

**‘Former Cottages & Packing Sheds’,
Eves Orchard,
Bures St Mary, Suffolk
BSM 062**

Heritage Asset Assessment

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(TL 9085 3408)

Heritage Asset Assessment

This report provides a record and analysis at English Heritage (2006) Level 2 of a linear group of redundant outbuildings. It has been prepared to a specification written by Edward Martin of Suffolk County Council’s Archaeological Service dated 12th September 2012 and is intended to inform and accompany an application for demolition to Babergh District Council.

Introduction

The report is accompanied by a CD containing a full photographic record in the form of 95 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 18th September 2012.

Summary

The buildings known for planning purposes as ‘cottages and packing sheds’ form a linear range of four structures adjoining the remains of a commercial orchard and nursery ground close to the village centre. They previously belonged to an adjacent 16th inn and were owned in conjunction with the adjoining grade II-listed house at 1 Nayland Road until it was sold separately in or about the 1960s. The earliest of the four is a highly unusual structure of *circa* 1840 with an original sunken brick floor approximately half a metre below ground level. Its internal ceiling and timber-framed upper storey consists largely of re-used timber, including a series of high-status ogee-moulded Tudor joists that were probably salvaged from the rear wing of the inn which was demolished around the same time. Wrongly described as a former cottage this building is almost certainly a rare early-Victorian apple store which retains an original fireplace designed to prevent frost damage in winter. Its external gables preserve good original decorative pargeting within the adjoining sheds, both bearing the scars of older, smaller sheds on the same sites. A second early-19th century fireplace that may have heated a potting shed now lies within an early-20th century vehicle shed to the west. The eastern end of the range is a single-storied red-brick stable of the 1890s with the remains of three stalls and a separate cart shed containing wooden harness hooks. Its rear elevation incorporates an early-19th century boundary wall consisting largely of over-fired ‘wasters’ from a brick kiln which provide evidence of the village’s industrial past: at least one brick kiln is recorded in Bures in White’s Directory of 1844. This wall extends into a second two-storied building which also dates from the 1890s but was much altered in the mid-20th century when it may well have operated as a packing shed, although in more recent years it housed a retail shop selling fruit and vegetables directly to the public. The various structures are of considerable historic interest and visual character, illustrating the sophisticated nature of the service buildings required by a commercial Victorian orchard and nursery ground. Very few comparable examples now survive, and the apple store in particular is a candidate for listing at grade II. A number of such stores elsewhere in the country are currently listed, including one built as recently as 1902.

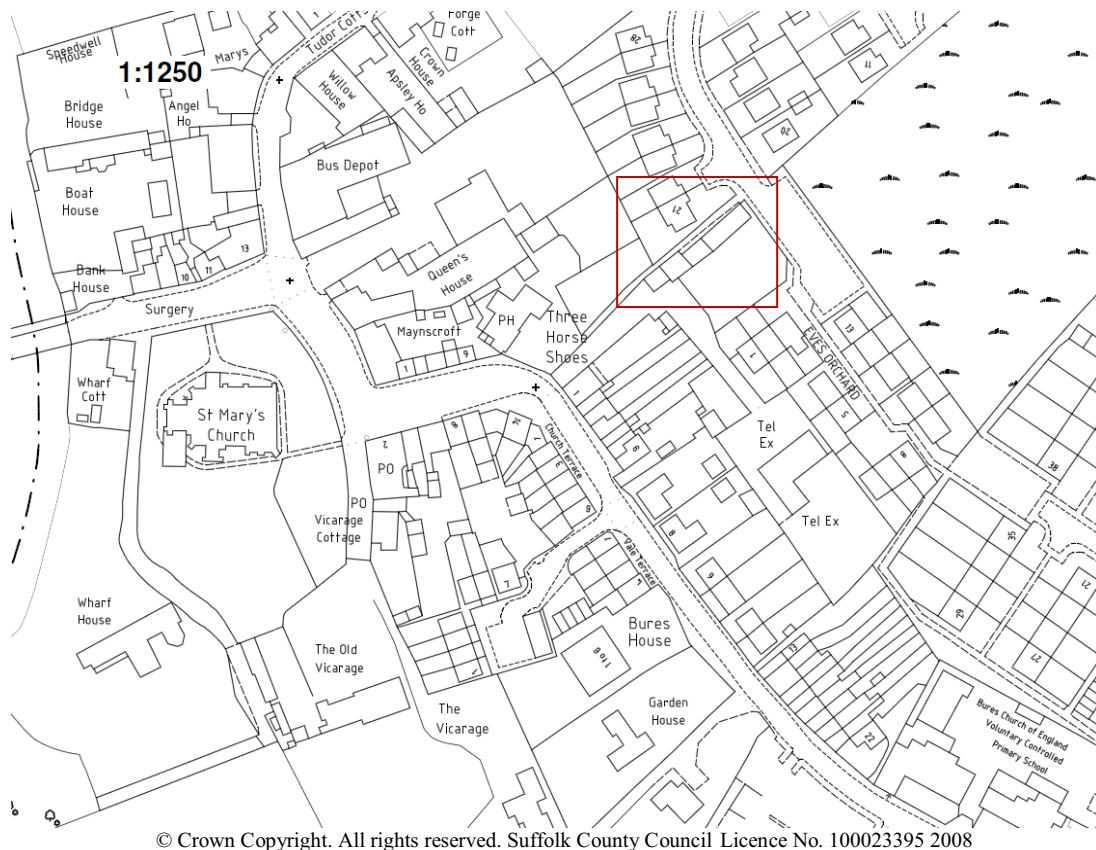


Figure 1
Modern Ordnance Survey
Enclosing the outbuildings in red and showing their close proximity to the remains of the orchard (right) and the centre of the medieval village. See figure 5 for more detail.

Documentary and Cartographic Evidence

The buildings known for planning purposes as ‘cottages and packing sheds’ form a linear group close to the centre of the village of Bures St Mary. They define the north-western boundary of a small pasture 100 m east of the medieval church (from which they are visible), and adjoin a footpath leading to two modern housing estates known as Friends Field to the north and Eves Orchard to the south. The pasture represents a fragment of a large orchard that was left isolated by the construction of the latter estate in 1988 and is reached by a tarmac road alongside the beer garden of the 17th century Three Horseshoes Public House at the junction of Church Square and Nayland Road. This road was extended to the south-east in the 1980s to reach a new telephone exchange and now separates the site from a large grade II-listed house to which it previously belonged. The house is now divided into cottages as shown in illus. 1 (nos. 1-7 Nayland Road), and includes a highly ornate 16th century gatehouse that would have opened onto a rear courtyard which no longer survives. The presence of a contemporary rear gallery in the surviving street range suggests the property was a large Tudor inn that may have extended as far as the packing sheds. Archaeological evidence of the demolished courtyard, outbuildings and rubbish pits may therefore survive in close proximity.

No part of the present ‘cottages and packing sheds’ appears to have existed at the time of the Bures St Mary tithe survey in 1837, although the tithe map shows strikingly similar structures nearby and may be slightly inaccurate. Abraham Hardy then owned both the orchard of 4 acres 19 perches (plot 486 in figure 2) and the large L-shaped house dividing it from the

Nayland Road on the west (plot 483, which includes nos. 1-7 Nayland Road). He occupied the orchard himself, which was described as a ‘nursery ground’ consisting of a ‘garden and orchard’, but lived outside the parish and let the house to ‘John Garrad and 13 others’, i.e. to 13 other heads of household who paid rent. The rear wing to the south had been demolished by the time of the 1885 Ordnance Survey (figure 3), but the remaining front range was depicted as 7 cottages so it presumably contained another 6 or 7 tenements. An additional detached dwelling (indicated by red pigment as opposed to the grey used for outbuildings) was shown to the rear in 1837, very close to the site of the packing sheds, but this also appears to have been lost by 1885 and probably lay at the end of the garden now belonging to no. 2 Nayland Road. It is unclear whether the long, narrow outbuilding to the north belonged to Hardy or to the neighbouring property (482) described as a ‘piggery and yard’ belonging to Ralph Hurrell, who also owned the ‘garden’ (481) to the north. The former seems more probable as its narrow outline is more appropriate for a piggery than the square outbuilding to the east of the plot – and it seems to lie just beyond the modern land boundary in what is now the garden of the Three Horseshoes Public House. The Horseshoes is a 17th century timber-framed building and is depicted in red (461) prior to its late-20th century extension, with the site of its car park occupied by another ‘cottage’ (462) that had disappeared by 1885 along with a ‘cottage and blacksmith’s shop’ (463) in the rear. The property on the south (484) was another terrace of 6 tenements of uncertain date owned by Thomas Scowen, the westernmost of which was the One Bell Inn at the time of the entire block’s demolition in the 1970s.



Figure 2. The Bures St Mary tithe map of 1837, showing the area of the ‘orchard and garden’ (486) to the west of the Nayland Road

The 2.5 acre field to the north of the orchard (479) was a pasture known as ‘Great Orchard’, either because of its proximity to the orchard (fields often bore the names of distinctive adjoining features) or because it had once been part of it. Field names are notoriously slow to change over time, and this indicates the orchard was ancient even in 1837. It is reputed to have contained many rare species until its recent destruction. The southern corner of ‘Great Orchard’ is formed by an acute angle at the junction of the orchard with the aforementioned piggery and garden (i.e. plot 486 with plots 482 and 481); this corner appears to remain constant in subsequent Ordnance Surveys, and still exists as the junction between the Three

Horseshoes garden, the ‘cottages and packing sheds’ and the garden of the late-20th century house at 21 Friends Field to the north. It is defined by a low 19th century red-brick wall that formerly abutted the 20th century vehicle shed (building 1 in figure 7) but was cut by the present footpath after the construction of the Friends Field estate in the 1970s. On this basis, the site of the ‘cottages and packing sheds’ was empty in 1837.

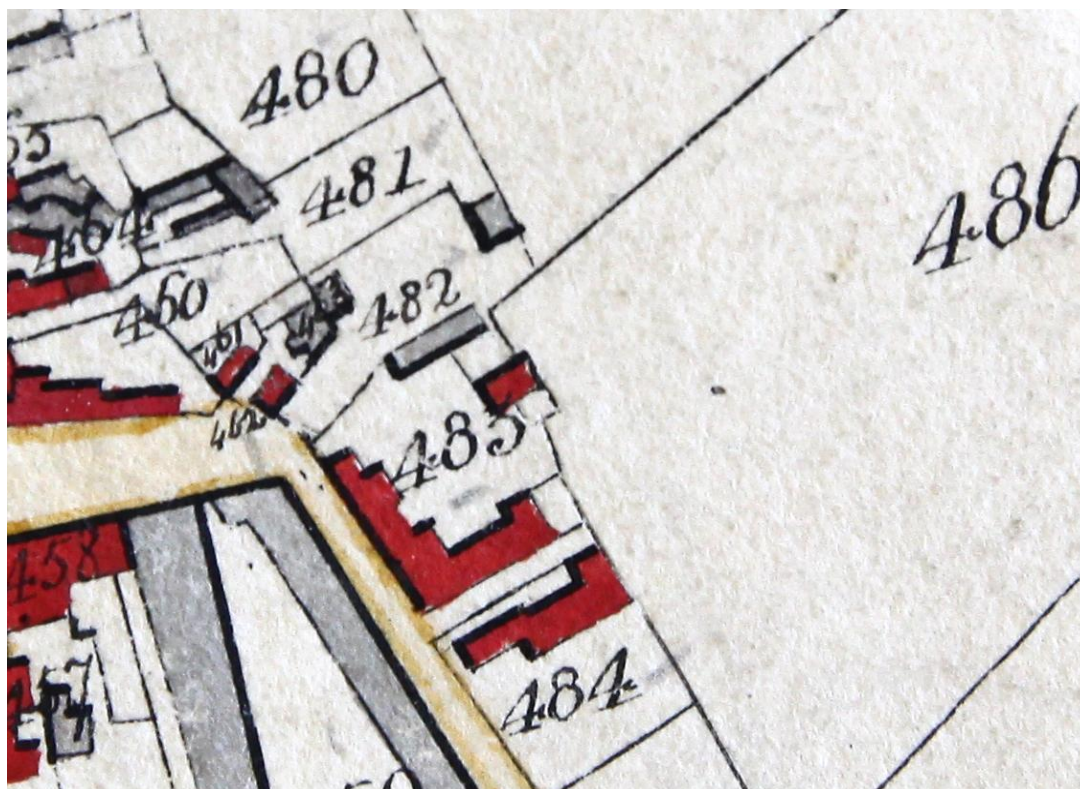


Figure 2a. Detail of the 1837 tithe map, showing the orchard (486) and the adjoining L-shaped range of 13 or 14 cottages (485) in the same ownership. The orchard’s western boundary is nearer the cottages than at present, and the detached building shown in red to the rear appears to lie several metres south of the position now occupied by the ‘former cottages and packing sheds’ – which are conspicuous by their absence from the corner of ‘Great Orchard’ field (479) to the north-east.

Abraham Hardy was recorded in White’s Suffolk Directory of 1844 only as an agent for the Norwich Fire Insurance Office, but a James Hardy appears as a gardener (i.e. a market gardener) as well as a Norwich agent in the edition of 1855. By 1874 Henry Hardy was a gardener and seedsman who lived in London, but neither the Hardy name nor any comparable business is listed in Kelly’s Directory for 1912. A transcription of births, deaths and marriages available online records Abraham Hardy as a ‘farmer, seedsman and church clerk’ born at Nayland in 1799, marrying a Sarah Pilgrim (of a prolific Bures family of builders) in 1817 and dying at Billericay in Essex in 1873. The most recent owner of the orchard was Mr Dennis Eaves whose father is understood to have bought it in or about 1937. Mr Eaves originally lived at Lorne House (no.1 Nayland Road to the left in illus. 1) but the rest of the terrace was bought by the Hitchcock family of Bures mill. He ran the orchard as a fruiterer and smallholder, supplying produce to local shops and keeping chickens in the now demolished sheds behind no. 7 Nayland Road. He also sold directly to the public from a shop in the central shed (building 3 in figure 7), but opened on only one afternoon each week in the years leading up to his death in the 1990s. The early-19th century shed with the sunken floor (building 2) was used to store apples, along with the upper storey of the central shed, and older residents of Bures recall at least one horse stalled in the shed with the mono-pitch roof (4) during the 1940s and 1950s.

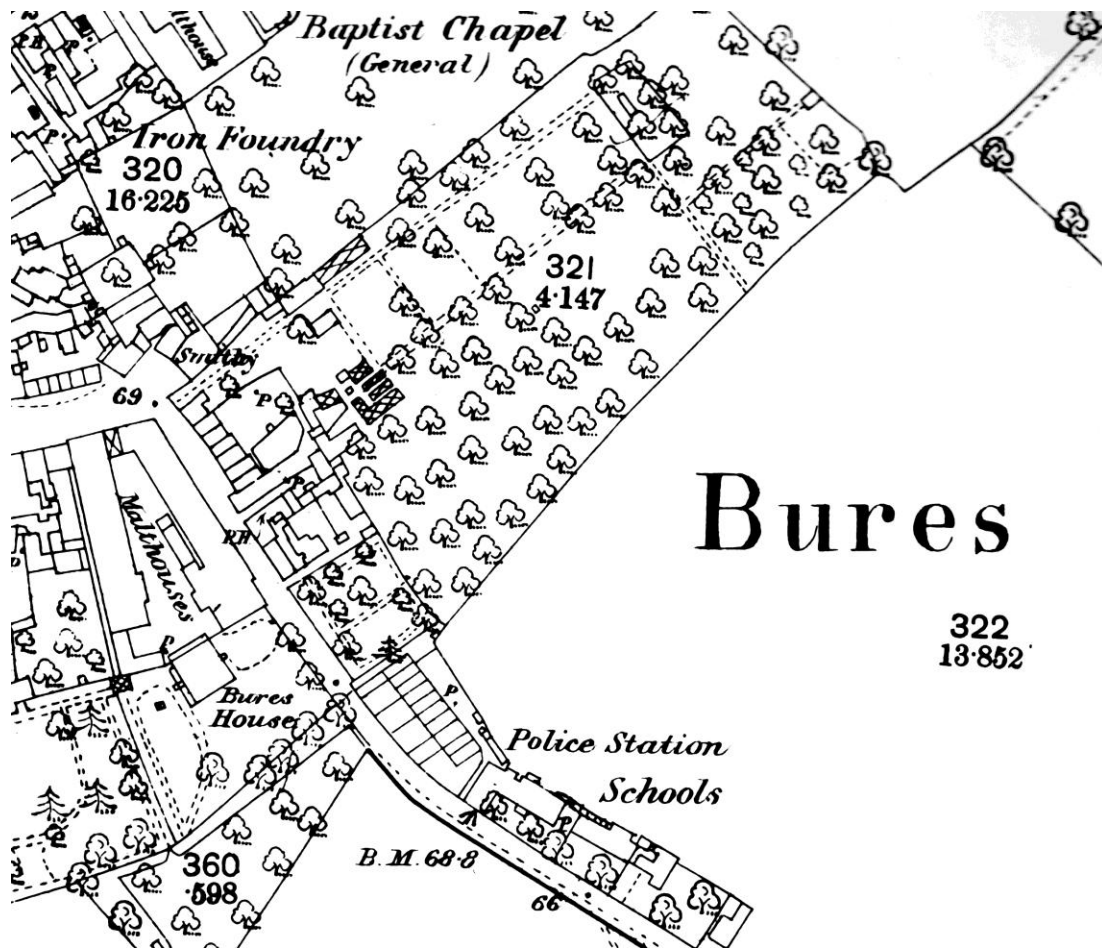


Figure 3.

First Edition 25 inch Ordnance Survey of 1885. This survey plotted trees with great accuracy, and shows a series of linear paths that probably represent vegetable or seed plots in the northern half of the orchard.

Mr Eaves sold part of the orchard to Babergh District Council in the 1980s and the resulting estate of bungalows bears his name (albeit misspelled). The business terminated with his death and the trees were subsequently cleared by his son-in-law, the present owner Mr Alan Cockrell of Colchester. Nos. 2-7 Nayland Road were sold individually in the 1970s. Their link with the site of the orchard to the rear is documented as early as 1577 when Barnaby Claydon, a wealthier clothier and church warden who lived in Bures High Street, owned a larger block of land in the same area stretching from the Nayland Road on the west to what is now Fish House Farm at the top of the hill to the east (survey of the Manor of Silvesters alias Netherhall, Essex Record Office D/DU 205/1). This land included two 'ruinous' houses on the Nayland Road, one of which was known as Pike House and was associated with ground called Pikes Acre and a marsh called Pikes Marsh. The other is not named but lay to the north of Pikes House and also possessed a significant but unspecified amount of land to the rear (it is said to have belonged previously to John Arundell and afterwards to Thomas Mollens). The description fits well with both the orchard and the surviving houses on the Nayland Road, which consist of two medieval houses that were extensively renovated and partly rebuilt shortly after 1577 – seemingly in order to create a large new inn.

The highly accurate 25 inch Ordnance Survey of 1885 shows significant changes to the site since 1837 (figure 3). The southern rear wing of the cottages on Nayland Road had disappeared along with the detached building, but new structures had appeared in the position of the present 'former cottages, etc.' (i.e. adjoining the acute southern tip of the field to the

north). A very narrow shed to the south-west must equate with the outline of a demolished building in the present south-western vehicle shed (1), and the larger central structure must contain the early-19th century shed with the sunken floor and perhaps the lower building now indicated only by another roof scar to the north-east. The long building at the end of the range is cross-hatched as a glasshouse, and a large complex of smaller glasshouses and sheds had appeared to the south-east. These various glasshouses may have been up to fifty years old by 1885 and did not survive in 1902 (figure 4), by which time the narrow south-western shed had also been removed (presumably leaving the fireplace in building 1, which was not built until after 1923 (figure 5), exposed to the elements). The cottage gardens had been extended several metres further to the east, and the garden behind no. 1 formally enclosed for the first time (having previously been open to the orchard and 'packing sheds'). It is difficult to reconcile the straight north-western boundary of the two buildings depicted in 1923 with the stepped outline shown accurately in 1956 (figure); the present irregularities must have existed before this date as the walls concerned appear to date at least from the mid-19th century, and it is difficult to ascribe the anomaly to anything other than an error on the part of the original cartographer who may not have had access to land on the north-west.



Figure 3a.

Detail of First Edition 25 inch Ordnance Survey of 1885.

The rear wing of the cottages had been demolished since 1837 along with the detached structure on the boundary of the orchard. The early-19th century shed (2) appears to be shown at the corner of the orchard and 'Great Orchard' field to the north, with a narrow shed projecting from its south-western gable and a small, slightly narrower shed separating it from a long glasshouse to the north-east. A new detached shed lay immediately opposite, with a group of glasshouses (indicated by cross-hatching) further to the south. The 'smithy' lay in what is now the car park of the Three Horseshoes.

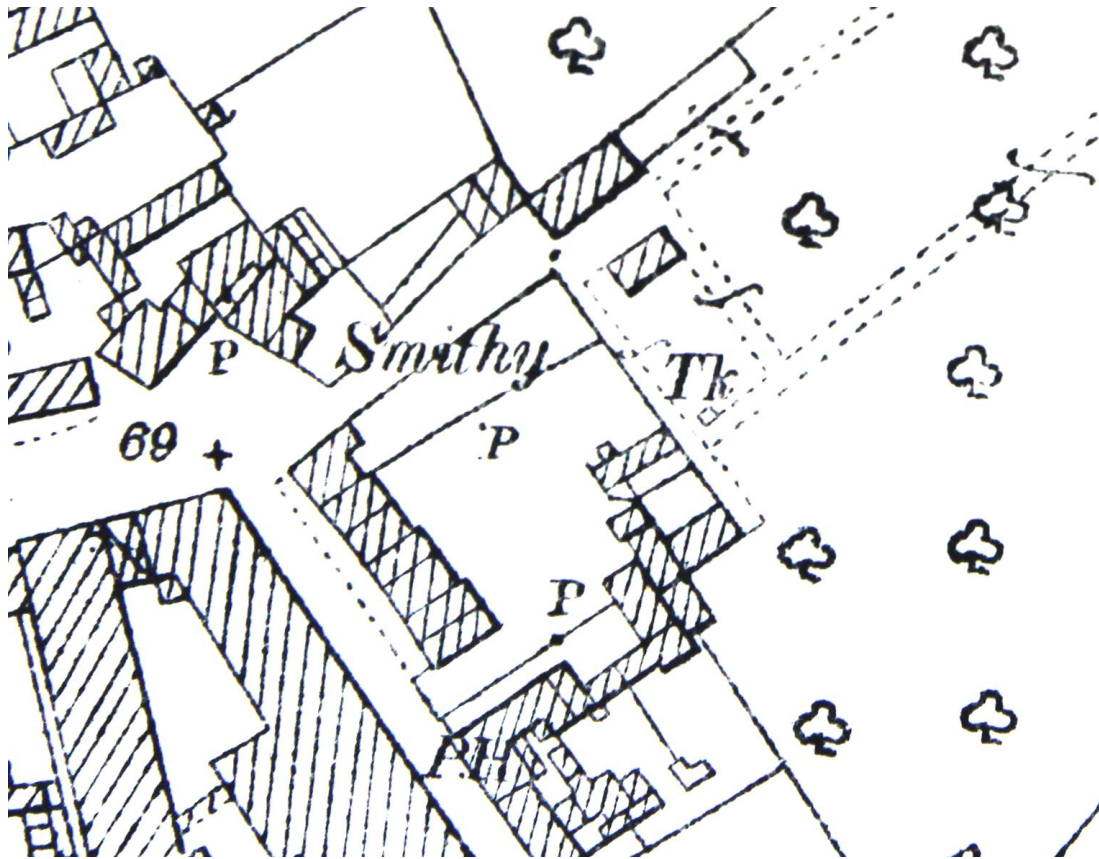


Figure 4. The Second Edition 25 inch Ordnance Survey of 1902. The narrow shed projecting from the south-western gable had disappeared, and the range to the north-east (4) is no longer indicated as a glasshouse. The gardens of the cottages have been extended further to the east, enclosing a group of the new sheds depicted in 1885, and the other glasshouses have also been demolished.

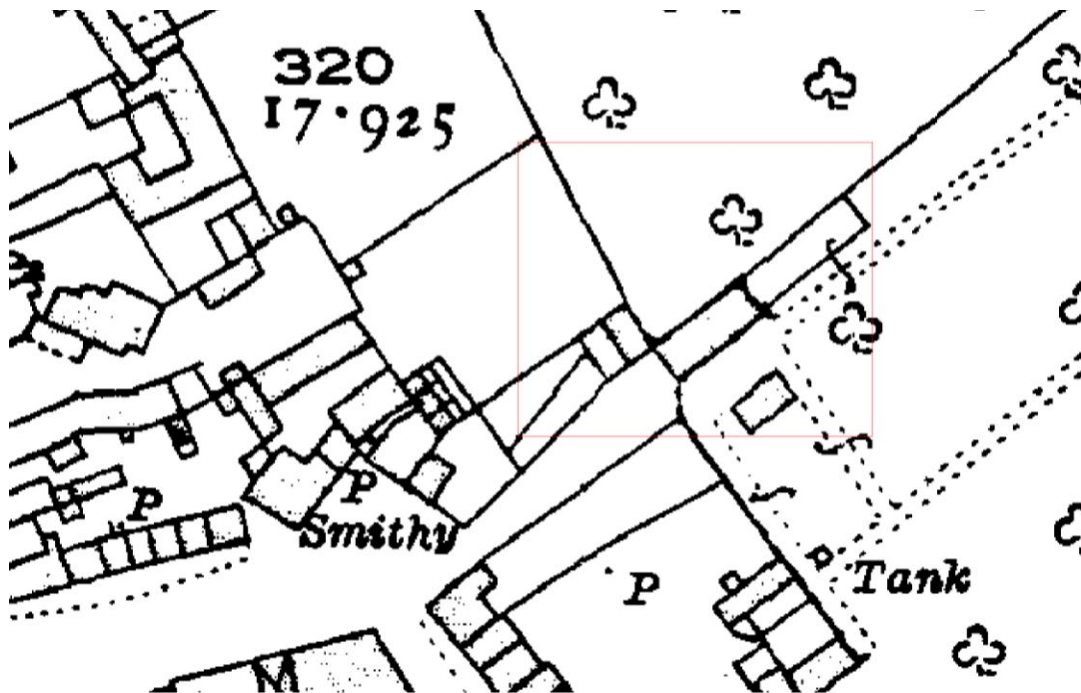


Figure 5. The Third Edition 25 inch Ordnance Survey of 1923, showing no significant change since 1902.

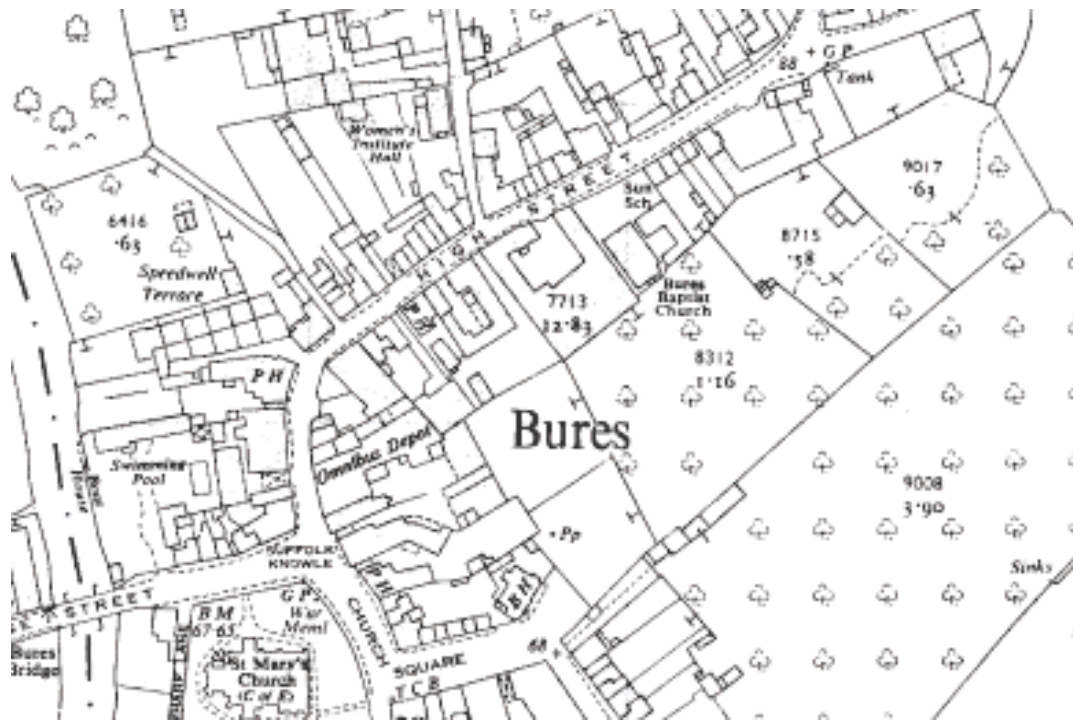


Figure 6. 25 inch Ordnance Survey of 1956. The buildings are now shown in their present form with four distinct elements. Apart from the construction of the access road to the telephone exchange behind the cottage gardens – and the addition of two large housing estates – little has altered since this period.

Building Analysis

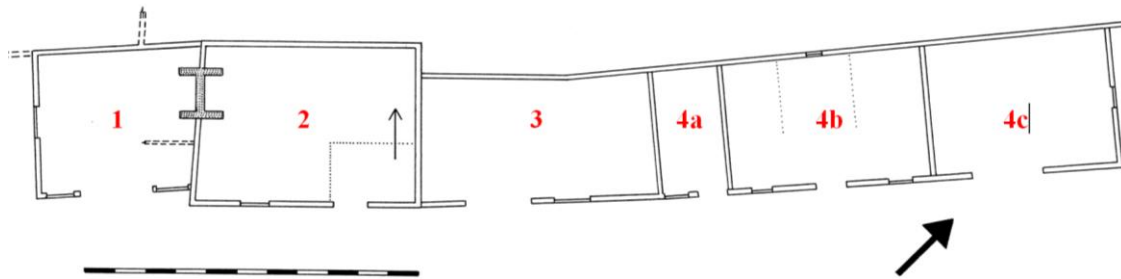


Figure 7

Ground plan of the complex identifying each area with a number for ease of reference in the text and photographic record. Enlarged version on p. 11 below.

Not fully surveyed.

Key

1. An early-20th century single-storied vehicle shed of Fletton brick with a corrugated iron roof. Not shown on the 1923 Ordnance Survey but built soon afterwards. The interior preserves an early-19th century fireplace, two phases of external pargeting to the adjoining shed (2) and the outline of a narrower shed on the same site to which the fireplace formerly belonged. This narrower shed was shown on the Ordnance of 1885 but had been demolished by that of 1902. The boundary wall of 'Great Orchard' field was formerly attached to the rear (north-western) wall, and the boundary with the Three Horseshoes PH projected from its western corner.
2. A two-storied early-19th century shed with a red-brick lower storey and a timber-framed & rendered upper storey. Formerly with a peg-tiled roof, recently replaced by galvanised corrugated iron. Not shown on the 1837 tithe map but probably of *circa* 1840. With an original sunken brick floor, 0.5 m below ground level, and a fireplace against its south-western gable (reduced in width and provided with a coal grate in the late-19th century). The studwork consisting largely of re-used timber, including late-15th or early-16th century ogee-moulded ceiling joists probably salvaged from the rear wing of the adjacent grade II-listed building which was demolished at the same time and in the same ownership. Entered from the orchard to the south-east by a door opening onto a ground-level brick platform (indicated by dotted lines) from which a boarded stair (arrowed) rises to the unheated upper storey. With vertical and horizontally sliding sash windows to the orchard but not to the gables or rear elevation. Both gables retain good sections of original lime plaster bearing textured pargeting, each bearing the outline of a smaller adjoining shed. The layout of this building is highly unusual, and it was probably designed as a rare apple store with a fireplace to prevent frost damage. It has been mistakenly interpreted as a cottage.
3. A two-storied late-19th century shed of red brick with mid-20th century double doors to the front (south-eastern) elevation and a corrugated asbestos roof. Used most recently as a retail shop where fruit and vegetables from the orchard and other sources were sold directly to the public, with a storage loft reached by an external loading door and internal ladder. Probably designed as a fruit

warehouse and packing shed. The rear (north-western) wall contains earlier 19th century brickwork belonging to a shorter, lower brick shed (extending less far to the east), and the pargeted external gable of the adjoining early-19th century shed (2) preserves the outline of a still lower shed on the same site. The roof, front elevation and much of the front wall was rebuilt in Fletton brick and asbestos-clad studwork in the mid-20th century.

4. A single-storied late-19th century red-brick shed with a mono-pitch roof of corrugated iron (sloping downwards from north-west to south-east). The rear (north-western) wall incorporates an earlier boundary wall containing over-fired wasters from a brick kiln with a soldier course coping (later raised). The interior is divided by ostensibly original Fletton-brick partitions into three compartments, each with entrance doors and glazed windows to the south-east. The narrow south-western compartment was probably designed as a harness room, the central compartment as a stable with two windows flanking a central entrance door and the remains of three boarded stalls (shown by dotted lines), and the north-eastern compartment as a vehicle shed with double doors and original wooden harness hooks.

The linear buildings known for planning purposes as ‘former cottages and packing sheds’ extend to a total of 35.2 m (116 ft) in length and consist of four distinct structures as detailed in figure 7. Each is described in more detail below, but while both the two-storied buildings (2 & 3) may have been used at least in part as packing sheds at some point, neither was ever a dwelling house and the term ‘cottages’ is inaccurate. None of the structures form perfect rectangles, but appear to reflect the irregular north-western corner of the orchard as shown in figure 2, although the alignment of each unit differs from its neighbour in an unusually complicated manner that was inaccurately plotted by the Ordnance Survey.

1. Early-20th Vehicle Shed (with 19th century fireplace)

The building at the south-western end of the complex is a single-storied Fletton-brick structure which flanks the original entrance to the orchard from the Nayland Road. It is not shown on the Ordnance Survey of 1923 but is unlikely to post-date it by more than a few years. The south-eastern facade contains a pair of vehicle doors of 2.4 m in width (8 ft) flanked on the right by a glazed window and on the left by a horizontally hinged hatch. The latter is clearly original but the glazed window may be secondary. The external gable is 5.6 m in width but the front and rear walls vary in length as they abut the irregular gable of the early-19th century shed (2) and follow a slightly different axis as shown in figure 7: the back (north-western) wall is 5.6 m (18.5 ft) in length while the facade extends to 5.2 m (17 ft).

The location, scale and doors of the building demonstrate that it was designed as a garage for a cart or motor vehicle, but it contains a well preserved early-19th century fireplace with a timber lintel in the gable chimney of the earlier shed (2) to the north-east (illus. A2.4 below). This is blocked with courses of red bricks laid on edge, but appears not to have been reduced in width prior to its obstruction (unlike the identical fireplace in the opposite side of the same chimney). The upper storey of the 19th century gable also contains what appears to be its original whitewashed external plaster with a bold prick-pattern – also preserved by the vehicle shed. A later patch repair was pargeted with a different pattern resembling the weave of a textile (illus. A1.21), but the plaster immediately to the front of the chimney is plain and reveals the roof outline of an earlier, narrower single-storied shed on the same site. A fragment of roof-plate also survives from this shed, which was shown on the Ordnance Survey of 1885 but had been demolished by 1902 leaving the fireplace either exposed to the

elements or (more probably) covered by boarding or rendered studwork of which no obvious trace remains. The purpose of so small a shed, at approximately 3.6 m (12 ft) in width and 1.75 m (5.5 ft) in height at its eaves is unclear: it lay within the nursery ground opposite the new glasshouses shown in figure 3 and may have been a heated potting shed or a similar commercial building. The external pargeting of the adjoining two-storied shed is almost certainly contemporary with its fabric (it is more typical of 18th century pargeting than the designs of the mid and late-19th century) and there is nothing to suggest it is one half of a short-lived semi-detached pair of identical sheds sharing the same central chimney.

2. Early-19th Century Two Storied Shed

The oldest building in the range is a highly unusual two-storied structure that is without parallel in my experience with a sunken floor and a fireplace. Its red-brick lower storey contains a high proportion of re-used bricks, many of which probably date from the 16th century, laid in random bond but with closers (quarter bricks) neatly defining the door and window apertures of its south-eastern facade. The upper storey is of rendered studwork with brick infill, although the render has been removed from the front elevation leaving the laths exposed (behind 20th century mesh) and replaced by cement to the rear. Substantial areas of original whitewashed external lime plaster survive to both gables within the adjoining sheds (1 & 3), and in both cases these bear the roof scars of earlier, lower sheds on the same site as described above and below. The roof was covered with old peg tiles until their replacement by corrugated metal sheeting in recent years.

The walls rise to 4.4 m (14.25 ft) above the external ground level to the south-east but the ground to the rear is 0.3 m (12 ins) higher, and the building extends to 5.5 m (18.25 ft) in total width, but the front wall is longer than the rear at 7.6 m (25 ft) as opposed to 7.3 m (24 ft). The front and back walls appear to have been built parallel to the northern edge of the orchard while the south-western gable reflected the different alignment of its western boundary with the cottages on Nayland Road. Curiously, the chimney in the same gable respects the walls and in consequence is not square to the gable (as indicated in figure 7). Many of the studs in the upper storey are substantial oak timbers which contain empty mortises, dowel holes and other signs of re-use from 17th century or older buildings, as do the rafters of the clasped-purlin roof. With the exception of the two tall-sectioned and chamfered binding joists upon which they are lodged, the ceiling joists and even the floorboards are also re-used timbers. Some are oak studs or rafters (with trenches for the collars of a late-medieval crown-post roof) but those of the western bay are finely ogee-moulded with ‘run-out’ stops and evidence of a jetty (i.e. a first-floor overhang) and were salvaged from a high status late-15th or early-16th century house. Identical joists are found in the best quality merchants’ houses of the region, such as nearby ‘Maynscroft’ adjoining the Three Horseshoes. Given that the rear range of the high-status 16th century building which borders the site on the west (i.e. 1-7 Nayland Road) was demolished at the same time and was in the same ownership it seems highly probable that the timbers came from this source.

The ground storey contains a single space entered by a door at the eastern end of its facade and lit by a six-over-six sash window. There are neither doors nor windows in the rear wall and no evidence of sub-division. The entrance opens onto a ground-level platform from which a boarded stair enclosed by a door rises to the loft, but the rest of the intact, original brick floor is 0.45 m (17 ins) lower. The full height of the present door (2m or 6.5 ft) is respected by closer bricks and would have been absurdly tall in the unlikely event of the external ground rising from the same level, so the sunken floor is undoubtedly an original feature. There is no evidence of sunken floors in the other buildings, and the fireplace lintel in the vehicle shed (1) is accordingly almost half a metre lower with respect to the ground – although it would be interesting to determine whether it extends beneath the present floor if the shed is demolished. The internal surfaces are whitewashed or bear old grey paint with no

evidence of domestic decoration and the space is clearly commercial rather than domestic despite the fireplace against its western gable. This fireplace was reduced in width during the late-19th century when a cast iron coal grate with foliate decoration was inserted but was initially 1.2 m wide (4 ft) with a timber lintel and stepped chimney breast in a traditional style that quickly disappeared during the mid-19th century. The insertion of the coal grate may reflect a late-19th century refurbishment that included the present boarded stair which opens onto a spacious loft lit by two horizontally sliding sash windows (often known as Yorkshire sashes but very common locally – including in the rear elevations 1-7 Nayland Road). Both gables contain blocked high windows or hatches above their tie-beams some 2.25 m (7.25 ft) above the floor.

This remarkable building was obviously designed for a very specific purpose related to the Hardy family's business as fruiterers and seedsmen, but that purpose is not entirely clear. It is understood to have operated as an apple store when Mr Eaves' business was at its height in the mid-20th century, and was probably designed as such. The sunken floor is consistent with a cool storage facility, and while the presence of a fireplace may seem unnecessary it was presumably used in cold winter weather to ensure the fruit was not spoiled by frost. Delicate plants and seeds may also have been brought here if the nearby greenhouses were not heated. Apple stores are a recognised building group found in commercial orchards and country houses gardens but are rare survivors: they are not well documented and the extent to which they were heated is uncertain. Several 19th century examples are listed, sometimes as part of larger farm complexes or walled gardens with underground heating systems (e.g. the National Trust's Wimpole Hall in Cambridgeshire) and sometimes individually as at Church Road in the village of Steep, Hampshire, where a thatched cob apple store dating from as recently as 1902 is listed at grade II.

3. Late-19th Century Two Storied Shed

The second two-storied shed contains evidence of a surprising number of construction phases, but in its present form extends to 7.2 m (23.5 ft) in length by 4.4 m (14.5 ft) in total width and is undivided internally. The rendered external gable of the early-19th century shed is exposed in the loft (illus. A2.15 below) and preserves the outline of an earlier single-storied building on the same site with a steeply pitched roof which rose to approximately 2.2 m (7 ft) at its eaves. The rear (north-western) wall of the present building incorporates a section of Flemish-bond brickwork on the same axis as the early-19th century shed which extends to 4.4 m in length (14.5 ft) and rises to 3.2 m (10.5 ft) in height; this wall presumably represents the first rebuilding of the lower original shed, but was itself raised by a further 0.6 m (2 ft) when the building was enlarged in similar red brick to its present length and height at the end of the 19th century. The extension of the back wall incorporates an early-19th century boundary wall that had adjoined the previous, smaller shed and is built largely of over-fired wasters from a brick kiln. These wasters form an historic link with the industrial history of Bures in the 18th and 19th centuries when brick manufacturing, malting and tanning dominated the local economy due to the presence of the navigable River Stour and (from 1849) the railway. White's Directory of 1844 records John Garrad & son as both tanners and brickmakers in the village, and the presence in 1837 of a tenant named John Garrad in one of the adjoining cottages on Nayland Road may not be coincidental. The boundary wall was initially 1.3 m (4 ft) high and capped with a soldier course, but was raised in header bond to 1.85 m (6 ft) before it was raised again in Flemish bond to form the present two-storied shed and the integral north-eastern mono-pitch shed (4). The wall lay on a slightly different axis to the original shed, and in consequence the present building is approximately 15 cm (6 ins) wider at its north-eastern gable than its south-western.

The roof, internal ceiling and most of the front elevation were rebuilt in Fletton brick and asbestos-clad deal studwork in the mid-20th century, leaving only the complex back wall and

north-eastern gable intact. This refurbishment created a storage loft reached by an external first-floor loading door with a lower storey entered by double doors and lit by a single glazed window. It may well have been designed for packing fruit for transport but in recent years operated as a retail shop selling fruit and vegetables from the orchard and elsewhere direct to the public. By the late 1980s it opened on just one afternoon each week, and closed shortly before Mr Dennis Eaves' death in the 1990s. A number of tables, marketing posters and scales remained *in situ* at the time of inspection.

4. Single-Storied Late-19th Century Shed with Mono-Pitch Roof

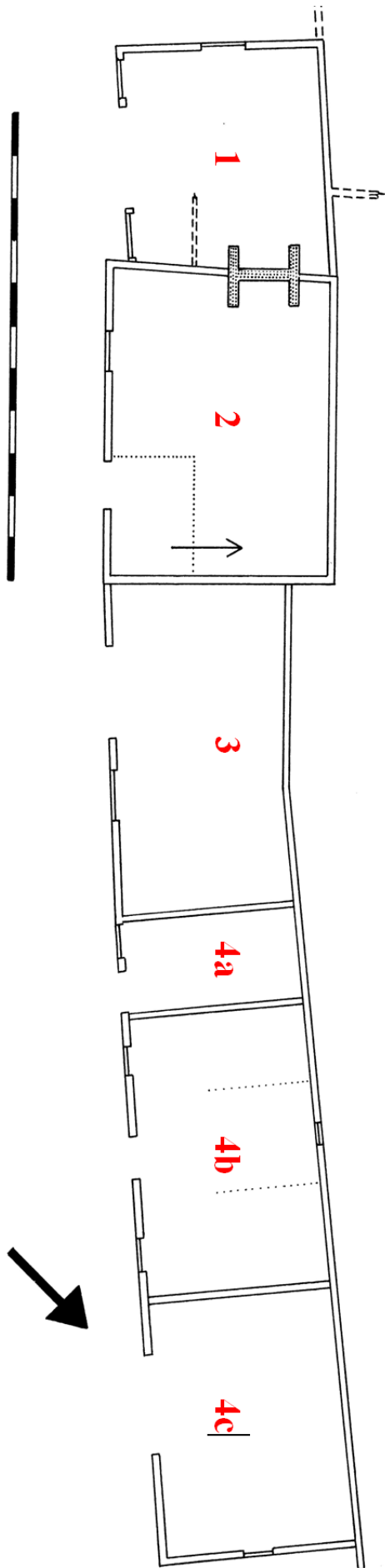
The easternmost building of the range is a single-storied red-brick structure with a single pitch roof of corrugated iron that probably replaced slate. It extends to a total of 15 m (49.5 ft) in length by 4.0 m in total width at its western end and 4.8 m at its eastern gable (14.75 ft and 15.75 ft respectively). The interior is divided into three unequal compartments as shown in figure 7, each entered by original doorways to the south-east that are respected by the Flemish-bond brickwork. The layout of the central compartment (4b) is typical of 19th century stables with a central door flanked by glazed windows, and it still contains the remains of two boarded stall divisions against the rear wall with the outline of an axial drain in the concrete floor. It is understood from local villagers that horses were kept here as recently as the 1950s. Additional ventilation was provided by a central window or hatch (now blocked) in the north-western wall. The eastern compartment (4c) was clearly a corresponding cart shed with double doors and original wooden harness hooks to the gable, with another possibly secondary bent-wood hook adjoining the entrance. The purpose of the narrow western compartment (4a) with a standard door and glazed window is unclear and it may have served a variety of functions including a tack room or feed store.

The site of this shed was occupied by a greenhouse at the time of the 1885 Ordnance Survey (figure 3), but this had disappeared by 1902 although a building of identical proportions but with a normal roof occupied the site. It seems probable that the low boundary wall incorporated into its rear wall was raised before 1885 to form a greenhouse and raised again before 1902 to create the present stable range and the integral two-storied shed to the west. The internal partitions are of Fletton brick but this was available in the 1890s and the pattern of doors to the south-eastern facade seems inappropriate for a greenhouse.

Historic Significance

The range of sheds at Eves Orchard is of considerable historic interest and visual character. It illustrates the sophisticated nature of the outbuildings required by a commercial Victorian orchard and nursery ground, reflecting the industrial efficiency of the many new farmsteads built in East Anglia at the same period. Such buildings are particularly vulnerable to the vagaries of the market place and technological change, and very few have survived. The early-19th century apple store is a particularly rare and well preserved example of its kind, and is a candidate for listing at grade II. A number of such stores elsewhere in the country are currently listed, including one built as recently as 1902. The single-storied eastern shed is also a good example of a late-19th century stable range. The buildings formerly lay within the ownership and curtilage of a substantial Tudor inn, now divided into a row of grade II-listed cottages, from which the re-used moulded joists and other timbers of the apple store were almost certainly salvaged. The brick kiln wasters of the adjoining shed and the stable range also provide a unique physical link to the industrial heritage of Bures St Mary, and the buildings are accordingly of special local historic value. They are visible from the medieval church and make a significant contribution to the architectural character of the village.

***Elevation drawings and Schedule of Photographic Appendix follow (pp. 14-17)
(Figure 7 is reproduced at a larger scale on p.14)***



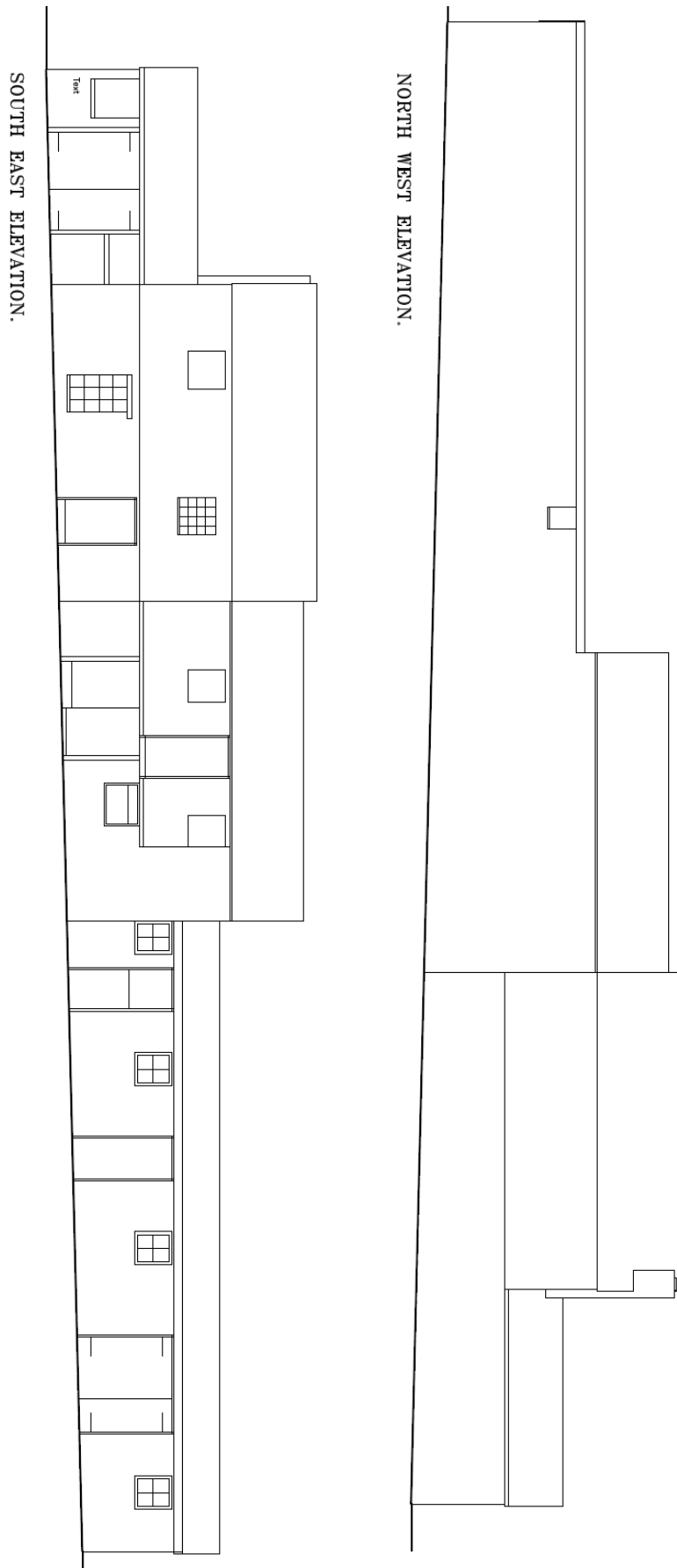
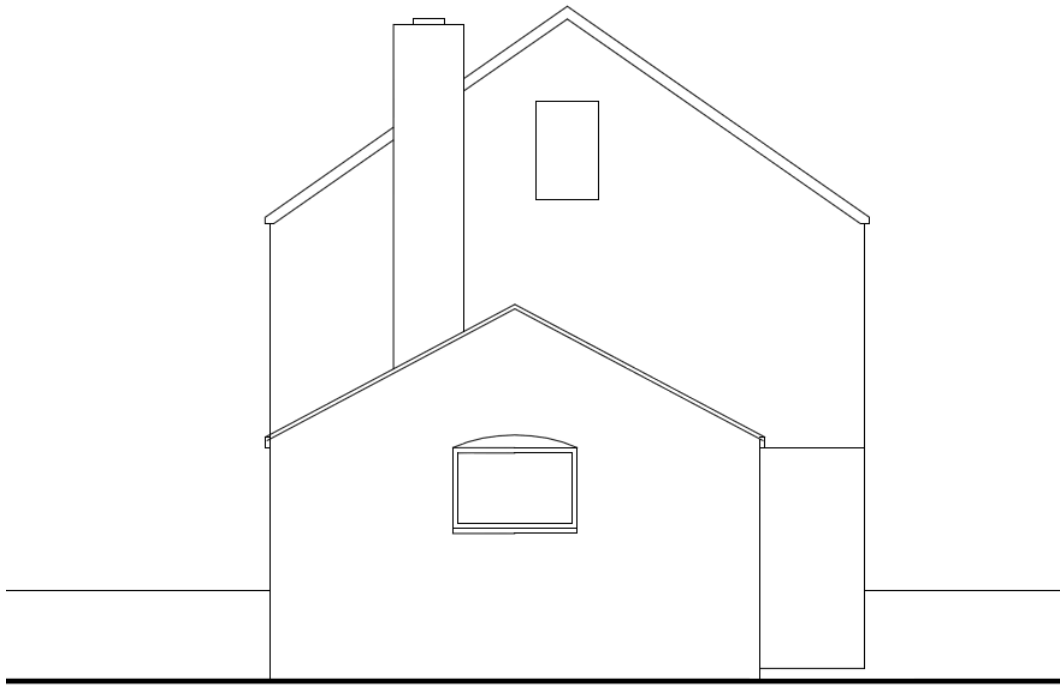
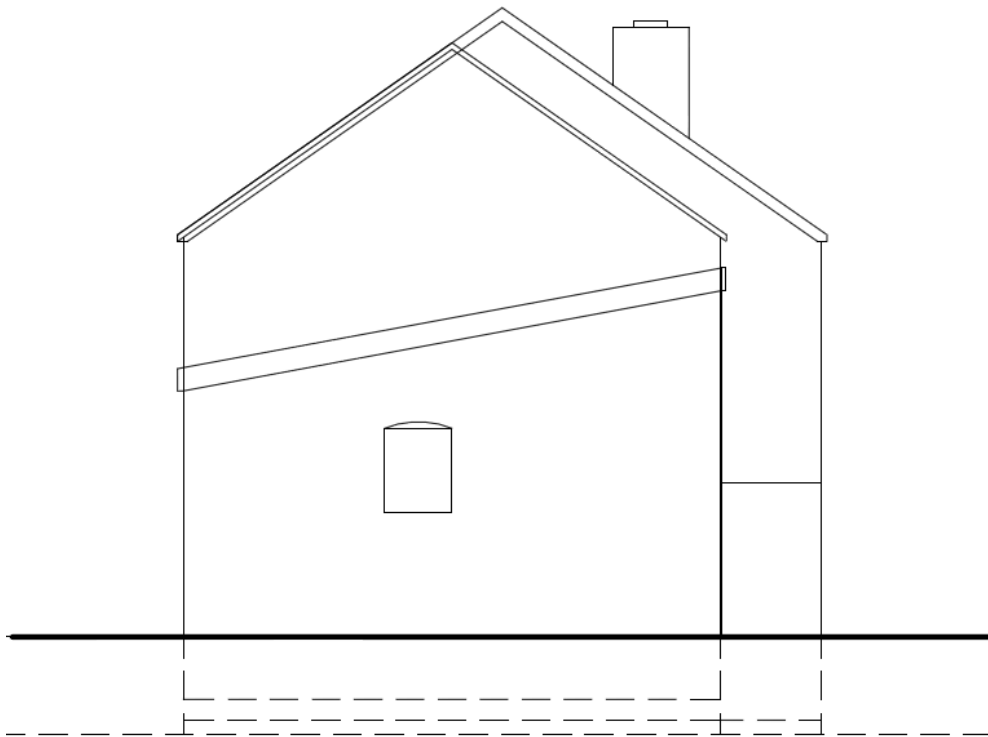


Figure 8. External elevations (courtesy of P.J. Conway)



SOUTH WEST ELEVATION.



NORTH EAST ELEVATION.

Figure 9
External elevations (courtesy of P.J. Conway)

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. General view of site entrance from Nayland Road to south-west showing grade II-listed range to right & sheds to left.
2. General view of site entrance from Nayland Road to south-west showing 17th century Three Horseshoes Inn left & sheds right.
3. General view from site entrance looking south-west to St Mary's church with 17th century Three Horseshoes Inn to right.
4. General view of site from south-east showing buildings 1, 2, 3, and 4 from left to right.
5. General view of sheds from south-west showing single-storied early-20th century vehicle shed in foreground.
6. General view of site from south-west showing sheds to left & remains of orchard to right & beyond fence in rear.
7. Remains of former orchard to north-east of site seen from south-west.
8. General view of site from Friends Field to north showing 1988 estate road bisecting former orchard.
9. Northern end of former orchard seen from 1988 estate road to south-west.
10. General view of site from 1988 Eves Orchard estate to north-east showing cowl of 1750s malting kiln in rear to right.
11. Remains of southern section of former orchard from north-east, showing sheds to right & grade II listed range in rear.
12. Entrance to site from north-east showing sheds to right and grade II-listed range in rear to left.
13. Southern facade of early-20th century Fletton brick vehicle shed (1) showing hatch to left & boarded window right.
14. South-western external gable of vehicle shed (1) showing Fletton brickwork and arched window aperture.
15. North-western rear exterior of vehicle shed (1) from footpath to north-east showing early 19th century shed (2) to left.
16. Interior of vehicle shed (1) from south-west showing fireplace with scar of earlier shed to right.
17. Interior of vehicle shed (1) from south-west showing fireplace with scar of earlier shed to right (without flash).

18. Detail of the blocked 19th century fireplace in the north-eastern gable of the vehicle shed (1).
19. North-eastern interior of vehicle shed (1) showing truncated roof-plate, post and roof scar of an earlier narrower shed.
20. Detail of wooden pulley block hanging from chimney breast in north-eastern gable of vehicle shed (1).
21. Original pricked external gable pargeting & textured patch of early 19th century shed (2) from vehicle shed to south-west.
22. Detail of original prick-pattern pargeting to south-western gable of early 19th century shed (2) seen from vehicle shed (1).
23. South-western internal gable of vehicle shed (1) showing boarded softwood rafters.
24. South-eastern interior of vehicle shed (1) showing double doors with hatch to right and glazed window left.
25. North-western (rear) interior of vehicle shed (1) showing misaligned chimney to right.
26. South-eastern facade of early-19th century shed (2) showing original entrance to right.
27. South-eastern facade of early-19th century shed (2) showing quarter bricks defining original ground-floor window to left.
28. Detail of horizontal sash first-floor window in south-eastern facade of early-19th century shed (2).
29. Junction from south-east of early and late-19th century shed (2 & 3) showing quarter bricks of door to left.
30. North-western rear exterior of early-19th century shed (2) from footpath to north-east showing narrower shed (3) left.
31. Detail of random bond brick fabric to north-western exterior of early 19th century shed (2).
32. Internal south-western gable of early-19th century shed (2) showing sunken brick floor with misaligned chimney to right.
33. Internal south-western gable of early-19th century shed (2) showing sunken brick floor & re-used medieval ceiling joists.
34. Fireplace in south-western internal gable of early-19th century shed (2) 0.5 m higher than in shed 1 due to sunken floor.
35. Detail of fireplace in early-19th century shed showing late-19th century coal grate in reduced aperture.

36. Re-used ogee-moulded early-16th century joists in south-western ceiling bay of early-19th century shed (2) from north-west.
37. Detail from north-west of re-used joists & floorboards in early-19th century shed (2) showing run-out stop to jetty.
38. Detail showing ogee profiles of re-used joists at south-western internal gable of early-19th century shed (2).
39. Internal southern corner of early-19th century shed (2) showing re-used early-16th century moulded ceiling joists.
40. Chimney in south-western internal gable of early-19th century shed (2) seen from south-east & showing re-used joists above.
41. Re-used ogee-moulded joists in three-bay ceiling of early-19th century shed (2) seen from south.
42. Detail from south-west of run-out stop to ogee moulding of re-used joist in ceiling of early-19th century shed (2).
43. North-western (rear) internal wall of early-19th century shed (2) showing south-western gable to left.
44. North-western (rear) internal wall of early-19th century shed (2) showing north-eastern gable to right.
45. North-eastern internal gable of early-19th century shed (2) showing stair to right & damper external section of wall to left.
46. South-eastern interior of early-19th century shed (2) showing door at ground level left, sunken floor & sash window.
47. Detail of ostensibly original sash window in south-eastern interior of early-19th century shed (2).
48. Interior of early-19th century shed (2) from south-west showing stair and entrance platform at ground level.
49. Detail of ground-level platform in eastern corner of early-19th century shed with sunken floor to right.
50. Detail from west of ostensibly original sunken brick floor of early-19th century shed (2) with entrance platform to left.
51. Re-used ceiling joists including medieval rafter of central bay of early-19th century shed (2) seen from north-west.
52. Ceiling of early-19th century shed (2) from west showing iron pulley wheels nailed to binding joist.
53. Underside of boarded stair in eastern corner of early-19th century shed (2).
54. Stair in eastern corner of early-19th century shed (2) showing north-eastern gable to right.

55. South-eastern interior of loft above early-19th century shed (2) showing two horizontal sliding sash windows.
56. Interior of loft above early-19th century shed (2) showing south-western gable with chimney & hatch.
57. North-western interior of loft above early-19th century shed (2) showing primary braces & re-used studs.
58. Clapsed-purlin roof structure of early-19th century shed with nailed collars and re-used timber.
59. North-eastern internal gable of early-19th century shed (2) showing blocked window with stair to right.
60. Detail of blocked window in north-eastern internal gable of early-19th century shed (2).
61. Stair of early-19th century shed (2) from loft showing north-eastern gable to left.
62. South-eastern facade of late-19th century shed (3) showing original red brick top right & bottom left but rebuilt elsewhere.
63. Late-19th century shed (3) from east showing original brickwork in north-eastern gable.
64. North-western exterior of late-19th century shed (3) showing three phases of brickwork with former low wall bottom left.
65. Re-used brick kiln wasters of raised low wall in north-western exterior of late-19th century shed with earlier wall right.
66. Detail of re-used brick kiln wasters in north-western exterior of late-19th century shed probably from Bures Garrad brickworks.
67. Interior of late-19th century shed (3) from north-east showing 20th century ceiling joists.
68. North-western interior of late-19th century shed (3) showing equipment of late-20th century fruiterer's shop.
69. Interior of late-19th century shed (3) from south-west showing 20th century ceiling joists & shop equipment.
70. Western interior of late-19th century showing scales, posters and other equipment of 20th century fruiterer's shop.
71. South-eastern interior of late-19th century shed (3) showing 20th century rebuilt facade and double doors.
72. Loft of late-19th century shed (3) from south-west showing mixed early fabric to left & rebuilt 20th century roof & facade.

73. 20th century corrugated asbestos fabric of south-eastern facade of loft in early-19th century shed (3).
74. Southern corner of loft of late-19th century shed (3) showing external pargeting of early-19th century shed (2) right.
75. North-western interior of loft of late-19th century shed (3) showing pargeting to early-19th century gable (2) left.
76. South-western interior of loft of late-19th century shed (3) showing scar of earlier shed in early-19th century plaster.
77. Detail of pargeting to north-eastern external gable of early-19th century shed (2) showing scar of earlier, lower gable.
78. Detail of pargeting to north-eastern external gable of early-19th century shed (2) showing scar of earlier, lower gable.
79. South-eastern facade of mono-pitch shed (4) showing three original entrances.
80. North-western exterior of mono-pitch shed (4) incorporating earlier low boundary wall.
81. North-western exterior of mono-pitch shed (4) incorporating earlier low boundary wall in two phases.
82. Detail of brick kiln wasters in earlier low wall incorporated in north-western elevation of mono-pitch shed (4).
83. Northern end of north-western exterior of mono-pitch shed (4) showing earlier two-phase wall continuing beyond gable.
84. North-eastern external gable of mono-pitch shed (4) with original window.
85. Interior from south-east of south-western compartment (4a) of mono-pitch shed.
86. Interior from north-west of south-western compartment (4a) of mono-pitch shed.
87. Interior from north-east of central compartment (4b) of mono-pitch shed showing remains of boarded stalls to right.
88. North-western interior of central compartment (4b) of mono-pitch shed showing remains of three boarded stalls.
89. South-eastern interior of central compartment (4b) of mono-pitch shed showing central door flanked by original windows.
90. Interior from south-west of central compartment of mono-pitch shed (4b) showing Fletton brick partition.
91. Concrete floor of central compartment of mono-pitch shed (4b) showing outline of axial drain serving stalls.
92. North-western interior of north-eastern compartment of mono-pitch shed (4c).

93. North-western internal gable of north-eastern compartment of mono-pitch shed (4c) showing original window & boarded roof.
94. South-eastern interior of north-eastern compartment of mono-pitch shed (4c) showing original double vehicle doors.
95. Detail of bentwood hook to south-eastern interior of north-eastern compartment of mono-pitch shed (4c).

Photographic Appendix 2 follows on pp. 23-30

Appendix 2 (pp. 23-30): Selected Printed Photographs



Illus. 1. The entrance to the site from Nayland Road showing the sheds in the rear to the left and the range of cottages to which they formerly belonged on the right. All are listed at grade II and appear to have formed the front range of a large Tudor inn. The tallest gable is a gatehouse that opened onto a courtyard of buildings from which the re-used timber in the early-19th century shed (2) probably derived.



Illus. 2. The buildings from the former orchard to the south-east showing from left to right the single-storied 20th century vehicle shed (1), the early-19th century shed (2), the late-19th century shed (3) and the long, single-storied brick shed with a mono-pitch roof and separate entrances to its three compartments (4a-c).



Illus. 3. The sheds from the south showing the footpath to the left of the single-story early-20th century Fletton-brick vehicle shed (1) with the adjoining early-19th century shed (2) on the right.



Illus. 4. The interior of the 20th century vehicle shed (1) from the south-west showing the early-19th century chimney and blocked fireplace with the truncated roof plate of an earlier, smaller shed to the right. The profile of this earlier shed is clearly visible in the plaster on the gable of the early-19th century shed (2) which preserves original external pargeing above the whitewashed brickwork of its lower storey.



Illus. 5. The south-eastern facade of the early-19th century shed (2) showing its original door and horizontal sash window to the right with boarded sash windows to the left. The plaster of the timber-framed upper storey has been removed and the exposed battens are now covered only by expanded metal lath. The original peg tiles were replaced by corrugated metal after Mr Eaves' death in the 1990s.



Illus. 6. The interior of the early-19th century shed (2) from the north-east showing its intact sunken brick floor, original fireplace and re-used late-medieval ceiling joists.



Illus. 7. The original fireplace in the south-western internal gable of the early-19th century shed (2). This was reduced in width to install a cast-iron coal grate with floral decoration in the late-19th century but is otherwise identical to the fireplace on the other side of the chimney (illus. 4) – although its lintel is 0.5 m higher due to the sunken floor.



Illus. 8. The re-used late-15th or early-16th century ogee-moulded joists in the three-bay ceiling of the early-19th century shed (2), viewed from its southern corner. Several joists show evidence of a jetty, and were probably salvaged from the buildings in the rear courtyard of the nearby grade II-listed range (illus. 1) which were in the same ownership and demolished at or around the time of the shed's construction.



Illus. 9. The internal south-western facade of the early-19th century shed (2) showing the entrance and stair platform at ground level to the left with the sunken floor and original 6 over 6 sash window to the right.



Illus. 10. The underside of the boarded stair in the eastern corner of the early-19th century shed (2). This rests on a brick platform at ground level with the rest of the floor 0.5 m lower.



Illus. 11. A detail from the west of the well preserved original sunken brick floor of the early-19th century shed (2) with the entrance platform to the left.



Illus. 12. The interior from the north-east of the loft in the early-19th century shed (2) showing one of the two probably original horizontal sliding-sash window in the south-eastern facade to the left with the chimney and hatch in the south-western gable. There are no windows or doors in the entire rear north-western elevation (right). The wall studs and rafters include a high proportion of re-used medieval timber.



Illus. 13. The ‘blind’ north-western exterior of the late-19th century shed (3), viewed from the tarmac of the adjoining footpath and showing three phases of brickwork with the former low boundary wall at bottom left. The wider early-19th century shed (2) is visible in the rear to the right.



Illus. 14. A detail of the re-used over-fired brick-kiln wasters in the low 19th century boundary wall (capped by a soldier course – i.e. a row of headers set on edge) incorporated into the north-western rear elevation of the mono-pitch shed (4) and part of the late-19th century shed (3). These wasters probably stem from the Garrad brickworks beside the railway at the foot of Lamarsh Hill in Bures Hamlet.



Illus. 15. The interior of the late-19th century shed (3) from the north-east, showing the original whitewashed external pargeting of the early-19th century shed (2) with the roof outline of an earlier, lower building on the same site. The roof and most of the south-eastern facade (left) of the late-19th century shed was rebuilt in softwood and corrugated asbestos in the mid-20th century



Illus. 16. The south-eastern facade of the central compartment (4b) of the mono-pitch shed showing its boarded roof and central door flanked by original windows. The remains of two original boarded stall divisions are visible to the right and this compartment was designed as a stable.

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