

**Coach House & Stables,  
Beyton House,  
Beyton, Suffolk  
BEY 016**

**Heritage Asset Assessment**

OASIS ID: Suffolkc1-150638



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*on behalf of*  
**Suffolk County Council Archaeological Service**

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**May 2013**



# **Coach House & Stables, Beyton House, Church Road, Beyton, Suffolk**

**(TL 9359 6245)**

## **Heritage Asset Assessment**

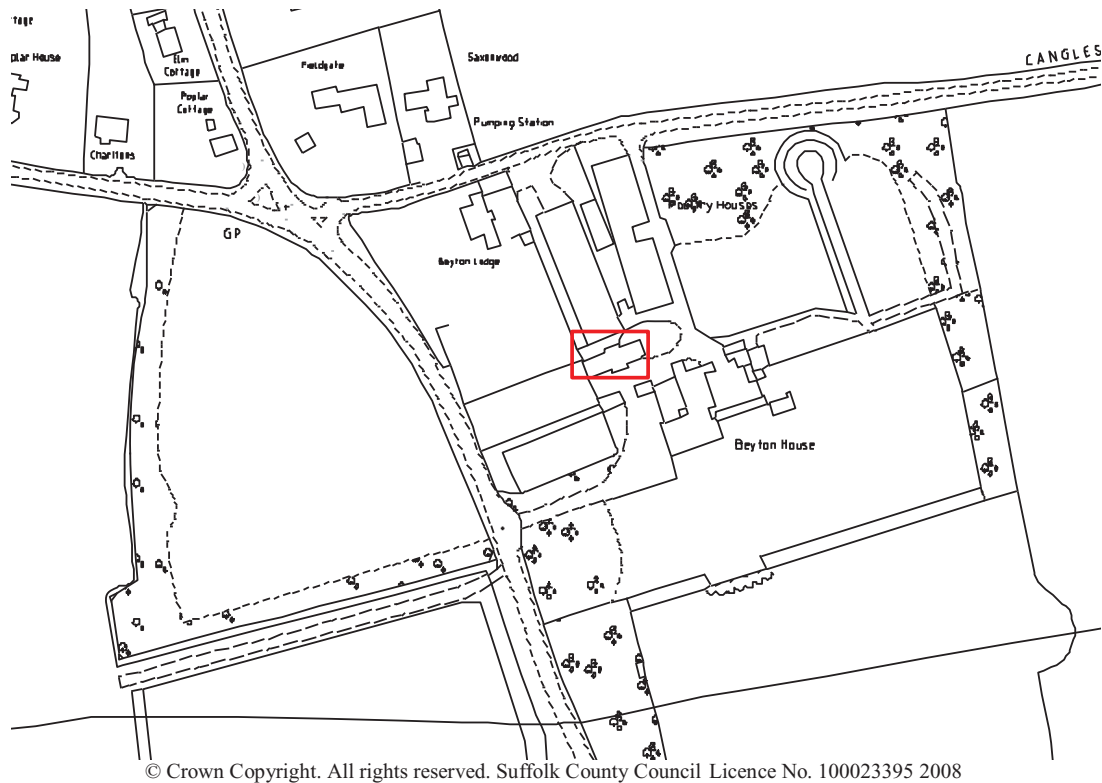
*This report provides an archaeological record and analysis at English Heritage (2006) Level 2 of an historic coach house and stables in the grounds of Beyton House. It has been prepared to a specification written by Edward Martin of Suffolk County Council's Archaeological Service dated 24<sup>th</sup> April 2013, and is intended to inform and accompany a planning application for conversion.*

### **Introduction**

The report is accompanied by a CD containing a full photographic record in the form of 79 digital images of 21 megapixels (Appendix 1), but also contains 16 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 10<sup>th</sup> May 2013.

### **Summary**

Beyton House is a substantial red-brick country house built in 1936 at the southern edge of Beyton parish on the foundations of an earlier house destroyed by fire. It is approached from Church Road on the west by a drive that passes a broad, rectangular pond adjoining the road at right-angles. This pond is shown with a now missing eastern arm on a pictorial map of 1729, when it partly enclosed a large house known as Coopers. In the published tax return of 1524 Roger Cooper (or Cowper) paid the highest tax on land of any farmer in the parish, and the present pond appears to represent part of his moat. The site of his house had become a walled garden by 1838, and a replacement known alternatively as Beyton Hall and Beyton House built further to the east. This property was owned during the 19<sup>th</sup> century by members of the Walpole family who leased it to successive tenants and lived in a more modest late-Georgian farmhouse at Beyton Lodge to the north. The 1729 map shows an outbuilding on or close to the coach house and stables which now abuts the eastern end of the walled garden, but the present building does not appear on the tithe map of 1838 and is likely to date from the 1850s. It either adjoins or overlies the in-filled eastern arm of the moat, and its flint-rubble walls incorporate numerous blocks of medieval dressed stone. These stones may have been found on the site when its foundations were dug, but are more likely to have been salvaged from the nave of Beyton church when it was rebuilt in 1854. The original building consisted of a central coach house flanked on the east and west by symmetrical stables with hay lofts above. Each stable contained three stalls but these were replaced by loose boxes later in the 19<sup>th</sup> century and the attic room above the coach house was partly removed to increase headroom, leaving only sufficient to reach a pair of new internal doors serving the hay lofts. Two well made loose boxes still survive in the western stable, along with an external mounting block with steps of moulded stone and numerous wooden harness hooks. The eastern stable was damaged by its conversion into a garage during the 20<sup>th</sup> century, although part of its original brick floor survives, and the building was extended westwards to create a new tack room before 1884 and eastwards to form lean-to log store between 1884 and 1904. The roof was also reinforced with a secondary tier of collars and purlins which restricts headroom in the hay lofts. Despite these alterations, and the loss of the house for which it was erected, the building is a relatively well-preserved example of an increasingly rare 'gentry' stable block on a relatively modest scale, and is accordingly of considerable historic value.



**Figure 1. Modern Ordnance Survey.**

**Enclosing the coach house and stables in red and showing Beyton House immediately to the south-east with the linear pond to the south-west and Beyton Lodge to the north-west. The line to the south of this detail indicates the boundary with Hessett parish.**

## **Documentary and Cartographic Evidence**

Beyton House lies on the eastern side of Church Road at the southern edge of Beyton village, approximately 350 m from All Saints church and 100 m north of the boundary with Hessett parish. The present building is a substantial red-brick country house that was rebuilt in 1936 on the site of its predecessor which was almost entirely destroyed by fire. The site is approached from Church Road to the west by a drive of some 75 m in length which passes a broad rectangular pond on the north: the walled garden on the opposite side of this pond is adjoined on the east by the coach house and stable which forms the subject of this report. The property also includes a smaller late-Georgian gault-brick house known as Beyton Lodge which adjoins the junction between Church Road and Cangles Lane to the north-west. No buildings on the site are listed.

A pictorial manuscript map of the estate drawn in 1729 is preserved in the Suffolk Record Office (figure 2). The property was then known as Coopers and belonged to Mr James Sturgeon but was occupied by Thomas Tredgett. The land extended to a modest 85 acres (less than the 100-acre threshold for Yeoman status) but is said to represent only part of Sturgeon's total estate, and the principal house is depicted as a substantial two-storied dwelling with two chimney stacks. This house faced north towards Beyton church (unlike the present house which faces a park to the south), and lay to the north of a large L-shaped pond. The yard in front of the building was enclosed by a wall and hedge with a large barn to the north and another dwelling on the site of Beyton Lodge. The latter is shown as a smaller, single-storied structure with a single chimney and is more typical of the other farmhouses on the map. A single-storied building without a chimney lay on the approximate site of the present stable and coach house and may well have formed an earlier stable range.



**Figure 2. The manuscript plan of the 85-acre estate in 1729 when it belonged to Mr James Sturgeon and was called ‘Coopers’. (Suffolk Record Office 85/1/24). The arrow indicates the direction of north towards the bottom of the map; the site of Beyton House lies at the road junction in the centre with the parish church beneath.**

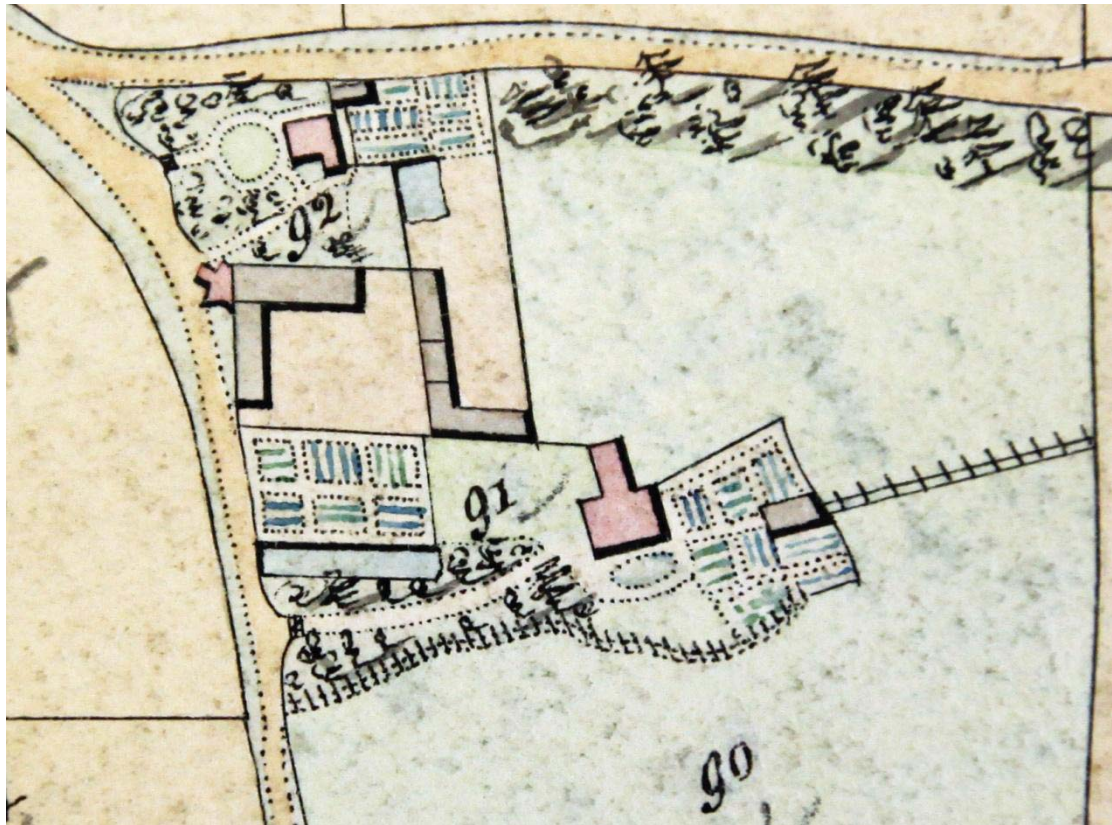
The shape of the pond with its short eastern arm suggests that it represents part of a truncated medieval moat that formerly enclosed the site of the 1729 house: many such moats had been largely in-filled by the 18<sup>th</sup> century and ponds of similar shape elsewhere have been confirmed as medieval in origin. It is also possible that it was dug in the late-16<sup>th</sup> or 17<sup>th</sup> century as a fashionable garden feature known as a canal, but ponds of this kind were usually perfectly rectangular and this interpretation is less likely. The name Coopers probably commemorates a former owner, as Roger Cooper (spelled Cowper) was a land owner in Beyton at the time of the subsidy (tax) return of 1524 (‘Suffolk in 1524’, Suffolk Green Books, Woodbridge 1910). Of the 14 tax payers that year in this small parish (of just 508 titheable acres in 1838) he owed the most for land alone, although others paid more on ‘goods’, and at £2 the valuation of his property was not large by the standards of the day. There is nothing to suggest, as has been claimed, that Coopers was the site of the Domesday manor of Beyton held by Bury Abbey during the Middle Ages and by the Crown after the Reformation. Given that its owners would never have lived in the parish a substantial manor house is unlikely to have existed here, and Manor Farmhouse on the Green is the most likely candidate.

By the time of the Beyton tithe survey in 1838 Sturgeon’s estate of 1729 had been acquired by William Walpole Esquire, possibly of the famous Norfolk family, and the main house rebuilt in its present position to the east of the pond. The site of the earlier house had become a walled garden and the pond had lost its eastern projection. The existing Beyton Lodge, recognisable from its distinctive outline, had replaced the single-storied dwelling house of 1729, but the old barn probably still survived between the two. The north-eastern corner of the walled garden was adjoined by a new L-shaped range of outbuildings, the southern arm of

which could be interpreted as the stable and coach house, but the existing building lies slightly further to the south, abutting the eastern wall of the garden rather than its corner, and is more likely to have been built later. Walpole's estate amounted to approximately 110 acres in Beyton parish but a little more probably lay in Hessett (as in 1729). The title apportionment notes that he held both the Lodge and House 'in hand', describing the latter as a 'mansion house and gardens' (plot 91 in figure 3) with a 'paddock' (90) on the south and a 'house and gardens' at the Lodge (92). 104 acres of farmland were linked to the Lodge with the 6-acre paddock listed separately with the House, suggesting they operated independently, and this is confirmed by White's Suffolk Directory of 1844 which notes that Walpole lived at Beyton Lodge and leased 'The Hall' to H. Cocksedge Esquire. Walpole owned no other property in the parish and the terms Hall and House seem to have been interchangeable in 19<sup>th</sup> century references to the site. The Directory of 1855 lists the Hall in the ownership of William Walpole Esquire but currently unoccupied, while the edition of 1874 has Beyton House occupied by Mr John Corsbie-Brown and owned by Mr William S Walpole. William Sturman Walpole is recorded as a solicitor who made numerous appearances in the London Gazette, and was probably the heir of William Walpole Esquire. Kelly's Directory of 1912 has James Edward Bayne Esquire living at Beyton House, which was then owned by the trustees of the presumably late Walter Thomas Walpole Esquire, who had purchased the lordship of the Manor of Beyton by 1885 (W.A. Copinger's 'Manors of Suffolk', 1909). Exactly how and when the Walpole family acquired the estate, which of its houses they built (if any), and why they lived in the smaller of the two and leased the larger to a succession of tenants throughout the 19<sup>th</sup> century is unclear. Further information may be gleaned from the will of Robert Walpole of Beyton (1743-1812), proven in the Probate Court of Canterbury in 1812 (PROB/11/1533/24). An indenture of 1788 in the Norfolk Record Office describes him as a gentleman formerly of Bury St Edmunds and then of Beyton (Pet 10009/19 265 x 1).



**Figure 2a.** A detail of the 1729 estate plan, re-oriented to show north at the top. A substantial two-storied dwelling house with twin chimneys faces north towards an enclosed yard containing a large barn with a linear pond to the rear. A smaller single-storied domestic house with a single chimney occupies the site of Beyton Lodge to the north, and a small building without a chimney that may well represent a stable lies in the approximate position of the existing coach house and stables to the east.



**Figure 3. The Beyton tithe map of 1838 (Suffolk Record Office). The rectangular pond is still recognisable, although its eastern arm had been filled since 1729, but the old house had been demolished and replaced by a walled garden (now a lawn). The new ‘mansion’ shown in figure 7 had been built further to the east. The L-shaped range of outbuildings between the two appears too far north to represent the present coach house and stables.**

The distinctive outline of the coach house and stables was shown for the first time on the highly accurate Ordnance Survey of 1884 (figure 4), with the projection of its central gable clearly visible. The tack room extension had already been added, linking its original western gable to the eastern side of the walled garden from which the grid of paths depicted in 1838 had been removed. It should be noted that this extension must lie on or very close to the filled eastern arm of the pond shown in 1729. A long range of outbuildings adjoined the eastern end of the rear (northern) elevation, and many other new additions illustrate a major refurbishment of the site between 1838 and 1884. This may have coincided with the vacant tenancy of the house mentioned in White’s Directory of 1855, as Walpole took the opportunity to improve facilities without disturbing a paying tenant. The presence of copious re-used medieval stone in the coach house points to the same period of construction as the nave of Beyton church was rebuilt in 1854, although the possibility of it deriving from the site itself cannot be ruled out. A plaque on the new nave’s wall commemorates the deaths of Ann, wife of William Walpole Esquire ‘of this parish’, aged 61 in 1851, and of their eldest son Robert aged 34 in 1854. The log store was added to the eastern gable between 1884 and 1904 (figure 5), but the maps show no further change apart from the demolition of the shed adjoining the rear wall. The property was described in 1912 as a ‘mansion standing in a small well-wooded park’, and was acquired in the 1960s by its current owners who ran a poultry business from the site and replaced many of the 19<sup>th</sup> century farm buildings with new chicken sheds.

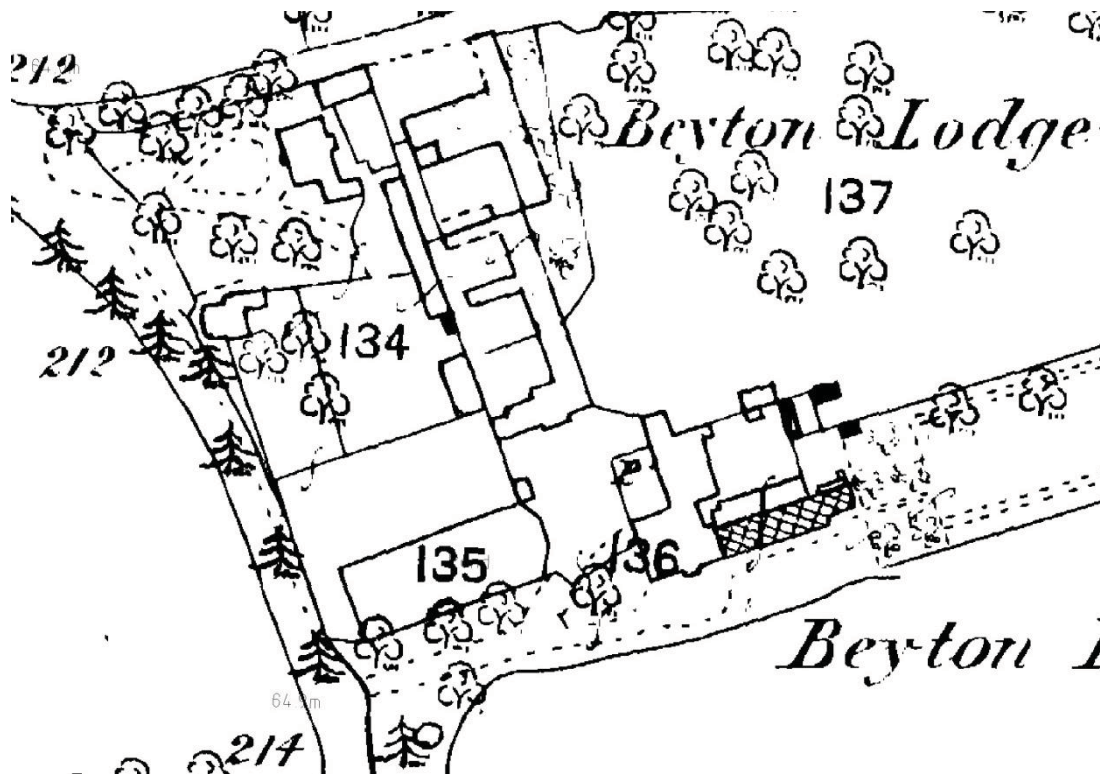


Figure 4. The First Edition 25 inch Ordnance Survey of 1884. The outline of the coach house and stables is clearly identifiable in the centre, with the tack room extension already built to the west. A number of changes had occurred since 1838, indicating a major mid-19<sup>th</sup> century refurbishment of which the coach house formed only a part.

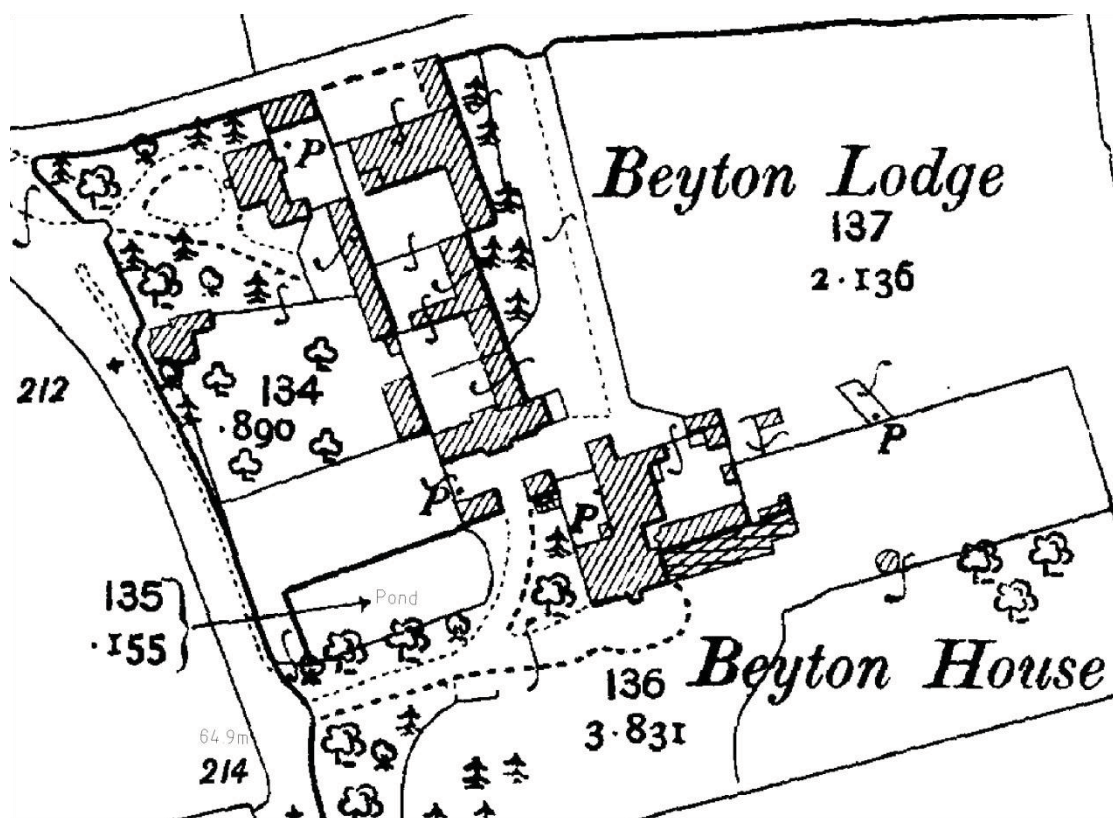


Figure 5. The Second Edition 25 inch Ordnance Survey of 1904 showing the new lean-to log store against the eastern gable and the surviving detached sheds to the south.



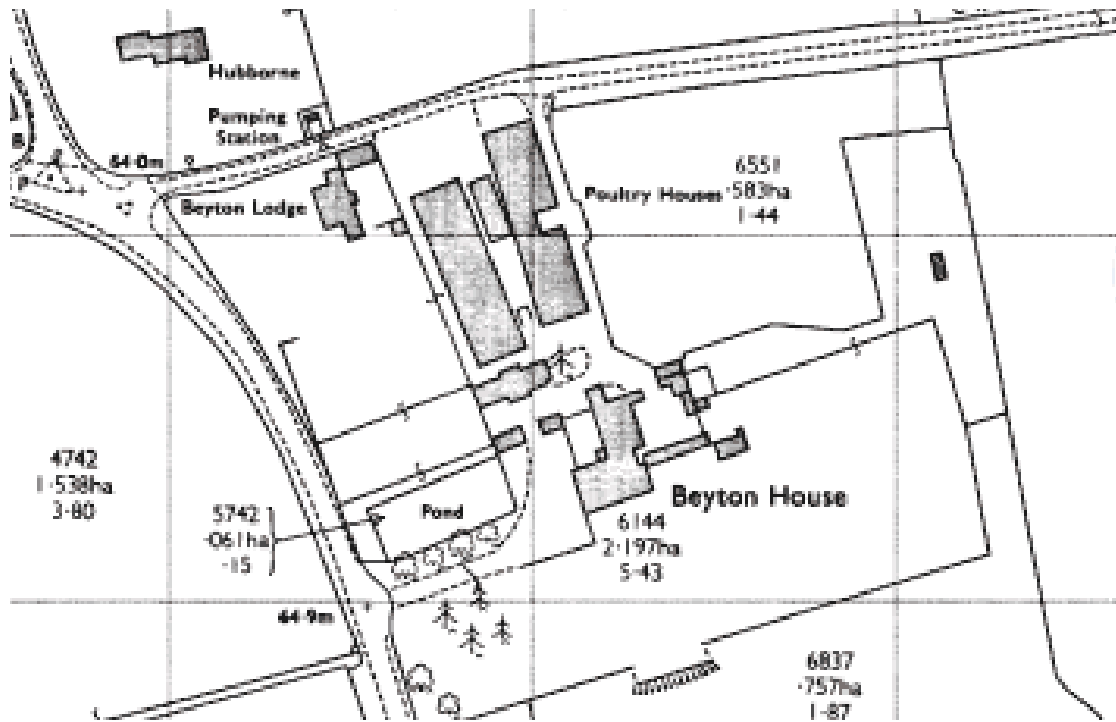


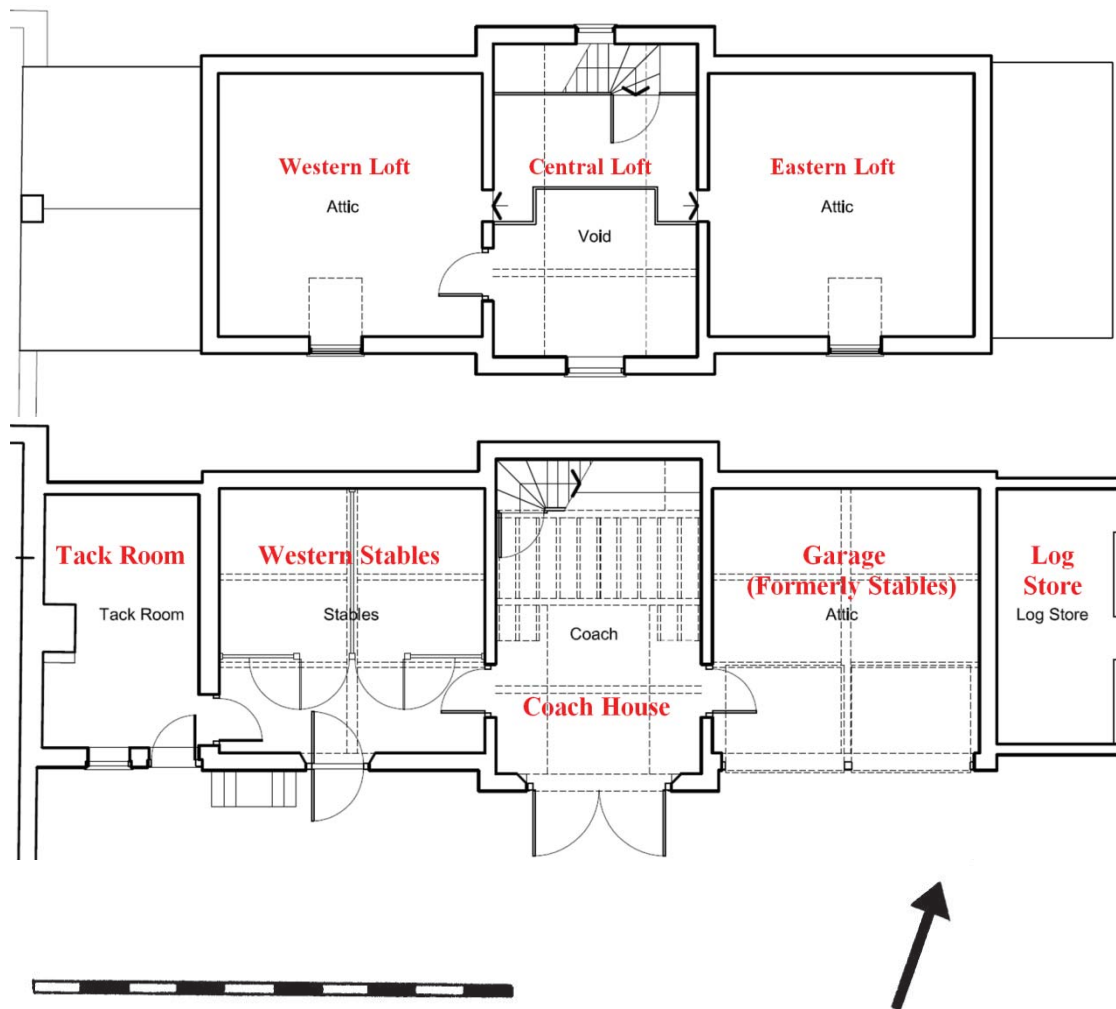
Figure 6. 25 inch Ordnance Survey of 1974. The main house had been entirely rebuilt since 1904 although its outline remained largely unaltered, and two poultry sheds had replaced the 19<sup>th</sup> century outbuildings north of the coach house and stables.



Figure 7

Beyton House from the south-west before its destruction by fire in the 1930s, as published in 'West Suffolk Illustrated' in 1907. This late-Georgian country house was probably built at the beginning of the 19<sup>th</sup> century at much the same period as the surviving Beyton Lodge.

## Building Analysis



**Figure 8**  
Ground plan (bottom) and attic plan of the coach house and stables, adapted from a survey by Brown and Scarlett Architects. Scale in metres.

### Proportions, Structure and Date

The original coach house and stables formed a symmetrical building with a central gabled coach house flanked by identical stables, all with central entrances. The present tack room and lean-to log store are later additions to the western and eastern gables respectively. The present range extends to a total of 22.5 m (73.5 ft) in length on an approximately east-west axis, but the original structure was just 16.5 m long (54 ft) with a coach house of 4.9 m (16 ft) and stables of 5.8 m (19 ft). The stables are 6.1 m (20 ft) wide externally and rise to 3.2 m (10.5 ft) at their eaves.

The walls are 35 cm (14 ins) thick and consist of flint rubble with dressing of tuck-pointed gault brick to the southern facade and cheaper red brick to the gables and rear. The internal partitions are of red brick, as are the diamond-shaped ventilation apertures in both roof gables. The eastern gable contains a second rectangular aperture serving the stable (omitted from figure 9 but shown in illus. 7 & 8 below) and a similar feature to the west is likely to be hidden by the tack room.

The original clasped-purlin roof structure consists of deal (softwood) with pegged collars and a ridge-board, but a secondary tier of nailed collars and purlins in lighter coloured timber has been inserted beneath – presumably to reinforce the earlier structure, although there is no obvious evidence of failure. This secondary tier restricts headroom in the stable lofts. The roof is covered with peg-tiles, and large numbers of dressed stone blocks have been incorporated into the flint-work of the gables and rear wall. These blocks include part of a cylindrical column and other shaped pieces that appear to have been salvaged from a medieval building, and it is possible they derive from the nave of Beyton parish church which was rebuilt in 1854 (Pevsner and church guidebook by Roy Tricker). This date coincides with a period when Beyton House was unoccupied and is entirely consistent with the fabric of the coach house which appears with its tack room extension on the Ordnance Survey of 1884 but not the tithe map of 1838. Alternatively they may have been found on the site and relate to the medieval moat.

### **Original Layout and Function**

The original building contained identical stables flanking the coach house. The facade of the western stable remains unaltered with a central door and a rare mounting block of brick with moulded stone steps (illus. 5), and the double doors of the coach house also occupy their original positions. The facade of the eastern stable was destroyed in the 20<sup>th</sup> century when it was converted into a garage with overhead doors of pressed steel, but an area of new brickwork beneath the eaves disguises the position of its former central door. A pair of loose boxes with corner troughs and well-made doors and partitions of chamfered and pegged timber with iron bars survives to the west, but only the troughs and wainscot boarding of identical boxes remain to the east. The gault-brick floor of the southern passage also survives in the eastern stable but has been replaced by concrete to the west, with later tiled floors to the boxes. These loose boxes probably pre-date the turn of the 20<sup>th</sup> century but are not original to the building as the internal plaster of both rear walls preserves the scars of two earlier vertical partitions that formed three stalls in each stable. The replacement of traditional narrow stalls with more spacious loose boxes was a normal development during the 19<sup>th</sup> century. A series of wooden harness hooks attached to the southern interior of the western stable is probably contemporary with the new boxes but may be original. A number of original floor drains pierce the rear walls and the exposed eastern gable.

The central coach house was always linked internally to the stables but initially contained an attic room that extended from the original stair against the back wall to the front gable where it was lit by the existing window. The southern section of this attic was later removed, presumably in order to increase headroom, but its presence is indicated by the scar and wooden support of a missing lateral joist above the door to the eastern stable. The same area of brickwork to the west is now hidden by plaster. The 19<sup>th</sup> century wooden harness hooks attached to the walls are complemented by a shelf pierced by holes that probably secured cart rails and other equipage. The enclosed stair is lit by a window in the rear gable which preserves its original vertically hinged wooden shutter with a boarded bin that probably operated as a chaff box at its head. The attic was plastered throughout but is likely to have served as a storage space rather than permanent living accommodation (as has been suggested). It was not originally linked to the hay lofts over the stables, which were accessible by external loading doors in the southern facade, but doors were later cut through the brick walls on both sides to create an alternative entry. (These doorways are clearly secondary as they interrupt the bonding and are framed by timber resembling the alterations to the roof rather than the original rafters.)

### **Later Extension and Alteration**

The red-brick tack room was built against the western gable at some point before 1884, as it appears on the Ordnance Survey of that year. It incorporated the earlier garden wall of flint-

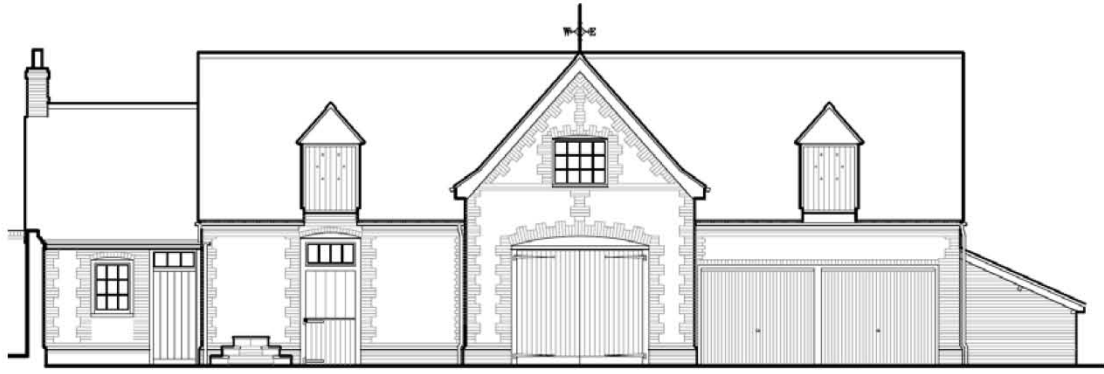
rubble, blocking its entrance door and the ventilation apertures of the original gable (the uppermost of which remains visible in the loft), and was heated by a chimney to the west. This fireplace is now hidden by the 20<sup>th</sup> century stained pine cladding which covers its internal walls and is itself covered with modern metal tack hooks. It is not uncommon for a tack room to contain a fireplace for a groom, but given the provision of tack hooks in the two stables it is possible that the extension was designed chiefly for the latter purpose, i.e. as a stableman's office, rather than a distinct tack room. The lean-to red-brick log store was added to the eastern gable between 1884 and 1904, according to the Ordnance Surveys, and may well date from 1901 – which date is carefully incised into an external brick of the rear wall alongside the letter 'WR'.

Internal alterations to the original building, as discussed above, include the replacement of the initial six stalls with four loose boxes, the removal of the attic room from the coach house leaving sufficient flooring only to reach the newly inserted doors to the stable lofts, and the reinforcement of the roof. It is possible that the latter occurred in conjunction with the insertion of the external loading doors which may have weakened the original structure, but although the timbers of the two dormer gables are nailed rather than pegged to the original rafters there is nothing to suggest they are secondary and in my view they are likely to date from the building's first phase: the provision of only an internal ladder access to the lofts of high-status stables such as this is highly improbable. These various alterations had occurred by the early years of the 20<sup>th</sup> century and with the exception of the eastern stable's conversion into a garage (and the probably removal of a second mounting block) the building has since remained largely unchanged.

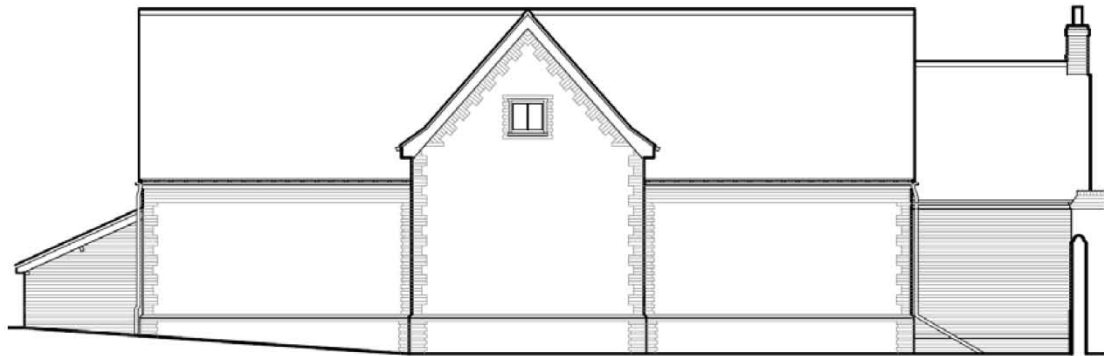
### **Historic Significance**

The building is an unusually well preserved example of a mid-19<sup>th</sup> century coach house and stables of elegant appearance but modest scale, imitating the larger ranges found on high-status sites elsewhere. Buildings of this type are now rare in anything approaching their original form, and the survival of good late-19<sup>th</sup> century loose boxes is of special interest. The conversion of the eastern stable into modern garaging is unfortunate but the symmetry of the facade could be reinstated with relative ease during any future conversion. The building's historic significance is increased by the likelihood that its western gable overlies or adjoins the in-filled eastern side of a medieval moat, and that it occupies the position of at least one earlier outbuilding as indicated by an estate map of 1729. Archaeological evidence of the site's medieval origin may be preserved below ground. The re-used medieval stone in its rear wall and gables may have been found here when the foundations were dug, but may also have been salvaged from the rebuilding of Beyton church in 1854. Despite its well preserved exterior the building has probably been too heavily altered internally to meet the strict English Heritage criteria for listing.

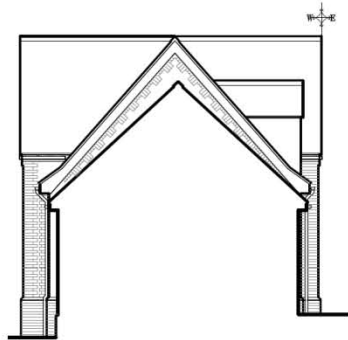
**Figure 9 (page 11)**  
**External elevations by Brown and Scarlett Architects**



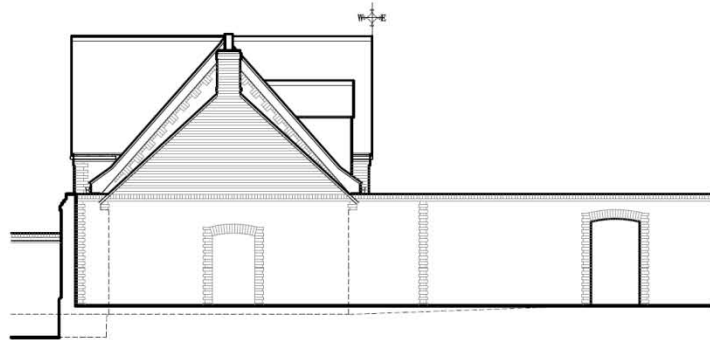
SOUTH ELEVATION



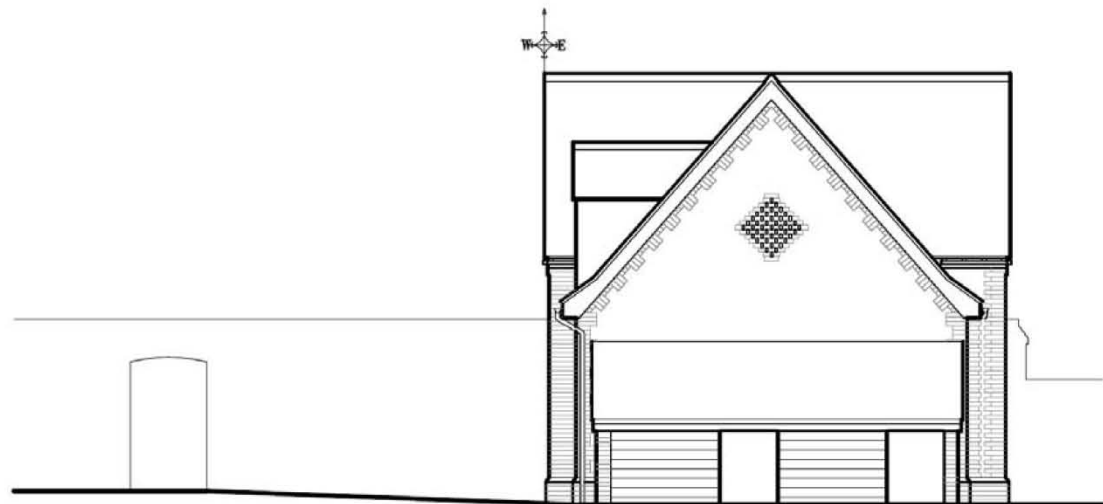
NORTH ELEVATION



WEST ELEVATION/SECTION



WEST ELEVATION



EAST ELEVATION (rectangular area of ventilation bricks to lower left omitted in error. See illustration below.)

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

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

#### **Photograph no.**

1. General view of site from road to north-west showing Beyton Lodge to left with walled garden & entrance to Beyton House on right.
2. Late-Georgian gault-brick western facade of Beyton Lodge showing roof of stable in rear to right.
3. General view of site from south showing Beyton House rebuilt in 1936 to right and stable in rear to left.
4. Entrance drive of Beyton House from east showing stable to right and linear pond in centre.
5. Beyton House from west as rebuilt in 1936 after its predecessor was destroyed by fire. Included for site context.
6. Linear pond from east showing entrance drive to left and walled garden on site of 1729 house to right.
7. Linear pond from west showing site of 1729 house on lawn to left with Beyton House and stable in rear.
8. Stable (left) and Beyton House from linear pond to west.
9. Lawn on site of house depicted on 1729 map showing linear pond to right and stable in rear to left with Beyton House to right.
10. Lawn on site of house depicted on 1729 map seen from stable to east with linear pond on site of canal or probable moat to left.
11. Stable from south showing existing vehicle garage and stable to left and right respectively.
12. Stable from north-east showing late-20th century poultry and vehicle sheds on right with existing stable in rear to left.
13. Stable yard from west showing existing stable and garage to right with Beyton House in rear.
14. Southern exterior from south-west showing tack room built as later extension to left.
15. Stable from south-west showing flint-rubble garden wall with blocked door incorporated into later gable of tack room.
16. Western external gable of tack room showing doorway and coping bricks of earlier flint-rubble garden wall.

17. Southern facade of stable showing tack room extension to left and later garage doors to right with original coach house in centre.
18. Southern facade showing mounting block with unaltered western stable and tack room extension to left.
19. Detail of mounting blocked adjoining southern facade of unaltered western stable.
20. Southern facade showing later garage doors with evidence of original central stable door & corner dressing reflecting western stable.
21. Detail of southern facade of garage showing disturbed brick in position of original arch of eastern stable door.
22. Original section of southern facade with symmetrical stables flanking gable of coach house.
23. Southern facade from south-east showing later brick log store on right.
24. Eastern external gable showing original ventilation lozenge & lower rectangle partly blocked by later log store.
25. Detail of northern exterior showing junction of log store to left & original stable with 'WR 1901' incised in centre.
26. Detail of date incised to northern exterior of brick log store 'WR 1901'.
27. Detail of northern exterior of garage showing re-used shaped stone blocks possibly from rebuilding of Beyton church in 1854.
28. Northern exterior of stable showing later brick tack room extension to right & re-used medieval masonry in flint-rubble.
29. Northern exterior of western stable showing drain to right with re-used masonry possibly from rebuilding of Beyton church in 1854.
30. Junction of garden walls of Beyton House (left) & Beyton Lodge adjoining north-western corner of tack room, seen from east.
31. Eastern external gable from log store showing re-used masonry and ventilation rectangle with southern gable to store to left.
32. Eastern external gable from log store showing blocked drain, re-used masonry & ventilation rectangle with southern gable to store to right.
33. Interior of log store extension from south showing original eastern gable to left.
34. Interior of log store extension from south showing original eastern gable to left.
35. Interior of garage from west showing remains of stable fittings matching those of western stable with original brick floor to right.
36. Northern (rear) interior of garage showing scars of two earlier stall partitions in plaster above later boarding.

37. Interior of garage from east showing remains of original brick floor to left and door to coach house.
38. Southern interior of garage showing late-20th century garage doors replacing original central stable door.
39. Detail from north of original gault brick floor of eastern stable (now converted into a garage).
40. Interior from west of coach house showing door to garage & timber pad set into brickwork above for joist of removed original ceiling.
41. Southern interior of central coach house showing gable window to light original attic chamber since removed.
42. Interior from east of central coach house showing door to eastern stable and remnant of original ceiling to right.
43. Remnant of original ceiling to north of coach house with later braces to tie-beam and projections for later attic doors to left & right.
44. Southern internal gable of coach house showing pulley attached to centre of tie-beam with later braces in lieu of ceiling joist.
45. Stair to rear (north) of central coach house.
46. Detail of western interior of coach house showing door to stable with hooks and racks for harness.
47. Interior of western stable from east showing doors to loose boxes to right and to later tack room to left.
48. Interior of western stable from west showing doors to loose boxes to left, coach house in centre and southern yard to right.
49. Detail from southern passage of loose boxes in western stable showing neatly chamfered, tenoned and pegged wooden construction.
50. Interior from south of western loose box in western stable showing corner trough and later floor tiles.
51. Northern (rear) internal wall of western loose box in stable showing vertical scar in plaster of earlier stall partition to right.
52. Interior from north of western loose box of eastern stable.
53. Interior from south of eastern loose box in western stable showing corner trough and later floor tiles.
54. Northern (rear) internal wall of eastern loose box in stable showing vertical scar in plaster of earlier stall partition to left.
55. Interior from north of western loose box of eastern stable.



56. Interior of western stable from its north-western corner showing its two loose boxes replacing three original stalls.
57. Interior from south of tack room extension showing boarded walls with blocked gable fireplace & 20th century tack hooks.
58. Interior from west of tack room extension showing boarded walls with 20th century tack hooks & door to western gable to right.
59. Interior from east of tack room extension showing boarded walls with blocked gable fireplace & 20th century tack hooks.
60. Interior from north of tack room extension showing boarded walls with blocked gable fireplace & 20th century tack hooks.
61. Door to stair in north-western corner of central coach house.
62. Stair against rear (northern) wall of central coach house seen from west with chaff box at top.
63. Boarded chaff box in north-eastern corner of attic above coach house seen from stair to west.
64. Stair against rear (northern) wall of central coach house seen from east with door to attic on left.
65. Door with cat hole and cat to attic at top of stair against rear (northern) wall of central coach house seen from east.
66. Vertically hinged boarded shutter to gable window lighting stair against northern interior of coach house, seen from east.
67. Interior of attic above coach house from west showing chaff box at head to stair to left & later door to eastern loft to right.
68. Attic above coach house from east showing later boarded partition to coach house beneath original ceiling plaster & later door to western loft.
69. Boarded partition and door to stair against northern interior of attic above coach house.
70. Interior from east of western loft above western stable showing ventilation lozenge in original external gable now blocked by tack room extension.
71. Northern interior of western loft showing original clasped-purlin roof structure with inserted tier of purlins and collars beneath in lighter timber.
72. Southern interior of western loft showing original clasped-purlin roof structure with pegged collars above later nailed collars in lighter timber.
73. Northern interior of eastern loft showing inserted lower tier of purlins and collars in lighter timber.
74. Interior from west of eastern loft above garage showing ventilation lozenge in external gable.

75. Interior of eastern gable of eastern loft above garage showing ventilation lozenge & later collar and purlins beneath original structure.
76. Detail of southern roof structure of eastern loft showing pegged original collars and nailed insertions beneath.
77. Southern interior of eastern loft showing clasped-purlin roof structure with pegged collars & nailed inserted collars beneath in lighter timber.
78. Detail of loading door with ventilation holes in southern interior of eastern loft above garage.
79. Eastern loft from east showing inserted door with later pine jambs interrupting brickwork of attic above coach house.

*Photographic Appendix 2 follows on pp. 17-24*

**Appendix 2 (pp. 17-24): Selected Printed Photographs**



**Illus. 1. A general view of the site from the south showing Beyton House as rebuilt in 1936 after its predecessor was destroyed by fire with the coach house and stables to the left.**



**Illus. 2. The linear pond from the west showing Beyton House in the rear with its coach house and stables to the left. This pond is depicted on the estate map of 1729 which shows the principal house on the site now occupied by the hedge and lawn to the extreme left. The pond is likely to represent either a part of a moat or a garden 'canal' of the late-16<sup>th</sup> or 17<sup>th</sup> century.**



**Illus. 3. The lawn on the site of the house depicted in 1729 showing its close proximity to the coach house and stables on the left. The brick gable of the tack room extension incorporates an earlier flint-rubble garden wall with a blocked door.**



**Illus. 4. The southern facade of the coach house and stables showing the lower roof of the tack room extension to the left and the lean-to brick log store on the right. The original building was symmetrical with two stables and lofts flanking the central gable of the coach house. The eastern stable on the right was converted into a garage during the 20<sup>th</sup> century but evidence of its original central door can still be seen.**



**Illus. 5. The brick mounting block with moulded stone steps to the left of the entrance to the western stable. The gault-brick dressing behind the drain pipe marks the south-western corner of the original building.**



**Illus. 6. The rear elevation of the building from the north-west, showing the later brick tack room on the right. The flint-rubble walls of the original structure are dressed in red brick to the rear (as opposed to gault brick to the south) and contain re-used blocks of dressed medieval stone that may have been salvaged when the parish church was rebuilt in 1854.**



**Illus. 7.** The eastern external gable with a diamond-shaped pattern of ventilation bricks to the loft and a rectangular pattern to the former eastern stable (the latter just visible above the roof of the later lean-to log store which bears the incised date 1901).



**Illus. 8.** The lower part of the eastern external gable seen from the later log store. The rectangular-shaped pattern of ventilation bricks is visible top right, with a blocked drain serving the former eastern stable below. The irregular chequer-board pattern above the plinth consists of large re-used blocks of masonry that may have been salvaged from the parish church in 1854 and suggest a possible date for the building.



**Illus. 9. The interior of the garage from the east showing the remaining wainscot boarding and corner manger of two loose boxes matching those of the western stable, with the floor bricks of its southern passage to the left. The scars of two earlier stall partitions can be seen in the plaster of the rear wall to the right.**



**Illus. 10. The interior of the central coach house from the west showing the door to the garage and the remains of the ceiling. This ceiling originally continued to the southern gable on the right but was later removed to increase headroom. The scar and wooden support of the missing principal joist is visible above the door and beneath the later brace to the tie-beam.**



**Illus. 11. The loft stair against the rear (northern) wall of the central coach house with its tack hooks and holes to the left. The projections of the ceiling at top-right and top-left provided access to the secondary doors between the attic over the coach house and the lofts of the two stables.**



**Illus. 12. The western stable seen from the east showing the well-made doors and partitions of its two loose boxes, all with neatly chamfered timber and pegged joints. The boxes probably date from the end of the 19<sup>th</sup> century and are impressive survivals, but replaced three earlier stalls as indicated by the scars of their partitions on the back wall. The door on the left open into the tack room extension.**





**Illus. 13.** The interior of the tack room extension from the north showing its boarded walls with modern tack hooks and a blocked gable fireplace to the right.



**Illus. 14.** The interior of the attic above the coach house seen from the west, with the boarded chaff box at the head of the stair to the left and the secondary doorway to the loft over the eastern stable (now the garage) on the right. The attic was originally fully plaster with a ceiling at collar height and extended from the stair to the front (southern) gable.



**Illus. 15.** The interior from the east of the loft above the western stable showing the ventilation diamond in the original western gable (now blocked by the tack room extension). The higher collars and purlins are original to the roof structure but the lower tier of light-coloured pine is a secondary insertion; the original collars are tenoned and pegged to the rafters while the secondary collars are nailed.



**Illus. 16.** The eastern loft above the garage, viewed from the east and showing the inserted doorway to the attic of the coach house; the door's pine jambs interrupt the original brickwork.

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**OASIS ID: suffolkc1-150638**

## Project details

Project name	Historic Building recording: The Coach House, Beyton House Beyton
Short description of the project	Beyton House is a substantial red-brick country house built in 1936 on the foundations of an earlier house. In the garden is a broad, rectangular pond which was shown with an eastern arm on a pictorial map of 1729, when it partly enclosed a large house, and appears to represent part of a moat. The coach house does not appear on the tithe map of 1838 and is likely to date from the 1850s and overlies the in-filled eastern arm of the moat. Its flint-rubble walls incorporate numerous blocks of medieval dressed stone which are likely to have been salvaged from the nave of Beyton church when it was rebuilt in 1854. The original building consisted of a central coach house flanked on the east and west by symmetrical stables with hay lofts above. Each stable contained three stalls which were replaced by loose boxes later in the 19th century. Two well made loose boxes still survive in the western stable, along with an external mounting block with moulded stone steps and wooden harness hooks. The eastern stable was damaged by its conversion into a garage, although part of its original brick floor survives. The building was extended to create a new tack room and log store before 1904. The roof was also reinforced with a secondary tier of collars and purlins restricting headroom in the hay lofts. Despite these alterations the building is a relatively well-preserved example of an increasingly rare 'gentry' stable block on a relatively modest scale.
Project dates	Start: 10-05-2013 End: 15-05-2013
Previous/future work	No / Not known
Any associated project reference codes	BEY 106 - Sitecode
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	COAH HOUSE Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey"
Prompt	Direction from Local Planning Authority - PPS

## Project location

Country	England
Site location	SUFFOLK MID SUFFOLK BEYTON BEY 016 The Coach House at Beyton House

Study area 200.00 Square metres  
 Site coordinates TL 9359 6245 52 0 52 13 32 N 000 50 05 E Point  
 Height OD / Depth Min: 64.00m Max: 65.00m

### Project creators

Name of Organisation Suffolk County Council Archaeological Service  
 Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)  
 Project design originator Edward Martin  
 Project director/manager David Gill  
 Project supervisor Leigh Alston  
 Type of sponsor/funding body Land owner  
 Name of sponsor/funding body Mrs P. Drake

### Project archives

Physical Archive Exists? No  
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