjunction with a new internal partition shown by the dotted line in figure 11 (since removed), which formed a narrow storage shed.

Historic Significance

The outbuilding is an early Victorian single-storied domestic stable range of a kind that was once common in the service yards of local farmhouses but is now increasingly rare. It retains its original slate roof and a convincing inscribed date of 1853 but much of its historic significance was lost by the removal of its fixtures and fittings as part of its conversion into a pair of garages in the mid-20th century. The various phases of earlier brick fabric in its rear wall reflect the grade II-listed 17th century stable/granary nearby (which also incorporates Tudor brickwork) and illustrates the complex history of this high-status site which evidently possessed many brick features at a time when most East Anglian farmsteads were content with timber-framed buildings and paling fences. Despite these points of interest the building is not of sufficient age or completeness to meet the English Heritage criteria for listing in its own right.

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. General view of site from Hill House Lane to south-west showing single-storied outbuilding in centre.
2. General view of site from Hill House Lane to north showing Hill House to left and outbuilding to right.
3. General view of site from Hill House Lane to north-east showing converted granary to left and outbuilding to right.
4. Rear (north-western) exterior from Hill House Lane showing yard doors & converted shed known as The Dairy to left.
5. Rear external elevation showing several phases of brickwork with earliest section to right.
6. Southern end of rear exterior showing fragment of English bond brickwork with edge to left and two 'lifts'.
7. Rear exterior showing edge of earliest brickwork to right with vertical crack in 18th century extension to left.
8. Rear exterior showing blocked secondary doorway in 18th century extension.
9. Northern end of rear exterior showing 18th century brickwork with 19th century 'lift' of present outbuilding above.
10. North-eastern external gable showing secondary hatch and gate to Hill House Lane to right.
11. Detail of secondary hatch interrupting brickwork of north-eastern external gable.
12. Entrance to rear yard of house from Hill House Lane to north-west showing gable of outbuilding to right.
13. Rear (south-western) exterior of Hill House showing south-eastern facade of outbuilding to left.
14. South-eastern facade of outbuilding showing secondary vehicle doors with gate to Hill House Lane to right.
15. Northern end of south-eastern facade showing original door and window (C) respected by 19th century brickwork.
16. Northern vehicle door (B) showing edge of original narrow door respected by brickwork to right & cut bricks to left.
17. Southern vehicle door (A) showing edge of original narrow door respected by brickwork to left & cut bricks to right.

18. Southern end of facade showing narrow secondary door (A) respected by later brickwork with cement pointing.
19. South-western external gable showing rubble-bond brickwork and fragment of cable-pattern pargeting.
20. Rear internal wall of southern shed (A) showing rendered early brickwork and scar of removed later partition to left.
21. Detail of exposed early brickwork in external rear corner of southern compartment (A).
22. Southern shed (A) from south-west showing door in internal partition to central shed (B) to right.
23. Interior of south-eastern facade of southern shed (A) showing scar of secondary partition between the two doorways.
24. Internal south-western gable of southern shed (A) showing dated tie-beam in foreground.
25. Clasped-purlin softwood roof structure of southern shed (A) from north-east, showing dated tie-beam in foreground.
26. Detail of dated tie-beam in southern shed (A) seen from north-east TW 1853.
27. Gault brick floor of southern shed (A) seen from entrance to south-east.
28. Rear (north-western) interior of central shed (B) showing rail of harness hooks to left.
29. Interior of central shed (B) from north-east showing internal door to southern shed (A) to left and harness hooks.
30. Detail of wooden harness hooks in central shed projecting from internal partition to southern shed (B).
31. Detail from north-east of internal door linking central shed (B) in foreground to southern shed (A).
32. Interior of central shed (B) from south-west showing recently inserted doorway to northern shed (C).
33. Clasped-purlin roof structure of central shed (B) from north-east showing original lath-and-plaster between rafters.
34. Interior of northern shed (C) from south-west showing flint-rubble partition to central shed (B) to left.
35. Rear (north-western) interior of northern shed (C) showing shelf of thicker earlier wall reflected to left.
36. Clasped-purlin roof structure of northern shed seen from south-east showing northern gable to right.

37. Internal south-eastern facade of northern shed (C) showing original door and window.
38. Internal north-eastern gable of northern shed (C) showing secondary hatch to left.
39. Interior of northern shed (C) showing flint partition to central shed (B) with evidence of 'lift' above brick course.

Photographic Appendix 2 follows on pages 13-18

Appendix 2 (pp. 13-18): Selected Printed Photographs



Illus. 1. General view of site from Hill House Lane to north showing Hill House to left and outbuilding to right.



Illus. 2. Rear external elevation showing several phases of brickwork with earliest section to lower right.



Illus. 3. North-eastern external gable showing secondary hatch and gate to Hill House Lane to right with cable-pattern pargeting to roof gable.



Illus. 4. South-eastern facade of outbuilding showing secondary vehicle doors with gate to Hill House Lane to right.



Illus. 5. Southern vehicle door (A) showing edge of original narrow door respected by brickwork to left & cut bricks to right. The smaller left-hand door is surrounded by cement pointing and is entirely secondary. This shed was originally entered by a narrow central door.



Illus. 6. South-western external gable showing rubble-bond brickwork and fragment of cable-pattern pargeing.



Illus. 7. Internal south-western gable of southern shed (A) showing the dated tie-beam in the foreground and the scar of a secondary partition (since removed) immediately behind.



Illus. 8. Detail of the dated tie-beam in the southern shed (A) seen from the north-east 'T+W 1853'. The farmer in 1855 was William Page.



Illus. 9. Interior of central shed (B) from north-east showing internal door to southern shed (A) to left and harness hooks projecting from wooden rail in centre.



Illus. 10. Interior of northern shed (C) from south-west showing flint-rubble partition to central shed (B) to left. The shelf in the brickwork of the rear wall marks the 19th century 'lift' and is respected by a line of brick in the left-hand partition – suggesting its lower fabric may also pre-date the building of 1853.



Illus. 11. The clased-purlin roof structure of the northern shed (C) with original lath-and-plaster, seen from the south-east showing the northern gable to the right.



Illus. 12. The interior of the northern shed (C) from the north-east, showing the flint-rubble partition to the central shed (B) with evidence of a 'lift' above the brick course. The present doorway appears to have been inserted recently.