

# Hill Farm, Brick Kiln Hill, Boxford

## **Desk-Based Assessment**

SCCAS Report No. 2013/071

**Client: Stoke by Nayland Hotel, Golf & Spa**

Author: M. Sommers

May 2013

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SCCAS Report No. 2013/071

Author: M. Sommers

Editor: Dr R. Gardner

Report Date: May 2013



## HER Information

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**Site Name:** Hill Farm, Brick Kiln Farm, Boxford

**Report Number** 2013/071

**Planning Application No:** pre-determination

**Grid Reference:** TL 9636 3850

**Oasis Reference:** n/a

**Curatorial Officer:** Dr J. Tipper

**Project Officer:** M. Sommers

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### Disclaimer

Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Team alone. Ultimately the need for further work will be determined by the Local Planning Authority and its Archaeological Advisors when a planning application is registered. Suffolk County Council's archaeological contracting services cannot accept responsibility for inconvenience caused to the clients should the Planning Authority take a different view to that expressed in the report.

Prepared By: M. Sommers  
Date: 17th May 2013  
Approved By: Dr R. Gardner  
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Date: 17th May 2013  
Signed:



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## Summary

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This archaeological Desk Based Assessment (DBA) has been undertaken to inform the planning process in advance of the construction of a proposed anaerobic digester plant. This DBA includes an examination of the Suffolk Historic Environment Record (HER) and a historic map and documentary search. The proposed development area (PDA) is located in an orchard adjacent to Hill Farm, Brick Kiln Hill, Boxford.

The assessment found no positive evidence of any significant activity in the area of the PDA although this primarily due to a lack of archaeological evidence recorded on the County HER. It was noted, however, that the topographical location, on an area of high ground overlooking a river valley, is liable to have attracted activity during the prehistoric period. Early post-medieval activity is known in the form of Hill Farm and Peyton Hall farm but this is liable to be focussed on the immediate vicinity of the farms themselves.

No formal excavations have been undertaken within the PDA or the study area in modern times and therefore it is not possible to positively determine the presence of archaeological remains at this site. It is the County Council Planning Archaeologist who will make any decisions regarding the need for, and the extent of, any further archaeological works and consultation should be sought at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications.

## List of Abbreviations used in the text

BP	Before Present
DBA	Desk Based Assessment
HER	Historic Environment Record
LDF	Local Development Framework
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area
PPG 16	Planning Policy Guidance 16
PPS 5	Planning Policy Statement 5
SM	Scheduled Monument
SCCAS/FT	Suffolk County Council Archaeological Service/Field Team
SCCAS/CT	Suffolk County Council Archaeological Service/Conservation Team

# **1. Introduction**

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## **1.1 Project background**

This archaeological Desk-Based Assessment (DBA) has been prepared by Mark Sommers of Suffolk County Council Archaeological Service's Field Team for Stoke by Nayland Hotel, Golf & Spa.

This DBA is intended to establish the potential of the Proposed Development Area (PDA) for heritage assets, as recommended by national and local planning policy, by characterising the nature, date and potential for survival of archaeological deposits upon the site and the extent to which such deposits could be impacted upon by the proposed residential development of the site. Advice as to the requirement for and nature any of further investigation to establish the archaeological potential of the PDA is also provided.

The proposed development is for an anaerobic digester plant to be built adjacent to an existing complex of farm/factory buildings.

## **1.2 Site description**

The PDA, comprises an area of approximately 1.2 hectares centred at TL 9636 3850 (see Fig. 1. Location plan). The postal address of the site is Hill Farm, Brick Kiln Road Boxford although the PDA is actually in the parish of Polstead, the parish boundary being located c. 300m to the north. It is in a rural location, the nearest centre of habitation being the small hamlet of Stone Street, which is located c. 1.2km to the north.

The PDA is a rectangular shaped plot situated in the south west corner of an orchard. An east to west trackway runs along the southern edge. The western boundary lies between a pair of parallel north to south trackways. The eastern and northern boundaries lie within the existing the orchard and are not marked by any landscape features. The main working area of the farm, which is on a factory scale, is located immediately to the west.

A site visit was made on 9th May 2013, to determine the presence of any factors likely to impact on the overall assessment of the archaeological potential of the PDA (see Section 3).

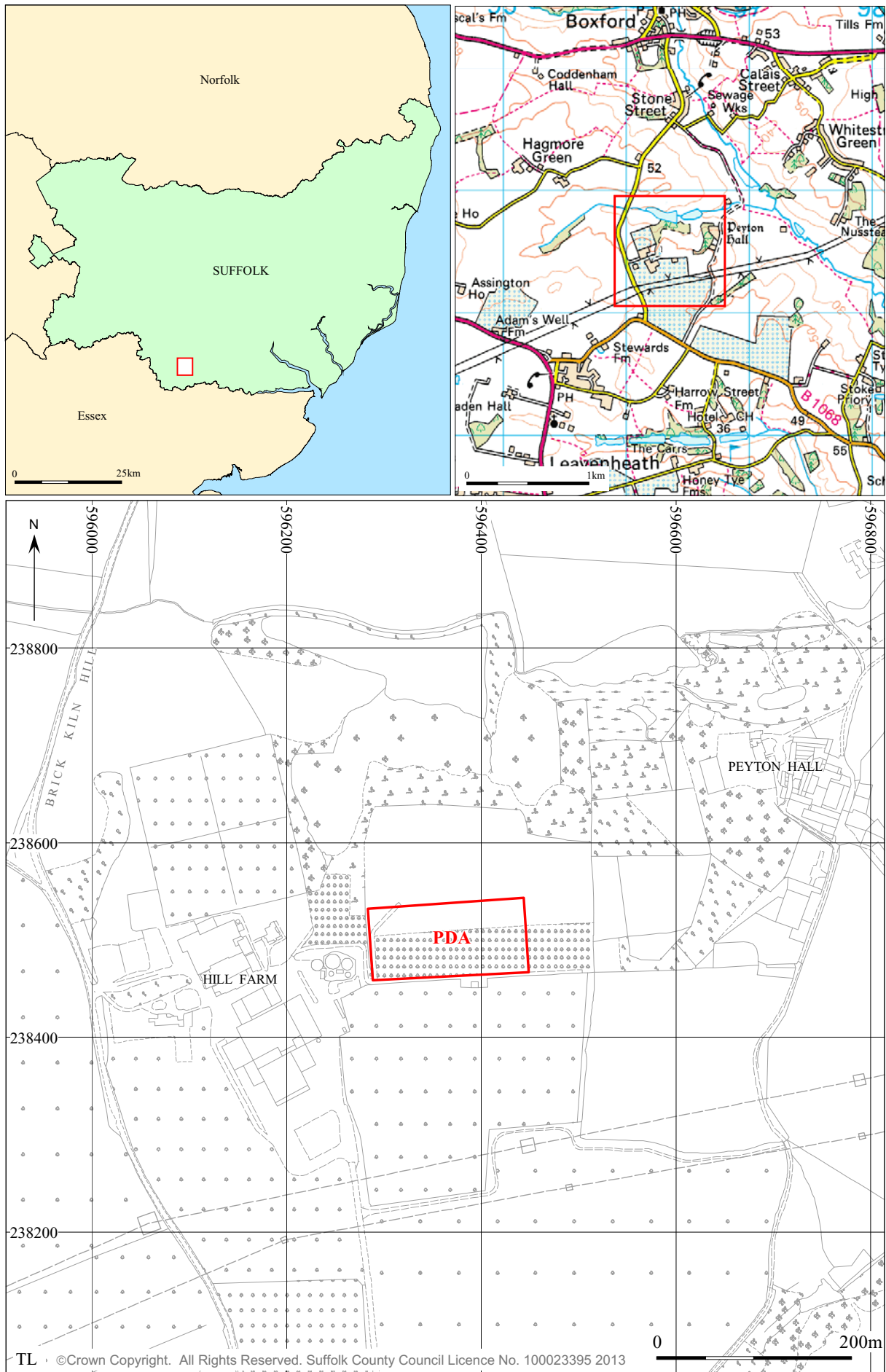


Figure 1. Location of the PDA

### 1.3 Topography and geology of the PDA

The PDA is located between the 50m and 55m contours on a very gentle north and east facing slope, just below the edge of a high plateau. The eastern slope leads down into a valley drained by the River Box, which runs from north west to south east in a meandering channel lying approximately 800km to the north east of the PDA. Two smaller valleys, one to the north of the PDA and one to the south east, each containing small streams, join the main valley. The northern valley also contains two small lakes which are presumably artificially created landscape features.

The PDA is within a rolling clayland dissected by river valleys. The underlying geology consists of chalky clay tills on the plateau although with sand and gravel deposits on the sloping fringes (British Geological Survey).

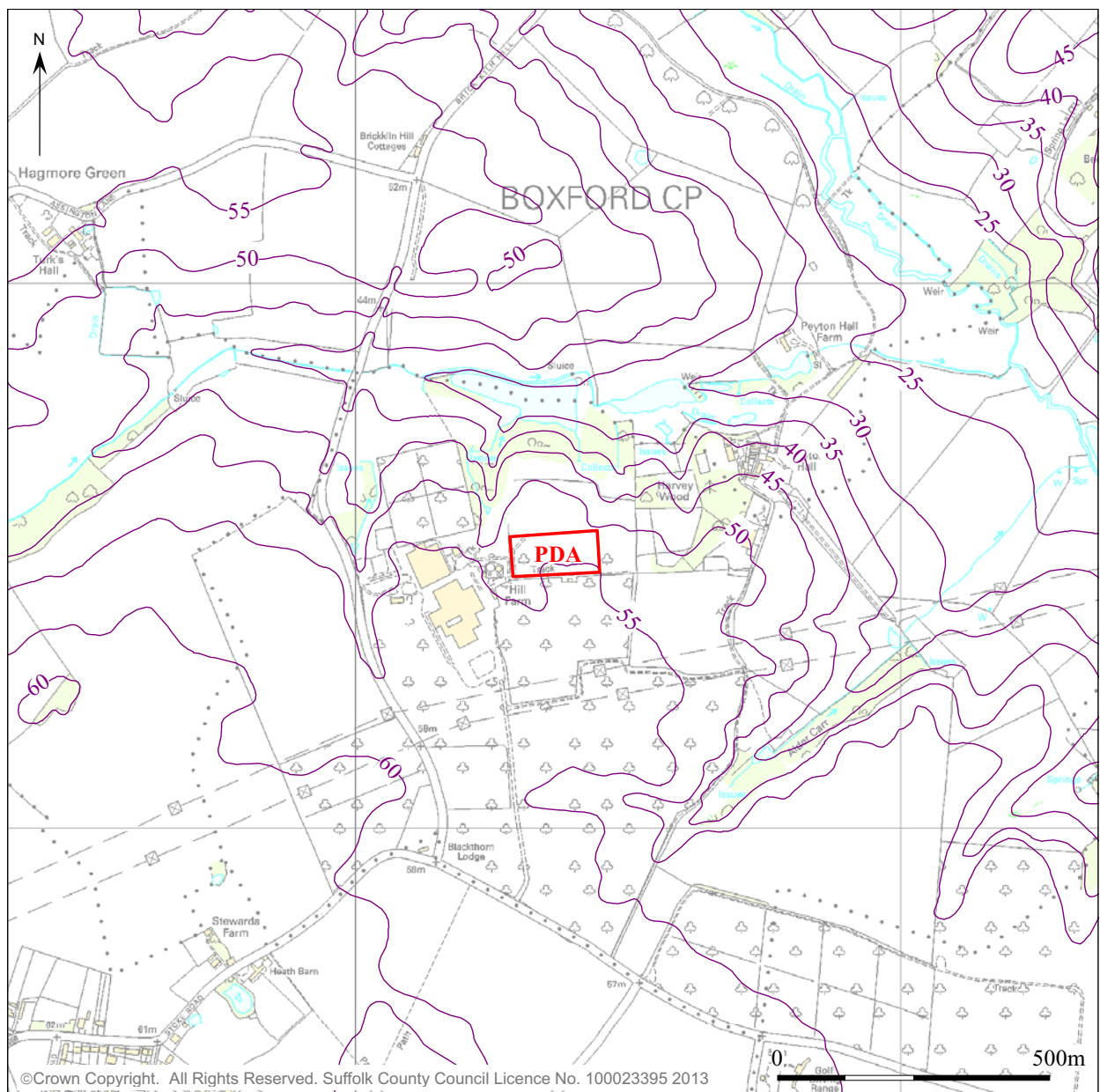


Figure 2. Contour plan (height in metres)

## **1.4 Scope of this report**

In order to set the PDA in its archaeological context a Study Area of a 500m radius from its centre was selected for examination.

In accordance with the NPPF, the Government's guidance on archaeology and planning, this DBA examines the available archaeological and heritage sources to establish the potential of the PDA for heritage assets and the potential impact of the proposed development on such assets. These include the Suffolk HER, reports of any archaeological investigations, all readily available cartographic and documentary sources, and a site walkover.

## **1.5 Aims**

The aim of the DBA is to determine as far as reasonably practicable from the existing records, the previous landuse and history of the PDA, the nature of the known archaeological resource or other heritage assets within the Study Area, and the potential archaeological resource of the PDA. In particular the DBA will:

- Collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site.
- Identify any known archaeological sites which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).
- Assess the potential for unrecorded archaeological sites within the application area.
- Assess the likely impact of past land uses (specifically, areas of quarrying) and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- Assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.

## 1.6 Methods

The methodology involved interrogating the following sources of data to meet the aims of this DBA.

- A search of the Suffolk HER and NHLE for any records within 500m the Study Area, and an examination of the literature with reference to archaeological excavations within the study area. The results are described in section 2.1.
- A search for Listed Buildings and Conservation Areas that lie within the Study Area and may have a line of sight to the PDA, was carried out on the NHLE and Suffolk HER. A summary is presented in Section 2.2.
- A site visit was made to assess surviving structures and the potential for the survival of archaeological deposits, Section 3
- A historical documentary search was commissioned; the results are summarised below; see Section 4.1 for a summary of the conclusions and Appendix 1 for the full report.
- An assessment of all cartographic sources relevant to the PDA to identify historic landuse, the siting of old boundaries and earlier buildings, Section 4.2.
- Searches were made to ascertain whether there are any other constraints on the site (SSSI, etc.)

## 1.7 Legislative frameworks

**National Planning Policy Framework (NPPF)** This framework replaced PPS5 in March 2012 (which had in turn replaced earlier guidances such as PPG 15 and PPG 16) provides guidance for planning authorities, developers and others on planning and the historic environment (Chapter 12, paragraphs 128 & 129 below).

*128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment*

*record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

**129.** *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

**The Ancient Monuments and Archaeological Areas Act of 1979** statutorily protects Scheduled Monuments (SMs) and their settings as nationally important sites. There are no SMs located within the PDA or the 500m study area. The nearest SM is the remains of St Andrew's Church, Flixton (NGR TM 51709 95511) situated approximately 3.8km to the north west.

Listed buildings are protected under the **Listed Buildings and Conservation Areas Act of 1990**. This ensures that buildings placed on the *Statutory List of Buildings of Special Architectural or Historic Interest* are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events. There are three grades of listing:

- Grade I buildings are those of exceptional interest;
- Grade II\* are particularly important buildings of more than special interest; and
- Grade II are of special interest, warranting every effort to preserve them.

There are a total of forty-seven Listed Buildings within the designated study area of the PDA.

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI within the PDA or the study area.



## 2. Results

### 2.1 Suffolk HER search

The HER only represents the archaeological material that has been reported (Fig. 3) and only represents the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area as other sites may remain undiscovered, this is considered as the 'potential' resource.

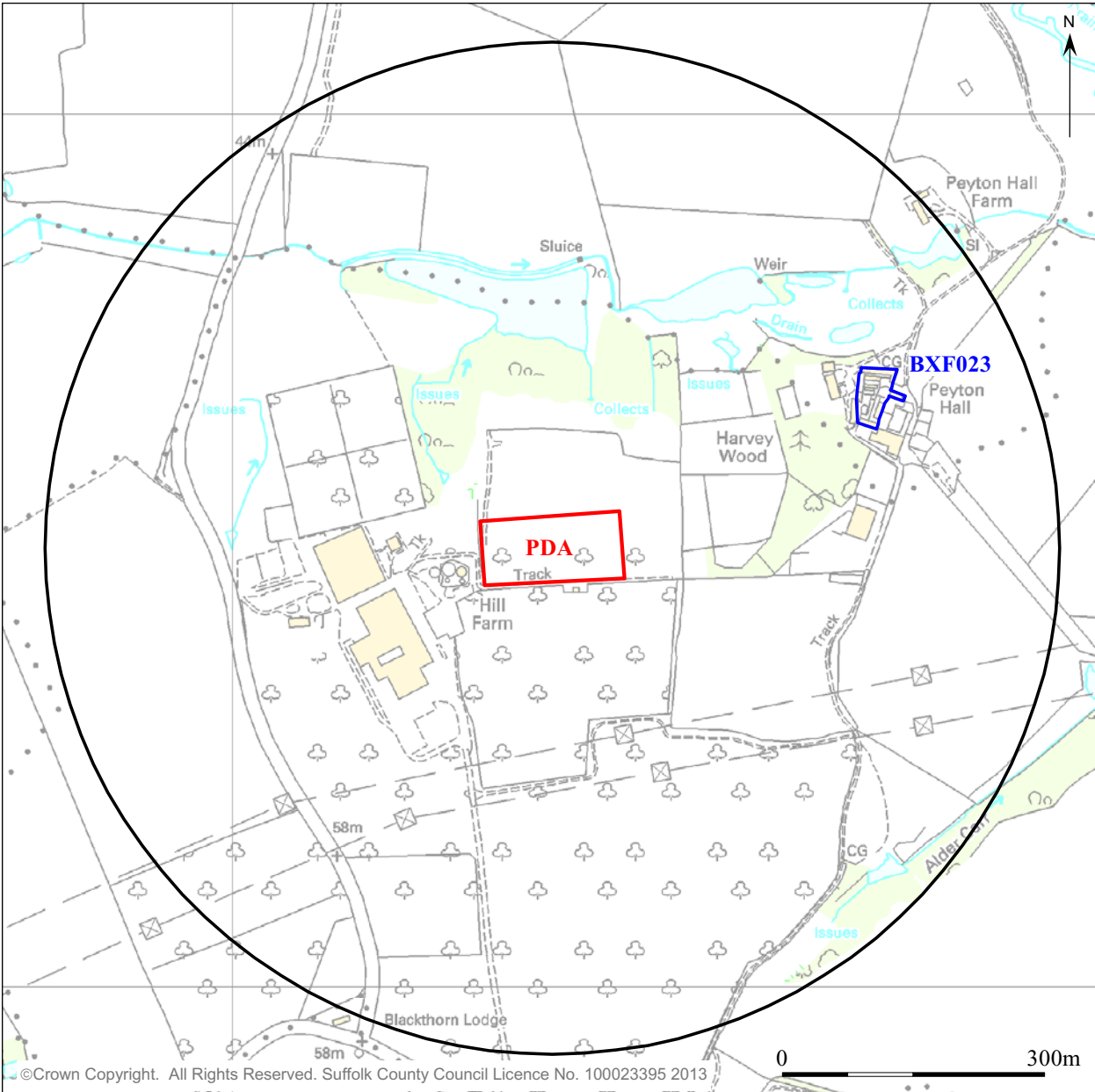


Figure 3. HER entries within 500m of the PDA

There is one HER entry recorded within 500m of the PDA, BXF 023, the farm buildings at Peyton Hall. These comprises a group of buildings that date from the late 18th century through to the early 19th century. The location of the farm is marked in Figure 3.

The main buildings of interest are described as follows:

Buildings A, B and 2: these consist of red-brick structures that were originally slated with distinctive Kingpost trussed roofs. Building A is a barn, B a cowshed (both built just before 1885) and building 2 is a simply designed cartlodge with brick back wall and open front on posts.

Building 3: Essentially an adaptation of the end of building 4. it consists of brick, with the lower part made up of rubble and the upper of new orange brick the rubble suggests that the building may have been built on top of a boundary wall to the yard. The remains of mangers and hayracks suggest that this building functioned as a stable. Timber-framed and weatherboarded towards the rear (east).

Building 4: likely housing for cattle and possibly a stable, adapted in the 19th century, where part was possibly converted in to a cart shed. At this time the whole roof structure, which may have been thatched, was entirely rebuilt at a lower pitch for slates. It is timber framed, using a high quantity of re-used timbers. It has a boarded partition with a series of alphabet based 'evil averting' symbols. The final compartment to the west has a sloped wattle and daub ceiling applied to rough posts, probably designed for insulation, suggesting that this area of the building housed younger animals, which required extra warmth. This is a rare 18th century survival, containing a possibly earlier 16th or 17th century wall.

The complete absence of any other recorded sites on the HER does not necessarily indicate that there are no archaeological sites in the area but is more likely a reflection of the lack of archaeological investigation, professional or amateur, that has been undertaken in this part of the county.

## 2.2 Listed Buildings

A search was carried out on the Suffolk HER and on the Heritage Gateway web site <http://www.heritagegateway.org.uk>. Only a single building was identified within the 500m study area. It consists of Peyton Hall, which is designated a Grade II Listed Building. Figure 4 illustrates the location of the building; a description, as taken from the Statutory List, is reproduced below:

Name: PEYTON HALL	Grade: II
List Entry Number: 1286092	Date first listed: 23-Jan-1958
Location: PEYTON HALL	Listing NGR: TL9668638685

An original timber-framed building, probably C15 in origin, has a cross wing at the south end. Extensive C16 and C17 wings are added on the south, with a gabled wing projecting on the south end. Two storeys. The upper storey has exposed timber-framing. Casement windows with old leaded lights. Roof tiled. The interior has a fine C16 carved fireplace with a date 1563.

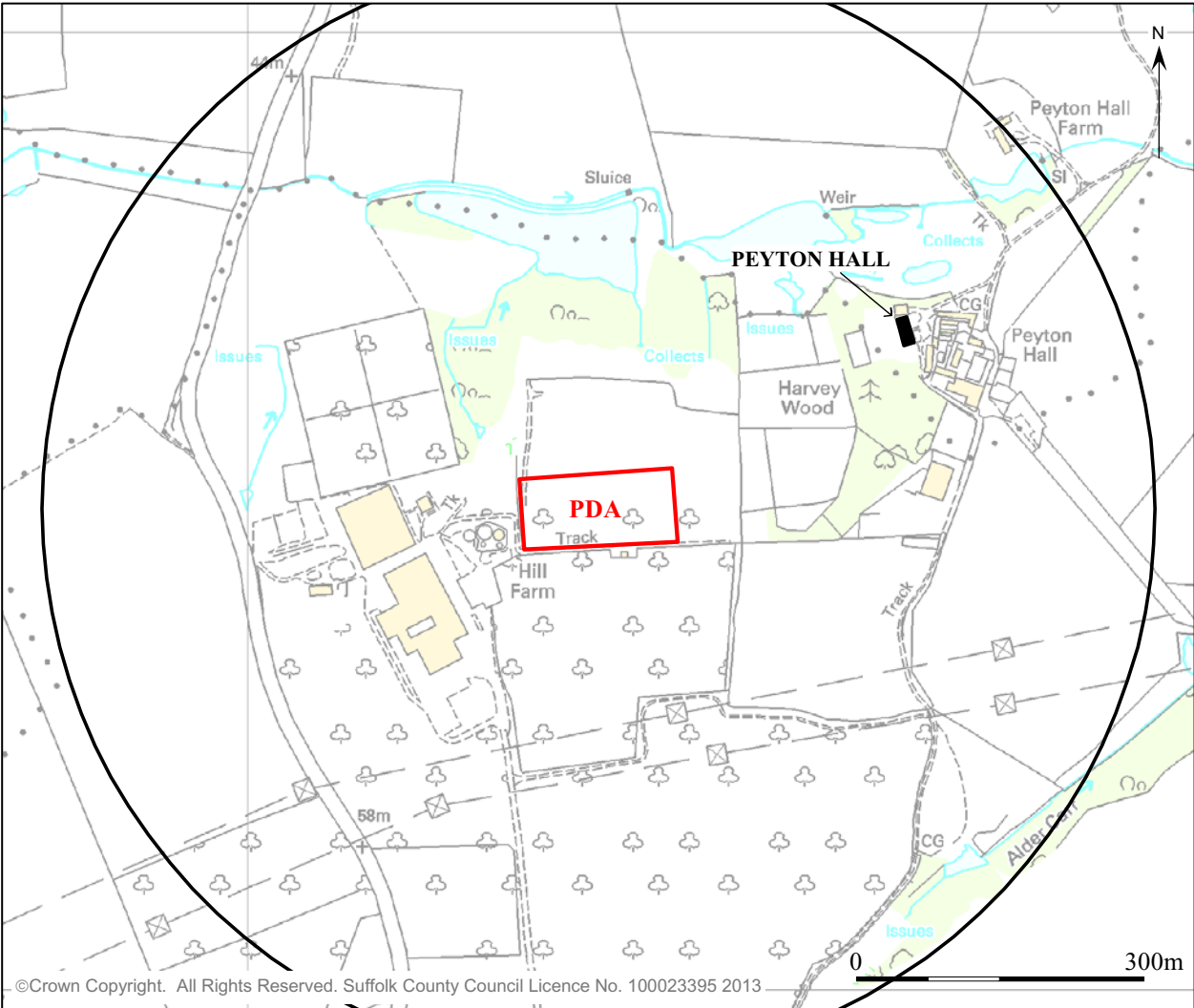


Figure 4. Listed Buildings within 500m of the PDA

### 3. Site visit

The PDA was visited on the 9th May 2013 to identify any extant structures or earthworks that maybe of possible historic interest and assess the potential for the survival of archaeological deposits.

Figure 5 illustrates the state of the PDA as seen during the site visit with reference to the surfaces and buildings present.

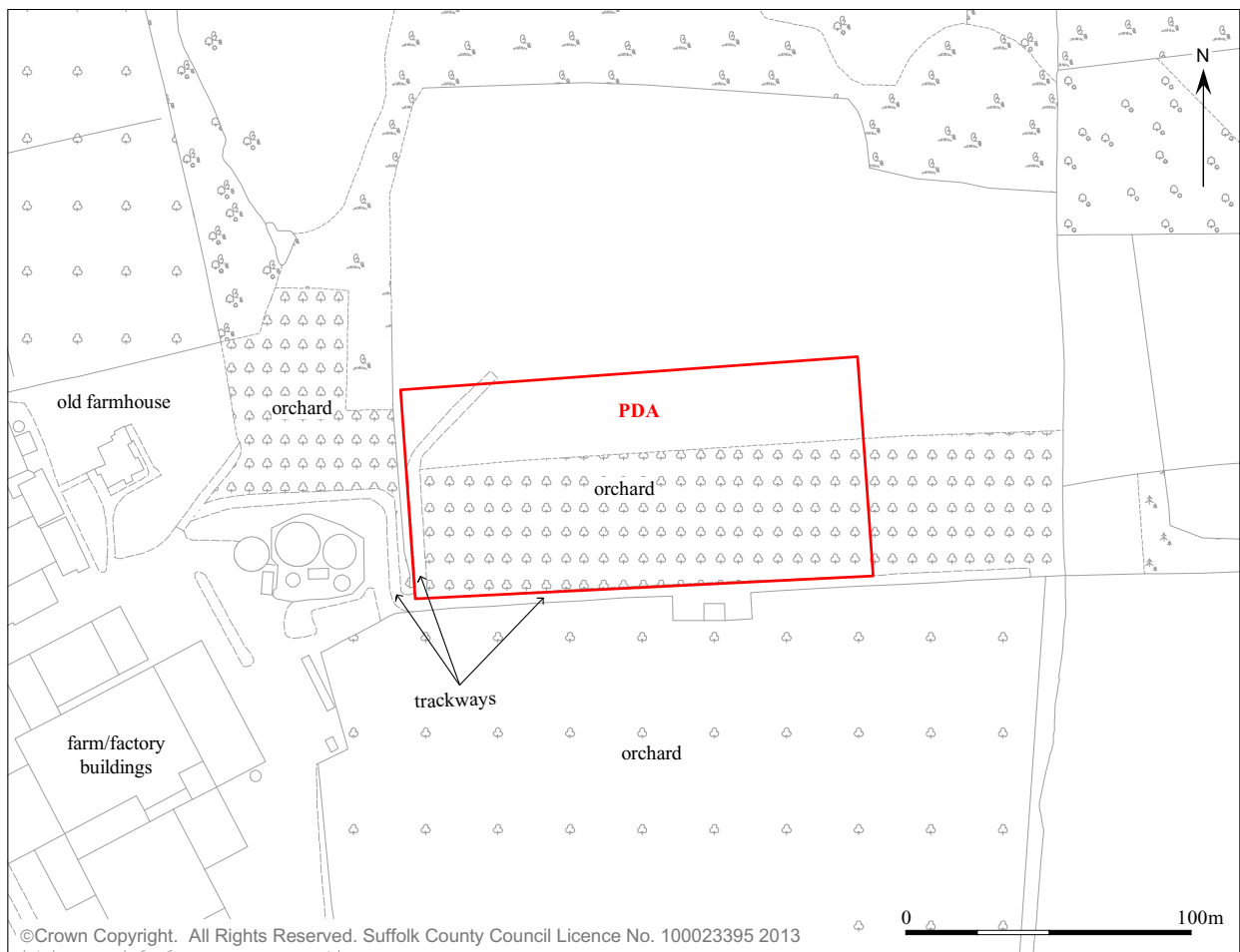


Figure 5. Site visit

#### 3.1 Site description

A large proportion of the PDA consisted of an orchard comprising a grassed field with fruit trees in regularly spaced rows aligned east to west (plate 1). An unsurfaced trackway runs along the southern (plates 2 and 3) and western edges. On the opposite side of the western trackway is a hedgerow, running north to south beyond, which is a further north-south trackway. The PDA is relatively flat but starts to slope down into the valley towards the north east corner.



Plate 1. General view across the PDA (camera facing north east)



Plate 2. View west along the southern trackway towards the farm



Plate 3. View east along the southern trackway

### **3.2 Surviving structures or earthworks**

No surviving structures or earthworks of any obvious historical significance were noted during the site visit. A very slight bank was visible adjacent the northern side of the trackway on the southern edge of the PDA although this was not thought to be archaeologically significant.

## 4. History of the PDA

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### 4.1 Documentary Research

A history of this site has been traced through Documentary Research undertaken by the freelance historian, A. Breen, whose report has been reproduced in Appendix 1; a summary of his conclusions are presented below:

This field (in which the PDA lies) is first depicted on the enclosure map of 1817. Later field name evidence and the field boundaries suggest that it was probably two fields or more fields that had been combined shortly before that date. From at least 1843 onwards it was in arable use. It was part of Hill Farm, which was part of the Peyton Hall estate but leased out to various members of the Smith or Smyth family, as tenants, for a period of about 200 years before it was sold in 1859.

The fieldnames associated with the lands forming this farm do not suggest any earlier subdivision of the property as they do not contain any personal names. Only 'Langland' suggests a possible earlier medieval name and 'Houseley Tye' as possible site of earlier occupation is removed from the area of this field.

### 4.2 Map Regression

A study of readily available historical maps was also undertaken. Maps and plans consulted for this DBA are as follows:

<u>Name</u>	<u>Date published</u>	<u>Figure</u>
Hodskinson	1783	Fig. 6
Enclosure map	1817	Fig. 7
Polstead tithe map	1843	Fig. 8
Ordnance Survey (1st Edition) 1:2500 Scale	1886	Fig. 9
Ordnance Survey (2nd Edition) 1:2500 Scale	1904	Fig. 10
Ordnance Survey (3rd Edition) 1:2500 Scale	1926	Fig. 11

*N.B. The approximate location of the PDA is outlined in red in all the historic map figures. All historic map figures depict only rescaled extracts of the original maps.*

The earliest map consulted, Hodskinson's map of Suffolk (Fig. 6), dates to 1783. It is primarily a road map although it also shows towns, major buildings, areas of settlement along the roads and other landmarks to aid a traveller find their way. It also gives some indication of topography but it is by no means a complete record of the county. The area of the PDA is not clear on the map although by tracing the roads south from Stone Street it is possible to identify the small side valley that lies to the north. A pair of

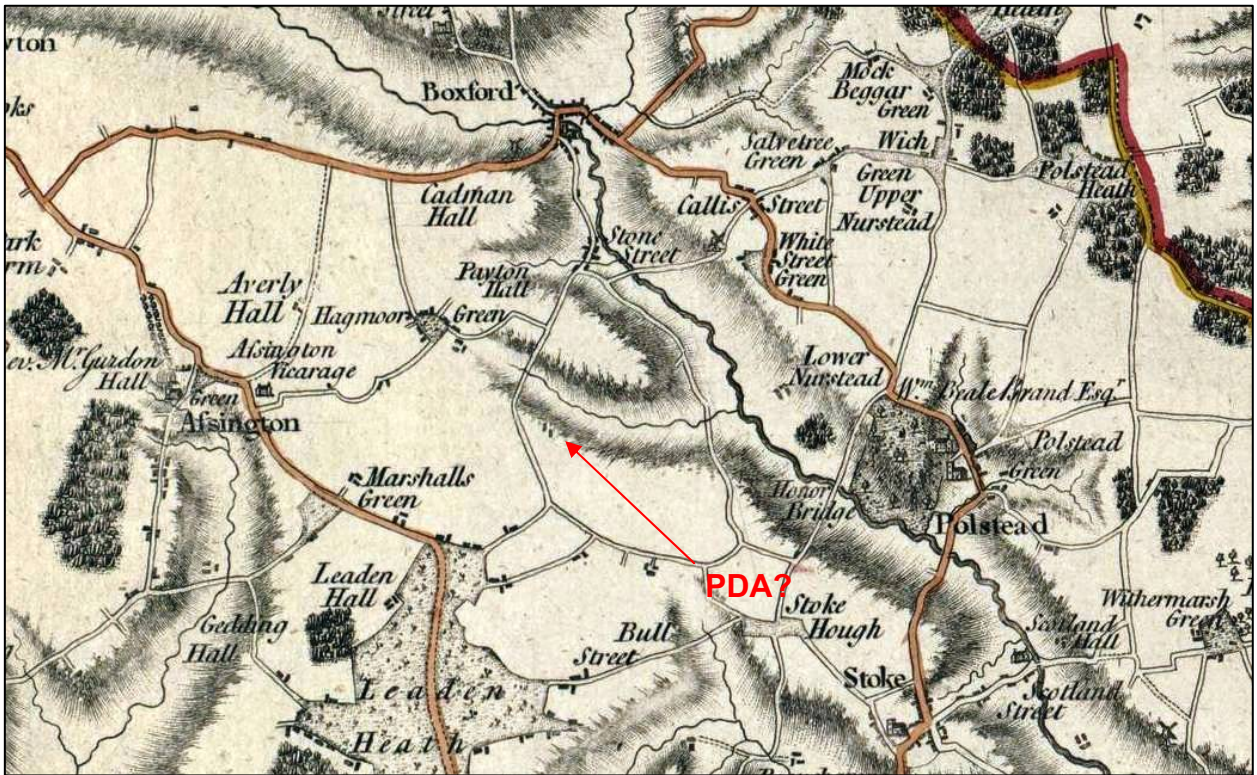


Figure 6. Hodkinson's map of Suffolk, 1783

buildings are marked on the map on the southern edge of this valley that correspond with the location of Hill Farm although it is not named. Oddly, Peyton Hall, to the east of the PDA, is not marked (the text 'Payton Hall' is written to the west of Stone Street but this is possibly an error).

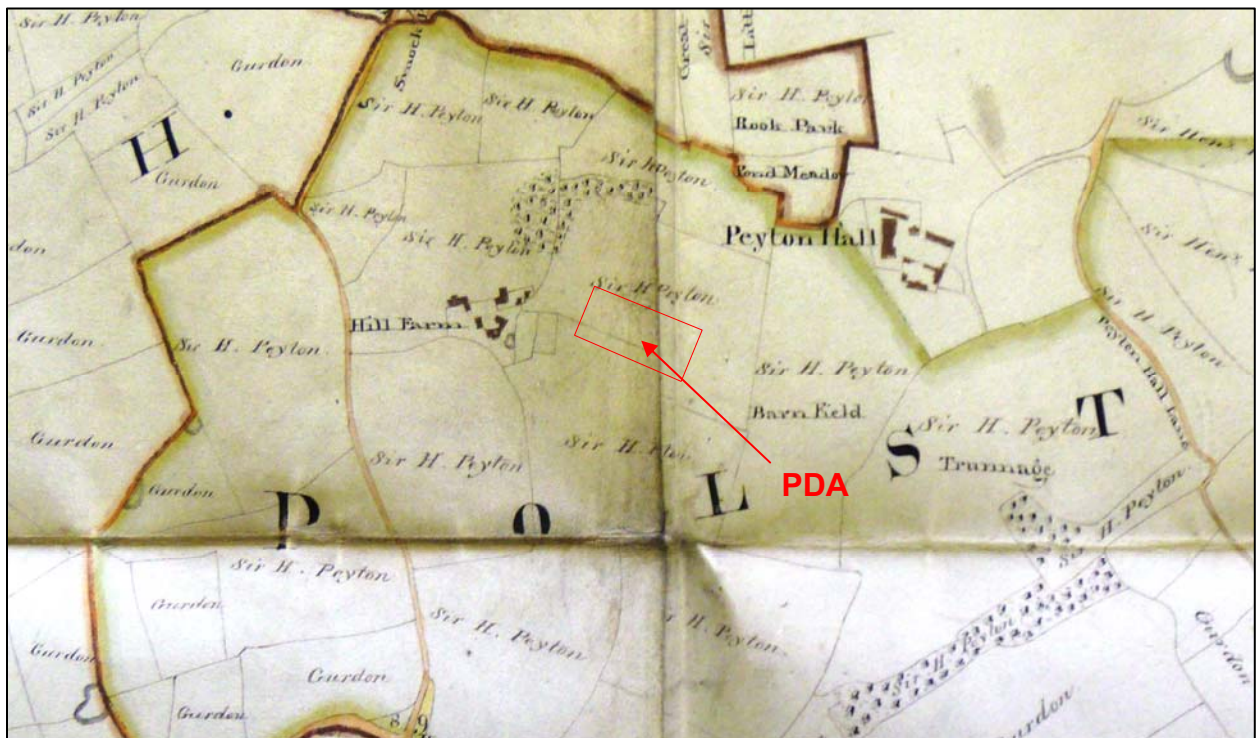


Figure 7. enclosure map of 1817



The 1817 enclosure map (Fig. 7) shows the area of Hill farm and Peyton Hall and indicates that both were owned by Sir H. Peyton. The precise location of the PDA is hard to determine but it appears to be astride a boundary between two large fields.

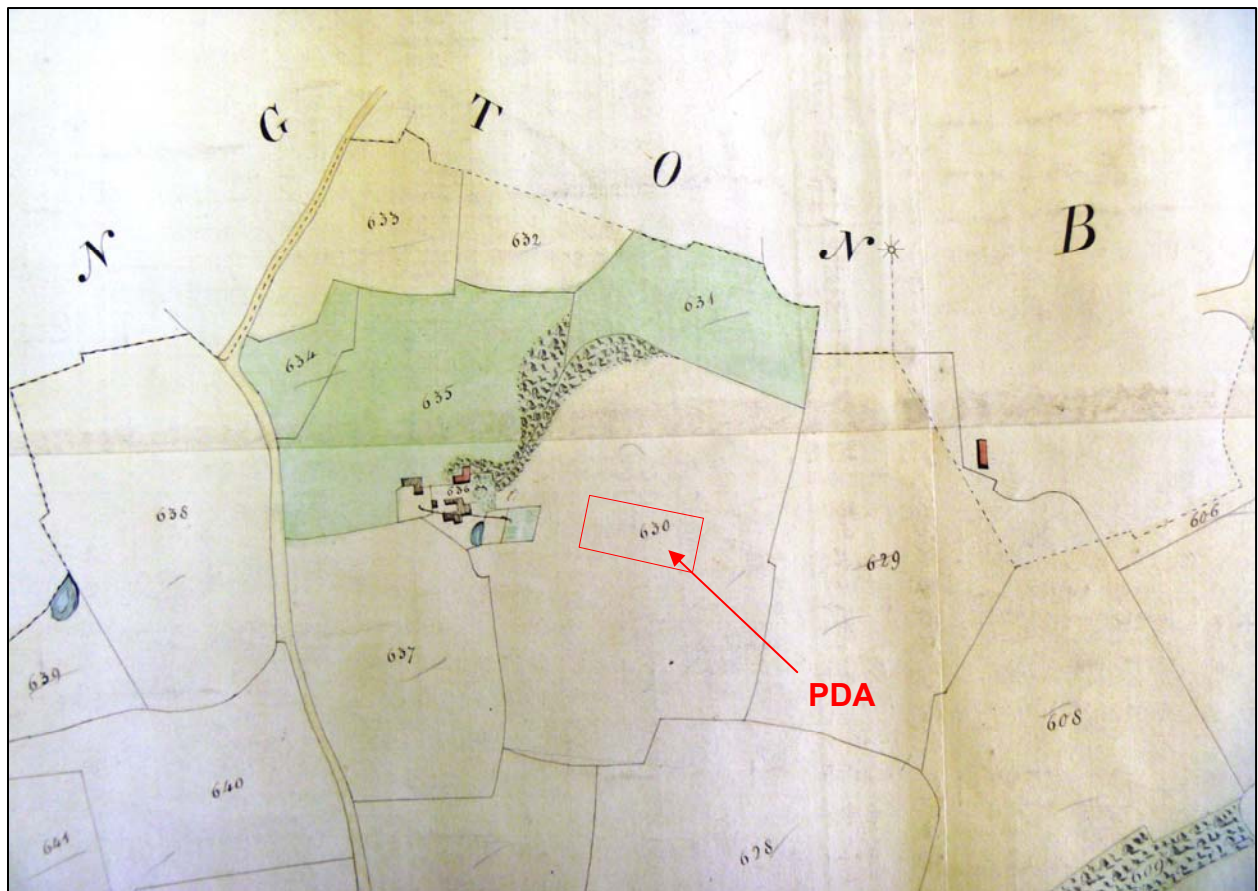


Figure 8. Polstead tithe map, 1843

The area of the PDA is recorded on the 1843 tithe map (Fig. 8) which shows that the boundary between the two separate fields in 1817 has been removed to create one large field, numbered 630. It is described in the apportionment as an arable field of just over 27 acres and is named 11 acres and Alder Carr Close, which were presumably are the names of the two separate fields from which it is formed. The map also records that of some of the farm buildings have been rebuilt sometime between 1817 and 1843.

The 1st and 2nd editions of the Ordnance Survey, 1:2500 scale sheets (Figs. 9 and 10), published 1886 and 1904 respectively, record no further alterations to fields in which the PDA lies, it remaining as one large field of approximately 27 acres. The 3rd edition map of 1926 shows no variation in the immediate vicinity of the PDA but does indicate that the field in which it lies has been amalgamated with two fields to the south to create one extremely large field of 80 acres.

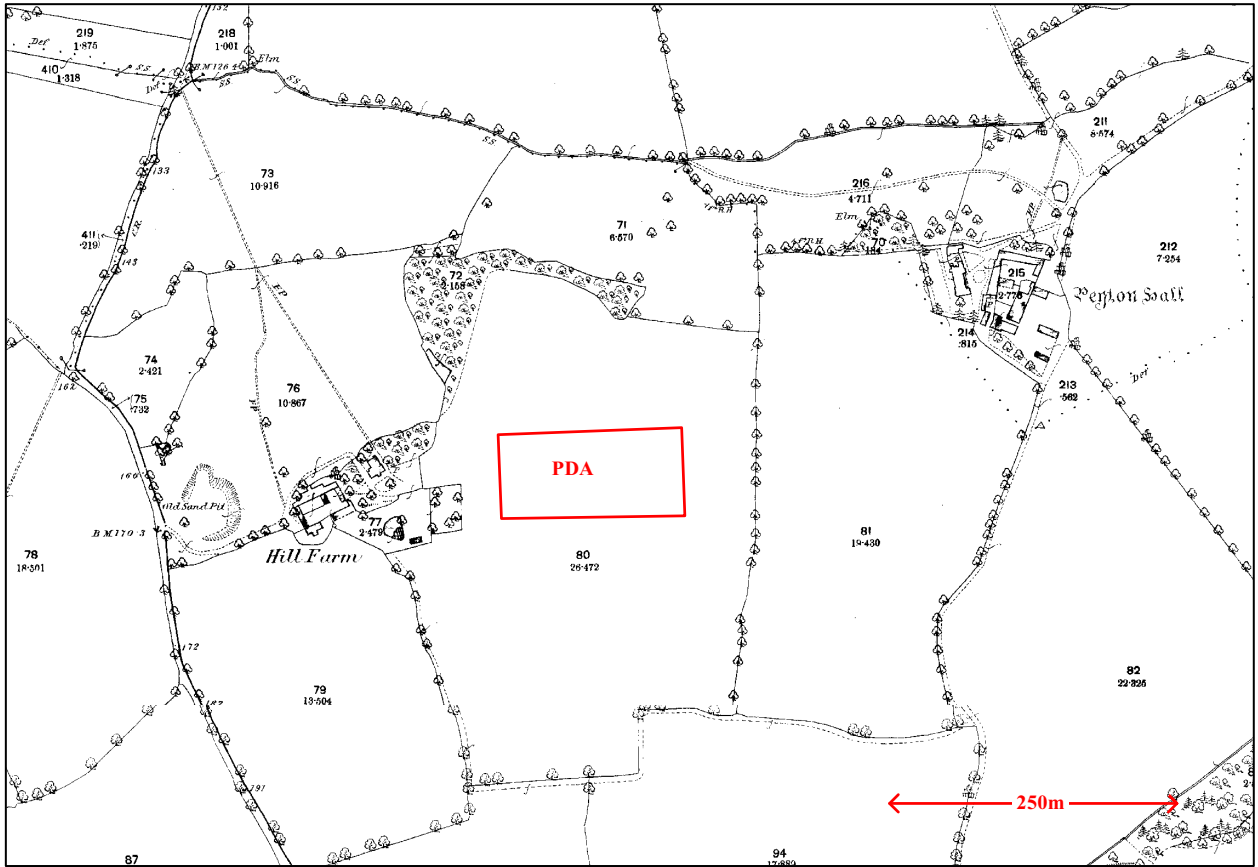


Figure 9. 1st Edition Ordnance Survey, 1:2500 scale sheet, published 1886

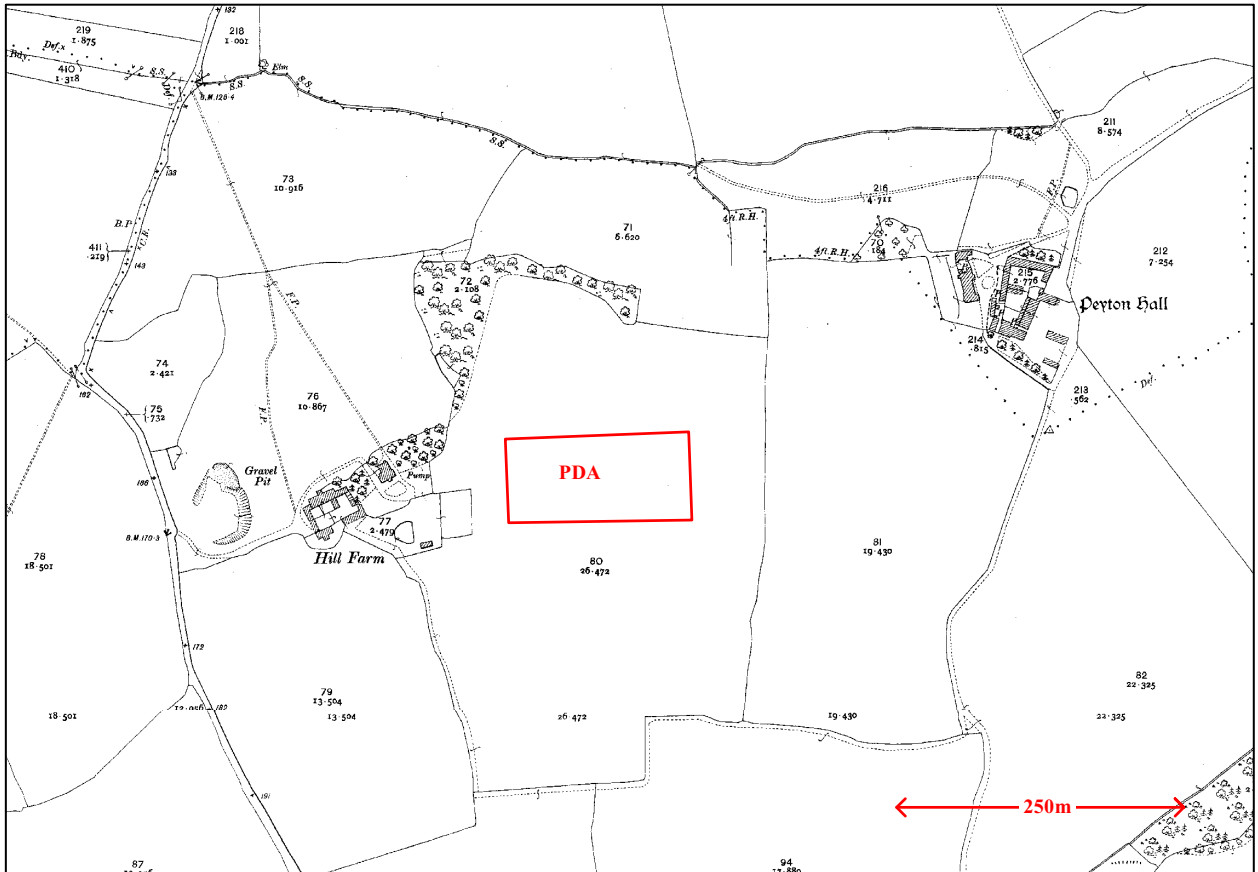


Figure 10. 2nd Edition Ordnance Survey, 1:2500 scale sheet, published 1904

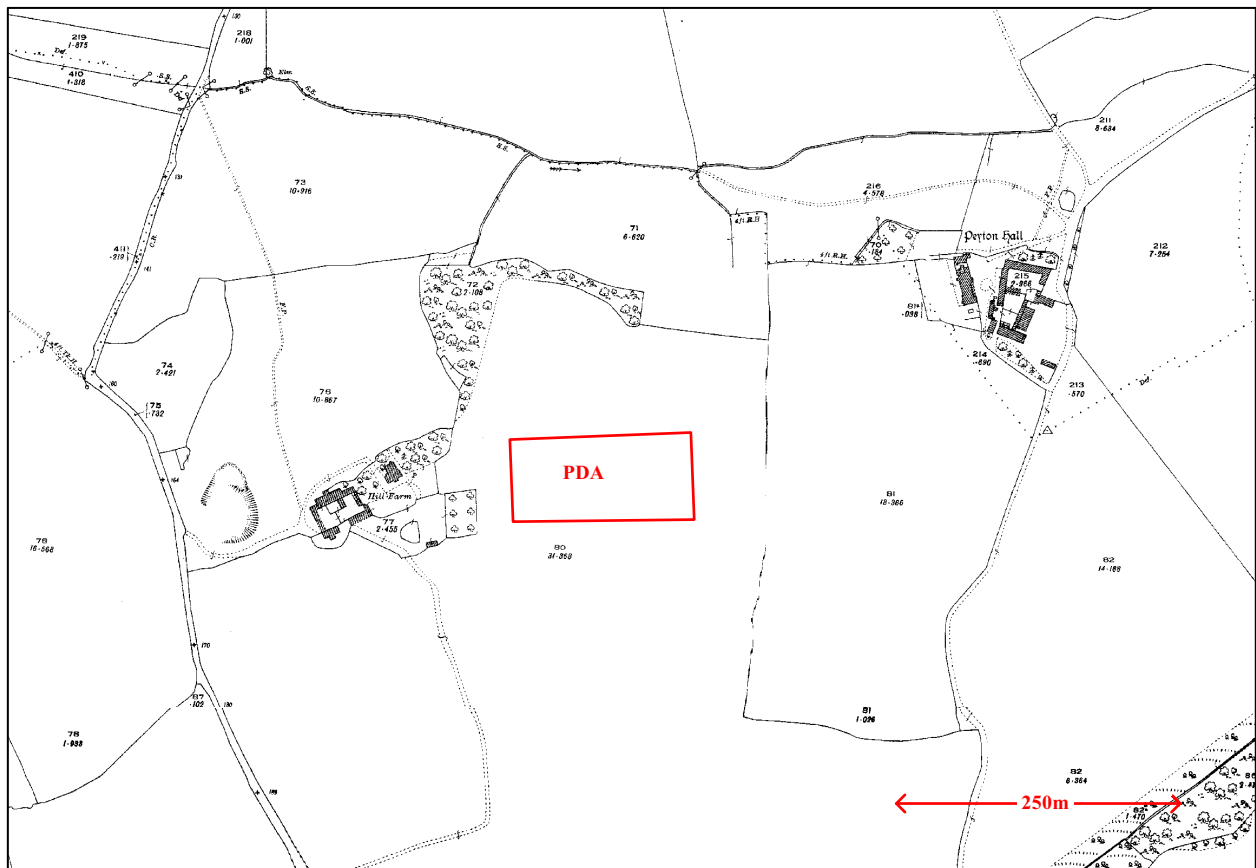


Figure 11. 3rd Edition Ordnance Survey, 1:2500 scale sheet, published 1926

The three maps record little variation in the arrangement of the farm buildings at Hall Farm, other than a replacement of the northern range between the 1st and 2nd editions. A pond is marked within the farmyard area on all three surveys. What is also clear is that the farm is still mainly arable.

A 1959 Ordnance Survey map of the area shows the site of the PDA to be within an area of orchards. The trackway that currently runs along the southern edge of the PDA is also marked. The lakes to the north are not marked indicating they post date the 1950s.

No brick kilns, brickworks or brick pits are marked on any of the maps studied. The only reference to a brickworks are a row of cottages located c. 750m north of the PDA which are named Brickkiln Hill Cottages and the name Brickkiln Hill which refers to the hill on the opposite side of the side valley to the north of the PDA.

## 5. Assessment of impacts and effects

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### 5.1 The archaeological potential of the PDA

Other than the post medieval farm buildings at Peyton Hall, no archaeological sites are recorded on the HER within the study area. This cannot be taken as true picture of the archaeological landscape but rather as a reflection of the absence of archaeological investigation that has been undertaken in this area. Most professional archaeological work is undertaken in response to development but as there have been no developments in this area no investigations have occurred. Additionally, a large number of archaeological sites known today were discovered by non-professionals, such as local groups and metal detectorists, but one must assume that there is a dearth of such activity in this area. To a certain extent, metal detector surveys would be problematic to undertake within the orchards and the fact that most areas are grassed would make field walking exercises unproductive, all leading to a lack of archaeological discoveries and consequently, entries on the County HER.

Therefore the potential of this area can only be determined on other factors. The topographical location of the PDA, on an area high ground, close to the edge of a large plateau and overlooking a river valley, is likely to have attracted a certain level of activity throughout the prehistoric period. Either burial monuments or possibly even settlement, particularly during the Bronze Age, are relatively common in such situations in Suffolk. Consequently the PDA can be said to have **medium** potential with respect to evidence relating to prehistoric activity.

There are no known Roman or Anglo-Saxon sites in the study area or within the surrounding countryside, although again, this is likely to be part due to a lack archaeological surveys. The nearest known Roman site situated over 1km to the east (a scatter of tile and metalwork; HER ref. PLS 006). The topography of the PDA may be slightly less attractive to activity in these periods, the river valleys being more in favour, and as such the PDA has a **low** potential for evidence of these periods to be present.

There is likely to be activity during the post-medieval period, and possibly the medieval period, as testified by the known histories of Hill Farm (established before 1817) and Peyton Hall (which dates from the 1500s), but this would probably be focussed on the

immediate areas around these known farms. The PDA therefore has only a **low** potential for significant evidence of activity during these periods to be present.

## **5.2 Potential of preserved archaeological remains within the PDA**

There will undoubtedly be some truncation of the surface of the underlying natural subsoils due to the former arable use of the land, particularly in the light of it being high ground. The planting of the orchards may also have caused some localised damage to buried remains in the immediate vicinity of each tree and the roots may also cause some disturbance. Despite this, if any buried remains are present, in the form of intrusive features (such as pits, post holes and ditches) is likely that significant and interpretable proportions will be preserved over the entire area of PDA.

## **5.3 Assessment of the impact of the development on the archaeological resource**

The potential for encountering earlier remains depends on the extent of actual groundwork that is proposed and the methods that may be employed in any development of the PDA.

Any construction work within the PDA will cause significant ground disturbance that will have a detrimental effect on underlying archaeological deposits or features, should they exist. This is particularly the case because archaeological remains are likely to exist here at shallow depths, so even the construction of new roads (for example) would be likely to affect such remains.

In view of this it can be concluded that any new construction within the PDA will potentially have a serious impact on any surviving archaeological resource.

## **6. Mitigation measures**

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Any mitigation strategies that may be required for the redevelopment of this site in regard to its archaeological potential will be the sole decision of the County Council Conservation Team, and will be dependant on the nature of the proposed works.

The first stage is liable to involve a programme of trial trenching in order to fully understand the precise nature of the buried deposits and their significance at this site, and to determine the levels of survival and depths of occurrence to enable a greater understanding of the possible threat to the archaeological resource. This work would entail the mechanical excavation of a series of trial trenches to sample areas of the site at risk from the development proposals. The results of the trenched evaluation would then inform any future mitigation strategies that may be deemed necessary, such as monitoring of groundwork, open area excavation or in certain cases, preservation *in-situ*. Until such work is undertaken, it is usually impossible to define the full extent of any archaeological work that may be required on a site.

With this in mind the sites developers are strongly advised to liaise with the County Conservation Team at the earliest opportunity to clarify the likely need for any archaeological work.

## **7. Conclusions / Recommendations**

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Through an examination of the Suffolk HER and a historic map search, this DBA has attempted set the PDA within its immediate archaeological landscape. Unfortunately, due to the lack of archaeological evidence in this area of Suffolk that is recorded in the County HER conclusions can only be drawn as to the potential based on other factors, primarily the topographical location of the PDA.

In conclusion, the site is topographically favourable for archeologically sites dating from the prehistoric period but slightly less so for later periods. Although early post-medieval activity is known in the area is liable to be focussed on the existing farm sites of Hill Farm and Peyton Hall.

As previously stated, in order to fully access the actual levels of survival it may be thought necessary to undertake field evaluation. The need and precise form of any further work that may be deemed necessary would be at the discretion of the Suffolk County Council Conservation Team.

## **8. List of contributors and Acknowledgements**

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This project was funded and commissioned by Stoke by Nayland Hotel, Golf and Spa. The desk based assessment was carried out by Mark Sommers, of SCCAS. The project was managed by Rhodri Gardner, Contracts Manager, of SCCAS.

The Documentary Research was carried out by the freelance historian, Antony Breen.

### **Disclaimer**

Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Team alone. Ultimately the need for further work will be determined by the Local Planning Authority and its Archaeological Advisors when a planning application is registered. Suffolk County Council's archaeological contracting services cannot accept responsibility for inconvenience caused to the clients should the Planning Authority take a different view to that expressed in the report.





## **APPENDIX 1: Documentary Report**

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### **Introduction**

The research for this report has been carried out at the Suffolk Record Offices in Bury St Edmunds and Ipswich. In advance of this research the Suffolk Archaeological Service has supplied copies of the first three editions of the 1:2500 Ordnance Survey maps of this area together with a copy of the current map. Though this report relates to just one of the fields of Hall Farm it is necessary to examine sources relating to the history of the farm itself in relation to the former Peyton Hall estate.

In all the sources examined for this report the site of Hall Farm and its land were entirely within the ecclesiastic and later civil parish of Polstead, not Boxford. Throughout most of its history this farm has been linked to the manor and later estate of Peyton Hall in the neighbouring parish of Boxford. From the Domesday Survey c. 1086 through to 1859, the manor and estates of Peyton Hall were in the possession of just one family. In the Domesday Survey the manor was held by William Malet who passed it to his younger brother Walter, lord of Sibton. 'He was succeeded by Reginald Fitz Walter his second son, who was living in 1135 and appears to have assumed the name of Peyton. He held both Peyton Hall in Boxford and Peyton Hall in Ramsholt'. The subsequent descent of this manor is described in Copinger's 'Manor of Suffolk', (pub. 1905). The manor eventually passed to Henry Dashwood in about 1771 who adopted the surname and arms of the Peyton family to comply with the will of his grandfather Sir Thomas Peyton. Long before this date the Peyton family had ceased to use Peyton Hall as their main residence. At the Suffolk Record Office in Ipswich there a lease of Peyton Hall to John Newman for a term of 21 years dated 28 May 1641. John Newman was already the resident of the hall and the lease includes a full list of the lands attached to the hall in the 'parishes of Boxford, Polsted, Assington, Stoake or Groton'. Though the list of five parishes suggests that the lands were scattered over a wide geographic area the hall stands close to the parish boundaries with Polstead and Assington and the area contains numerous small parochial islands of land belonging to another parish surrounded by lands belonging to a different parish. The Peyton family held estates elsewhere principally at Isleham and Doddington in Cambridgeshire. In 1859 Sir Henry Peyton and his son Algernon Peyton offered their estate in Boxford and adjoining parishes for sale. As a result of this early disposal of the estate, though there are large and significant archive collections for many of the neighbouring estates, the records for Peyton Hall are extremely limited.

### **Sale Particulars and Plans**

In 1907 both Hill Farm and Peyton Hall the property of the late Amos Tiffen were offered for sale. The published sale particulars and plan are in the Suffolk Record Office in Bury St Edmunds (ref. SROB HD1595/4 - see Figs i & ii). This document is part of a miscellaneous collection which also includes a deed for Peyton Hall dated 26 March 1860 between Sir Henry Peyton and Algernon William Peyton and Brook Mitchell Langley the former tenant of Peyton Hall (ref. SROB HD1595/2).

In the particulars, Hill Farm is listed as Lot 2. It was described as a freehold property, then tenanted to Vincent Hills at a yearly rent to £406 6s. The lands consisted of 153 acres 0 roods and 12 poles, there being 12 poles or perches to a rood and 4 roods to an acre. On the sale plan the farm and its lands are shaded in yellow. The plan is based on

LOT 2.

Colored Yellow on Plan.

# The Hill Farm, Polstead,

COMPRISING—

Farm House, built of brick timber-and-tiled, containing Entrance Hall and Passage, Dining Room, including recesses, 16ft. by 15ft., Drawing Room with cupboard, 16ft. 9in. by 12ft. 9in., Kitchen Pantry, Store Room, Dairy, Larder, and Scullery with slate sink and two coppers.

In the Basement—Good Cellarage.

Approached by two Staircases are six Bedrooms, Dressing Room and two Cupboards.

DETACHED BRICK TIMBER-AND-TILED COACH HOUSE AND STABLING with Loft over.

## THE FARM BUILDINGS,

which are substantially built, comprise—

Timber-and-Slated six-bay Waggon and Implement Shed.

Timber-and-thatched Fowl House and Cow House adjoining.

Brick-and-Slated Loose Box.

Range of Brick-and-Slated Piggeries.

Range of Brick-and-Slated Cart Horse Stables for eight horses, and Chaff House.

Brick-and-Slated Double Barn with two brick bays and boarded floor; two Brick Timber-and-Thatched Sheds.

Brick Timber-and-Slated Shed.

Brick-and-Slated Double Barn, with brick floor, together with

153 Acres 0 Roods 12 Poles

Of Arable and Pasture Land, divided into the following enclosures:—

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	A.	R.	P.
73	Brook Field .. .. .	Arable .. .. .	10	3	27
72	Wood .. .. .	Wood .. .. .	2	0	17
71	Alder Bottom .. .. .	Pasture .. .. .	6	2	19
74	Cream Meadow .. .. .	Ditto .. .. .	2	1	27
76	The Ley .. .. .	Ditto .. .. .	10	3	19
77	House and Buildings .. .. .		2	1	37
78	Shire Field .. .. .	Arable .. .. .	18	2	0
79	Langham Field .. .. .	Ditto .. .. .	13	2	1
80	Back House Field .. .. .	Ditto .. .. .	26	1	35
87	Elbow Wood Field .. .. .	Ditto .. .. .	12	3	33
93	Housley Tye Field .. .. .	Ditto .. .. .	15	1	9
94	Sixteen Acres .. .. .	Ditto .. .. .	17	3	22
95	The Eight Acres .. .. .		13	0	6
			<b>153</b>	<b>0</b>	<b>12</b>

£2000  
H. Page  
153) 2000 (13  
153  
478  
439

This Lot, with Lot one, is in the occupation of Mr. Vincent Hills, at the annual rent of **£406 6s.**, whose tenancy expires at Michaelmas next, when possession may be had. It adjoins Lot 1 and the Estates of Sir WM. B. GURDON, and Sir J. T. ROWLEY, Bart.

Outgoings—Polstead Tithe, apportioned amount, £47 11s. ; Value, 1907, £32 15s.

THIS LOT IS FREEHOLD AND LAND TAX REDEEMED.

Fig. i.. Description of Lot 2 from the 1907 sales particulars

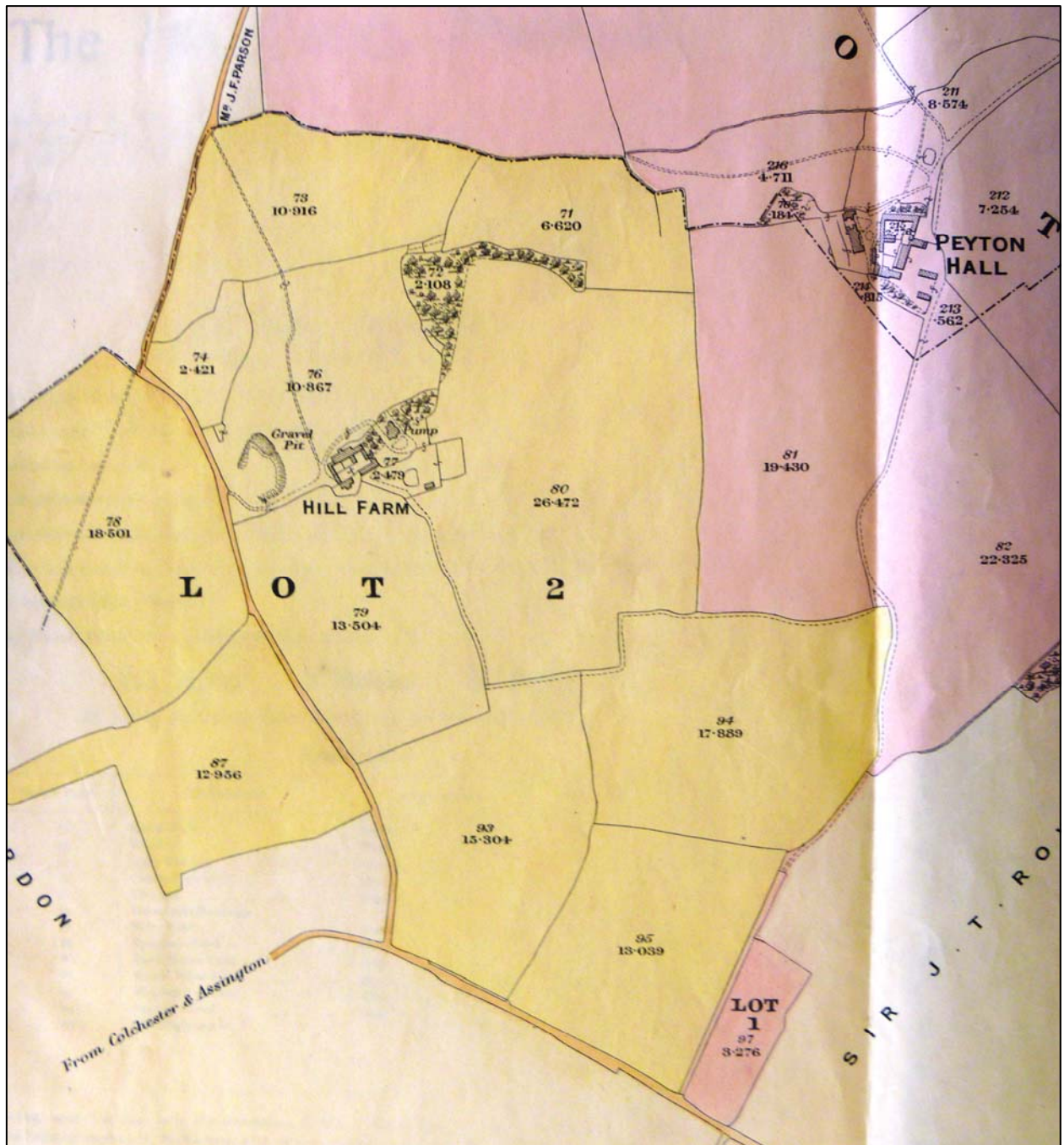


Fig. ii Map from the 1907 sales particulars

the contemporary Ordnance Survey map and uses the same parcel numbers and acreages. The site of this development is within the field numbered 80 on the map with the acreage expressed using decimal fractions as 26.472 acres. The lands are described in the sale particulars using acres rods and poles. The field was then is arable use measured at 26 acres 1 rood and 35 poles and is named as 'Back House Field'. The farm was then sold to 'H Page' for £2000.

Amos Tiffen purchased Peyton Hall in 1877 (ref. SROB 1432/34). On the sale plan showing to the boundaries of the farm names the owners of the adjoining properties and Amos Tiffen is named as the owner of Hall Farm in Polstead.

Though are copies of later sale particulars relating to subsequent sales of Peyton Hall at the Suffolk Record Office in Bury, the only copy of the earlier sale particulars of 1859 is

at the Record Office in Ipswich (ref. SROI HA108/2/84). These sale particulars are incomplete and lack a copy of the original sale plan. The plan was based on the Polstead tithe map and the schedule of lands was copied from the tithe apportionment. Up until this sale the same family had held the manor and estate of Peyton Hall for nearly 800 years and as this was the first time that the farm was sold these sale particulars are especially interesting.

The sale relates the 'Freehold Landed Estates' then divided into three properties. Peyton Hall Farm consisting of 318 acres then in the occupation of B. M. Lungley (sic) was sold as Lot 1. Lots 2, 4 and 5 were parts of 'Hill Farm of about One Hundred and Seventy-Nine Acres in the Occupation of Mr Benjamin Smyth'. The main area of the farm, Lot 2, was the 153 acres and 18 perches in Polstead. The remaining areas of the farm were 11 acres 39 perches divided between the parishes of Stoke by Nayland and Assington sold as Lot 4 and 14 acres 3 roods and 31 perches in the parish of Stoke sold as lot 5. Lot 3 was 'Turk's Hall Farm of about One Hundred and Eighteen Acres in the occupation of Mr John Curtis'.

The conditions of sale stated that 'The title to each lot will commence with a settlement dated in 1803 made by the late father of one of the vendors on his marriage' so that all subsequent deeds relating to each of these properties only dated from that date. In the details, Hill Farm is described as 'a very substantial & comfortable farm house and excellent farm Buildings', it states that the property let to Mr Benjamin Smyth '(who has been in occupation for nearly Two centuries)' presumably this means that his family had been tenants of the farm for 200 years. The rent of the property was £213. The sale did not include the title to the 'Manor of Peyton Hall (belonging to the vendors)'.

The estate was sold at auction held in London on 18 July 1859 and Lot 5 was purchased by the Rowley family to be added to their Tendring Hall estate. The copy of the sale particulars is in the extensive archive collection of the Tendring Hall estate. The sale may not have been successful as the Oxfordshire History Centre; incorporating the former Oxfordshire Record Office, has a copy of further sale particulars for the Peyton Hall estate dated 2 January 1860 (ref. E32/2/2D/5) and the deeds relating to Peyton Hall held at Bury St Edmunds are dated 26 March 1860. The Suffolk Record Office does not have a copy of these sale particulars.

### **Polstead Tithe Map**

In the 1859 sale particulars the lands forming Hall Farm Polstead as described as they were listed in the 1843 tithe apportionment for Polstead (SROB T154/1 - Fig. iii)). In 1843 the farm is listed as the property of Sir Henry Peyton and tenanted to Benjamin Smith. The consisted of 153 acres and 18 perches. The site was in the field numbered 630 in the apportionment and on the map (ref. SROB T154/2). It was then named '11 acres and Alder Carr Close' in arable use and measured at 27 acres and 9 perches. The area of Alder Carr was taken out of this field by the time of first edition of the Ordnance Survey map the eastern field boundary was also straightened. Most of the fields had unremarkable fieldnames either giving the size of the field 'Four', 'Eight' and 'Sixteen Acres' all underestimations by about two acres of their actual size or including a geographic reference such as 'Brook Field' or 'Gravel Pit Field'. The field 637 was named 'Langland' and 627 as 'Houseley Tye Field'. The farm included two small pieces measuring just 26 and 23 perches both named simply as 'Allotment'.

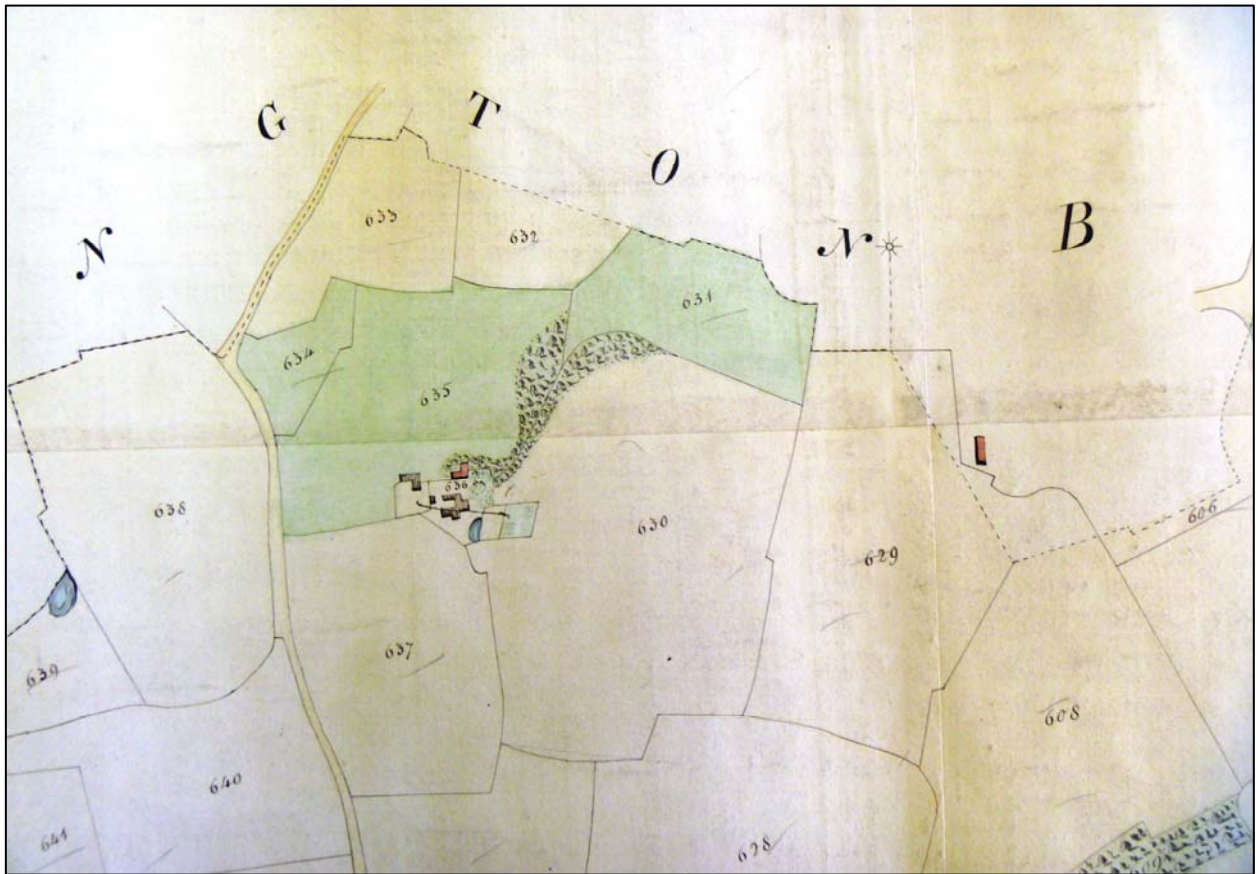


Fig. iii Polstead tithe map (extract), 1843

By 1907 the name of '11 acres and Alder Car Close' had changed to 'Back House Field' and this made suggest that formerly there had been two separate fields named '11 Acres' and 'Back House' and distinct changes in direction along the field's eastern and southern boundary and the acreage not conforming to the actual size of the field strongly supports the idea of an earlier sub-division.

The area of 'Houseley Tye' and explanation of the two small pieces simply called 'Allotment' is apparent from the enclosure map of 1817.

### Enclosure Map 1817

Common land within this parish was enclosed under an enclosure award dated 1817 (ref. SROB Q/RI 34 - Fig. iv)). The enclosure related to the parishes of 'Boxford, Stoke by Nayland, Nayland, Wiston otherwise Wissington, Assington and Polstead'. Though only a relatively small area in Polstead was enclosed unlike many enclosure maps this map shows the entire area of the parish of Polstead. The map is folded into the award.

The map shows the property of Sir Henry Peyton but does not subdivided the lands between Hall Farm and Peyton Hall. The names of both farms are given on the map. The parish boundaries of the various parishes are described in the award but only field names, such as 'Barn Field' part of the lands of Peyton Hall, relevant to the description of the parish boundaries are given on the map. None of these fields were part of Hall Farm. Two small pieces at the inverted T junction at the southern end of the road from the farm are numbered on the map 8 and 9. These are listed in a schedule entered in the border of the map listing the allotments in Polstead. Both pieces are described as 'Houseley Tye' and both were allotted to Sir Henry Peyton.



Fig. iv. enclosure map, 1817

### Further Research

If 'Back House Field' of 1907 or '11 Acre and Alder Car Field' of 1843 and 1859 adjoined the lands of one of the other estates in this area, it would have been worthwhile examining further records relating to Polstead in the extensive estate collections for the other prominent estates in this area. Unfortunately the field was surrounded by other parts of Hall Farm to the west, north and south and by 'Barn Field' part of Peyton Hall to the east. Both Peyton Hall and Hill Farm belonged to the Peyton family and the records of their property in this part of Suffolk are very limited.

If the deeds relating to the 1859 or possibly 1860 sale had survived, they would have been of limited use as the title to the property only extended back to the marriage settlement of 1803. It is not possible to determine whether or not the deed for the marriage settlement would have included a full list of the field names.

At the Suffolk Record Office in Ipswich there are two rentals for the manor of Peyton Hall dated 1769 and 1789 (ref. T4/43/3). In the 1789 there are no references to the positions of the 31 pieces of land listed as either copyhold or freehold held of this manor. In the 1769 rental there are limited geographic references to the positions of the lands, none can be immediately associated with Hill Farm. There are photocopies of these rentals at the Suffolk Record Office in Bury (ref. SROB P900).

Only five of the pieces of land listed in the rental were described as 'copyhold'. Copyhold land had to be surrendered back to the lord of the manor before it could be granted to a new tenant and the subsequent transfer of the land was recorded in the manorial court books. There is a single court book for the manor of Peyton Hall held at Bury covering the years 1685-1781 (ref. HD2111/1) but as the land forming Hill Farm was described as Freehold in 1859 and 1907 these records are not relevant to this study.

Though not of immediate relevance the lease or renewal of the lease of Peyton Hall dated 1641, is of interest. The lease lists the lands forming the farm and limits the right of the occupant. Similar leases containing the same details would have been drawn up for Hill Farm and possibly for Turk's Head Farm. As a tenanted property the farmers of Hill House Farm would not have had the right to remove field boundaries or to change the agricultural usage of the fields without the permission of their landlords the Peyton family.

### **Conclusion**

This field is first depicted on the enclosure map of 1817. Later field name evidence and the field boundaries suggest that it was probably two fields or more fields that had been combined shortly before that date. From at least 1843 onwards it was in arable use. It was part of Hill Farm, part of the Peyton Hall estate but leased out to the tenants various members of the Smith or Smyth family for a period of about 200 years before it was sold in 1859.

The fieldnames associated with the lands forming this farm do not suggest any earlier subdivision of the property as they do not contain any personal names. Only 'Langland' suggests a possible earlier medieval name and 'Houseley Tye' as possible site of earlier occupation is removed from the area of this field.

**Anthony M Breen April 2013**

### **References**

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1432/34 Peyton Hall 1877  
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Manorial Records  
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