

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Cockfield Hall, Yoxford

Suffolk C.C. Archaeological Service

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SCCAS Report No. 2008/198

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HER information

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List of abbreviations used in the text

DBA	Desk Based Assessment
HER	Historic Environment Record
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area
PPG 16	Planning Policy Guidance 16
SAM	Scheduled Ancient Monument
SCCAS	Suffolk County Council Archaeological Service
SCCAS/CT	Suffolk County Council Archaeological Service / Conservation Team
SSSI	Site of Special Scientific Interest

Summary

Through an examination of the Suffolk HER, a documentary study, a historic map search and a site walkover, this DBA has set the PDA within its immediate archaeological landscape.

The PDA is on the eastern edge of the Suffolk claylands within the Yox valley and comprises floodplain and lower valley slope circa 5-25m above sea level.

The archaeological potential varies across the PDA. The general potential is low to moderate with some specific areas having a high potential (Fig. 19).

Historically the majority of the PDA would have been meadows and this means that any earlier archaeology would be well preserved because these areas would not have been damaged by ploughing.

Due to no specific development being proposed only general comments can be made about the impact of any development on the archaeological resource and any mitigation that would need to be undertaken.

The various areas within the PDA that could be particularly sensitive to development involving ground disturbance are

- The area immediately around Cockfield Hall,
- The area identified along the old Erlesway which has the potential to be a focus for earlier settlement,
- Any activity that could disturb waterlogged material close to the river within the flood zone (see Fig 19),
- The potential Iron Age settlement evidence on the pasture to the east of the A12,
- The right angle sunken linear feature in lawn to the east of the Hall.

Cockfield Hall is a Grade I and the gate house is a Grade II* listed building (Grades I and II* identify the outstanding architectural or historic interest of a small proportion (about 6%) of all listed buildings) and as such is afforded protection under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings 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.

For any development that directly affects Cockfield Hall (Grade I), the Gatehouse (Grade II*) or the setting of these buildings consultation with English Heritage would be required before any development takes place.

Consultation with the County Council Planning Archaeologist should always be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation would determine the program of archaeological works that would need to be carried out.

It is thought that there are generally no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits within the PDA. Mitigation of any proposed works would therefore require that an adequate record is made of any archaeological features or finds which would otherwise be destroyed by any development.

1. Introduction

Project background

This archaeological DBA has been prepared by James Rolfe of Suffolk County Council Archaeological Service for the funding body.

This DBA will access the archaeological potential of the PDA based on the known archaeological resource.

Scope of this report

In order to set the PDA in its archaeological context a study area 8km to the north west and 6km to the south east along the Yox valley was examined for the prehistoric, Roman and Saxon periods and a 2km study area for the medieval and post medieval periods (Fig.1). These study areas were chosen to reflect the topography of the PDA (Fig. 2) and to give a large enough sample of the known archaeological resource to characterise the archaeological potential of the PDA.

In accordance with PPG16, the Government's guidance on archaeology and planning, (www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9) and based on a SCCAS specification, this assessment examines the available archaeological sources. These include the Suffolk HER, reports of any archaeological investigations, all readily available cartographic and documentary sources, an aerial photographic survey and a site walkover.

Aims

To determine as far as reasonably practicable from the existing records, the previous landuse, the nature of the archaeological resource and the potential resource within the PDA.

Methods

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

A search of the Suffolk HER for any records within the study area was carried out. The results are described and mapped in the main body of the report, Section 2.

An examination of the literature with reference to any archaeological excavations was carried out within the study area.

A search for listed buildings within the PDA was carried out. A summary is presented in the main report, Section 2 (Fig. 8).

An assessment of all cartographic sources relevant to the PDA was carried out to identify historic landuse, the siting of old boundaries and earlier buildings, Section 2.

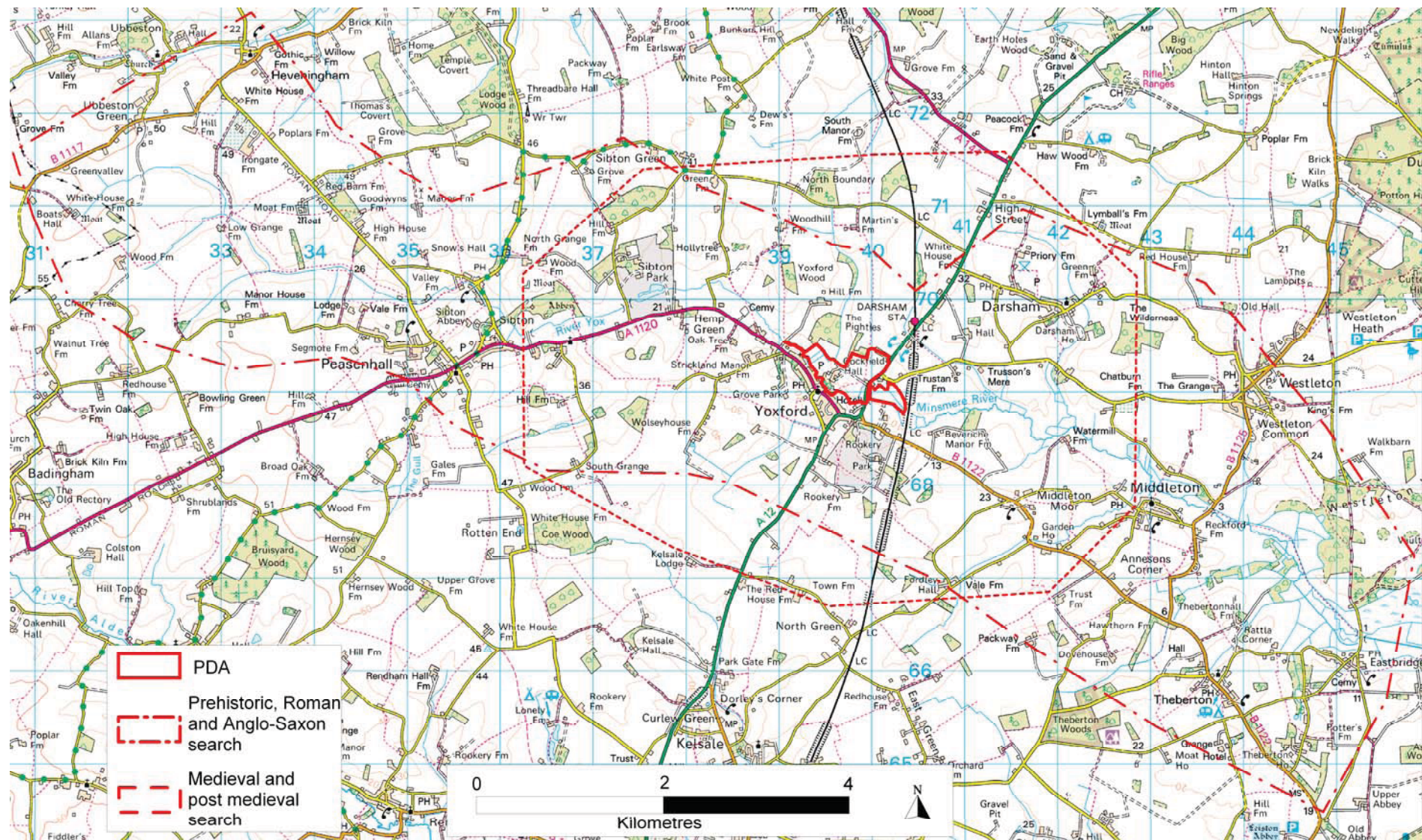


Figure 1. Location of the PDA and the search areas

A historical documentary search was commissioned; the results have been summarised in Section 2, with the full report presented in Appendix 1.

The aerial photographic archives held at Suffolk County Council HER were examined and the results are summarised in the main report, Section 2.

An examination of metal detecting and fieldwalking survey data recorded on the Portable Antiquities Scheme (PAS) database was undertaken. There are no records within the PDA.

A site walkover was conducted on the 05/08/2008, for which notes and digital photographs were taken.

Legislative frameworks

PPG 16 (November 1990) provides guidance for planning authorities, developers and others in the investigation of archaeological remains. This guidance advises developers to discuss their plans, preferably at a pre planning stage, with the County Archaeological Planning Officer for any possible archaeological constraints on their development proposal. The planning guidance sets out to protect nationally and locally important monuments and their settings. There will be a presumption in favour of preservation *in situ* of important remains. In certain circumstances field evaluation will be carried out to enable an informed decision to be made. On sites where there is no overriding case for preservation *in situ* provision will be made for their recording and excavation prior to development.

The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects Scheduled Ancient Monuments (SAMs) and their settings as nationally important sites. There are no SAMs within 1 km of this PDA.

Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings 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 eleven listed buildings within the PDA (Fig 8).

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's within 1km of this PDA.

Site description

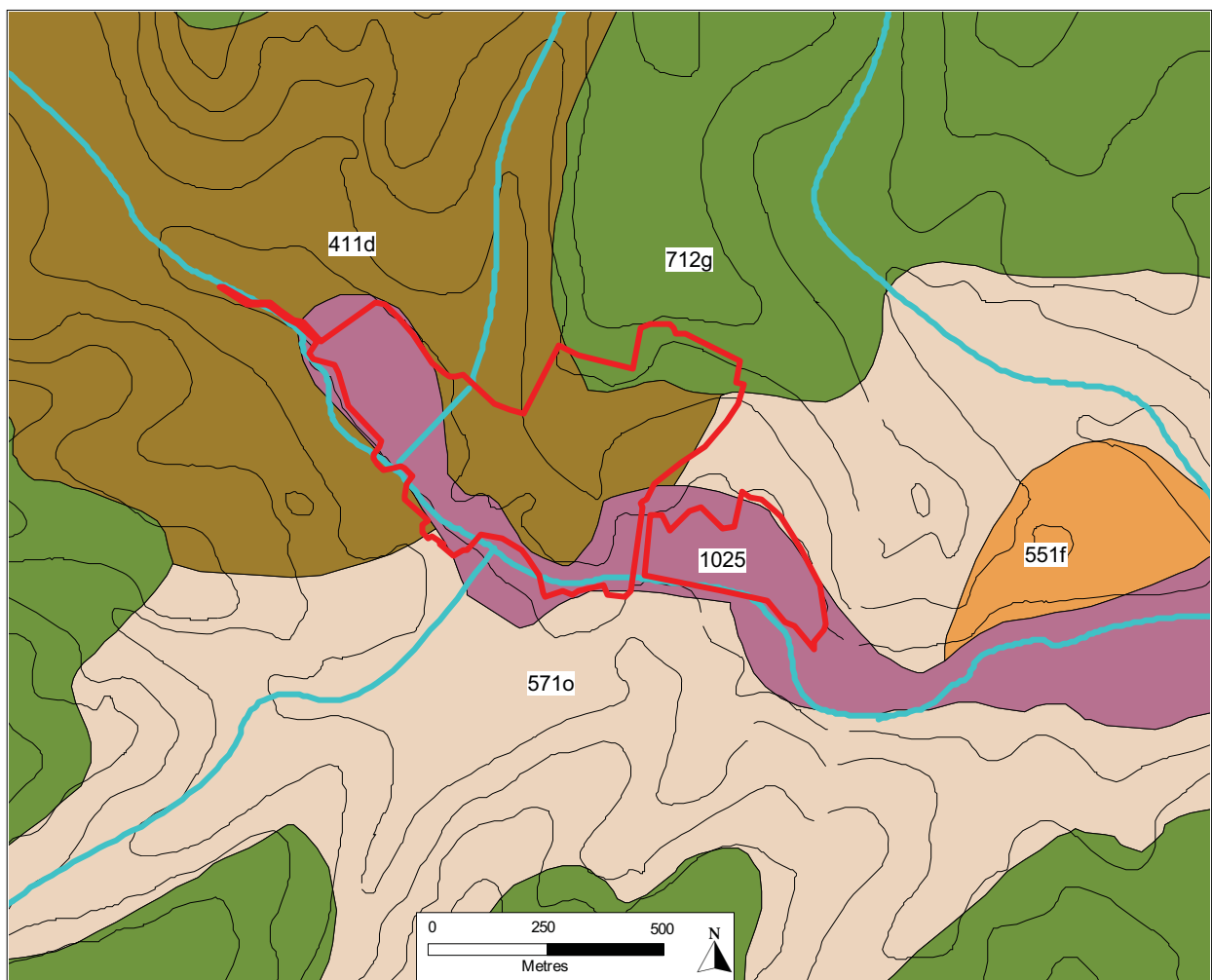
The subject of this DBA covers an area of approximately 36ha centred at TM3981/6914, in the parish of Yoxford (Fig. 1).

The present land use is pasture.

Topography and geology

The PDA is located on a spur on the north side of the Yox valley on a south facing slope *c.* 5-25m above sea level and on the valley floor below. The site overlooks the river to the south, there is also a small tributary joining the main river in the western part of the PDA (Fig. 2).

The central and northern part of the PDA on the valley slope mainly comprises of 411d a deep calcareous clay over chalky till, 712g a clay and fine loam over chalky till and 571o a deep loam to clay over chalky till. The rest of the PDA is on the floodplain and comprises 1025 a deep peat soil associated with clay over sandy soils. To the east of the PDA sandy soils start to dominate, 551f a deep well drained sandy and coarse loam soils over glaciofluvial drift and chalky till (Fig. 2).



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Figure 2. Topography and geology of the PDA and surrounding area

2. Results

Suffolk HER search

It should be noted that pre PPG 16 (1990) archaeological investigations were not routinely carried out on development projects. Therefore it is probable that if any archaeological remains were encountered before this date they would not necessarily have been recorded.

The HER only represents the archaeological material that has been reported. It is not therefore, a complete reflection of the whole archaeological resource of this area.

To set the PDA within its larger archaeological context and to help inform discussion of the archaeological potential of the PDA, a search area 8km to the north west and 6km to the south east along the Yox valley was examined for the prehistoric, Roman and Anglo-Saxon periods due to the low density of known sites and a c.2km radius search for the medieval and post-medieval periods.

Scheduled Ancient Monuments

There are no scheduled ancient monuments within the PDA.

There are three Scheduled Ancient Monuments within the search area (Fig. 6).

SBT 002, Sibton Abbey, founded in 1150 was the only Cistercian Abbey in East Anglia. The remains are now overgrown with trees growing in the cloister and around the buildings. Only the south wall of the church survives and this is mainly a featureless stretch of flint walling. Attached to the west end of the church is the Lay Brothers Range. On the south side of the cloister are the substantial remains of the refectory with 12th century windows surviving on the north and south sides. The doorway into the kitchen from the cloister has an original brick arch. On the north wall of the refectory are the remains of a fine stone lavatory, documented to 1363-4. The extent of the abbey is probably originally much larger than scheduled area.

SBT 004, is the remains of a rectangular moat.

SBT 006, is a deserted medieval settlement. The whole field is covered with an extensive pattern of ponds, hollows and lumps. The site is possibly the deserted village of Raption (Wrabetuna in Domesday Book), which was granted to Sibton Abbey in the 12th century and may have been deliberately deserted at that time.

All known archaeological sites within the PDA

There are four entries recorded on the HER located within the PDA.

YOX 002, is an Iron Age antler weaving comb found during sewerage operations on the bank of the River Yox c.2m down. It was found in association with shells, possibly an old stream bed or midden. The exact location of this find is unclear as precise details were not recorded.

YOX 012, is an entry for a bridge shown on maps from 1783 (Fig. 6 and 11). During the demolition and reconstruction of the bridge in 1996, a planked revetment running across the river some 4m to west of bridge and a few medium sized posts (circa 200/300mm in diameter, were noted on the north bank. There was no evidence for the date of these timber structures or if they were associated with each other. Also found during the bridging works were a number of prehistoric flints and a thin desiccated peat layer.

YOX 001, is two arms at right angles to each other of a possible moat or more probably fish ponds that have been enlarged (see the documentary study, Appendix 1 for detailed information on this subject)

YOX 006, is the site of Cockfield Hall, a red brick house, said to date from 1613, with a Victorian upper storey with fancy gables and 'Tudor' decorative motifs. The north wing of house is 16th century and was probably built for Sir Arthur Hopton. Rebuilding works have taken place in the 1650s, 1840s 1896 and 1941 after bomb damage. There is also a two storey early Tudor gatehouse built of brick with a terracotta head inside the gateway. There is a dovecote in the middle of the stable yard, polygonal in shape, built of red brick with pinnacles on the corners and a small lantern on the top, with a revolving ladder and platform inside, probably early 19th century. An ice house is shown on the 1880's Ordnance Survey map (Fig. 16) just to the north east of the stable yard complex at the beginning of the tree lined avenue.

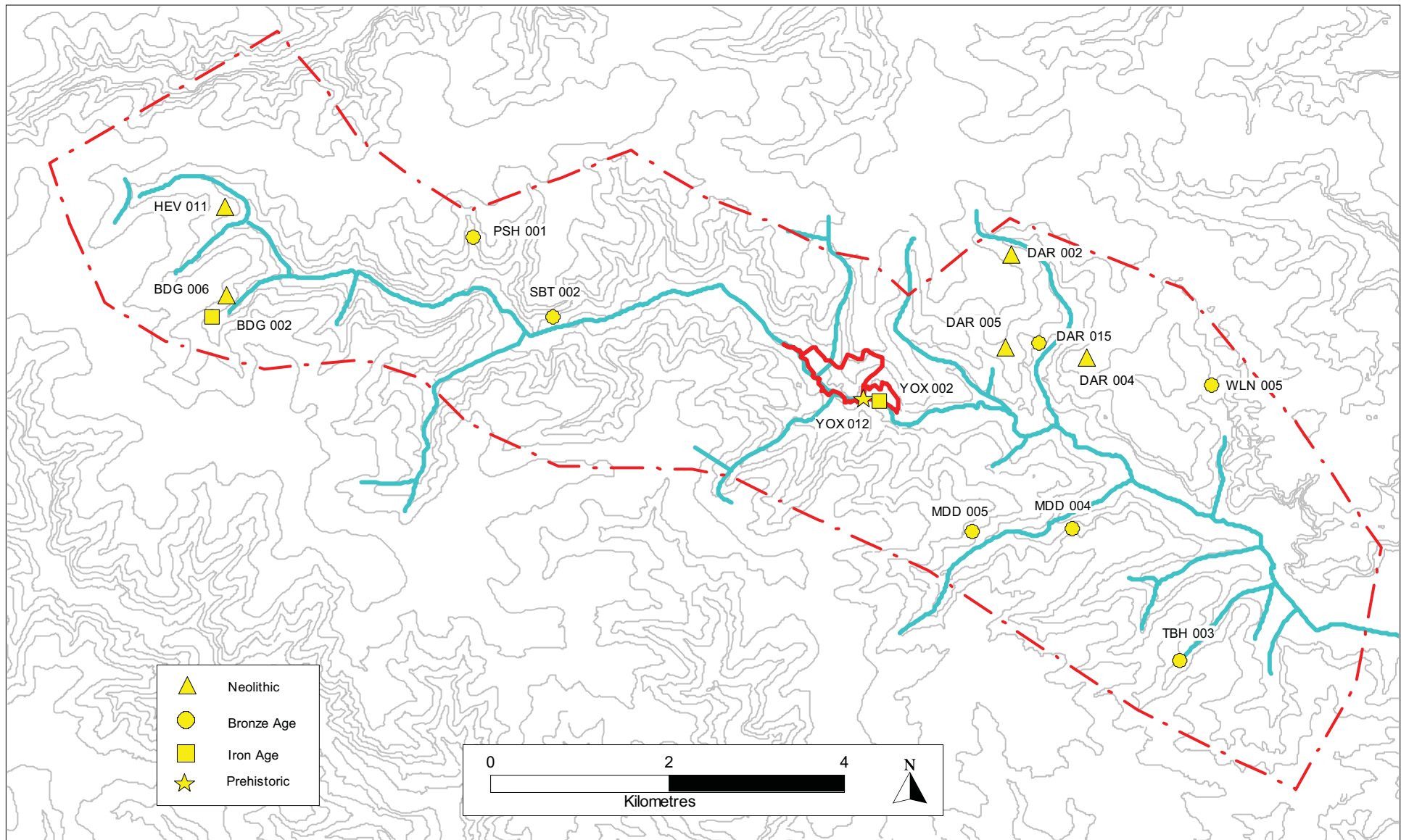
All known archaeological sites within the search area

Prehistoric: 250,000BC- 42AD (Fig. 3)

The earliest material found within the search area is dated to the Neolithic period (4000-2351BC). All of the Neolithic entries in the HER are for lithic implements, two are axe's **BRG 006**, **HEV 007**, whilst **DAR 002** is a fragment of an axe. The remaining two entries are **DAR 004**, a flint chisel and **DAR 005**, two flint flakes. These finds are all distributed on higher ground overlooking the Yox valley, not on the valley floor.

There are seven entries in the HER for the Bronze Age (2350-700BC) within the search area. Two of the entries are for cremations found in urns **THB 003** & **WLN 005**. Both of the cremations were located on high ground overlooking the valley. Two further sites **MDD 004** and **MDD 005** are both possible burial mounds, these were also located on the high ground overlooking a river valley. The three remaining entries are all single artefact finds, **BDG 002** is a fragment of a bronze sword found metal detecting, **PSH 001** is a stone axe hammer found during ploughing and **SBT 002** is a flat axe found at Sibton Abbey.

The only Iron Age (800BC-42AD) entry in the HER within the search area apart from **YOX 002** (previously discussed), is **BDG 002**, a fragment of a terret ring (a piece of chariot fitting).



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Figure 3. Prehistoric HER search

Roman: 43-409AD (Fig. 4)

There are 17 entries in the HER for the Roman period within the search area.

Two Roman roads converge on Peasehall, one is from Weybread to the north west (**PSH 007** and **HEV 009**) and the other is from Coddendam to the south west (**FML 013**). There is at present no evidence of these roads east of Peasehall, but they are thought to lead to the Roman settlement of *Sitomagus*, as yet unidentified, but suggested to be in the vicinity of Yoxford (Margary 1967 p274-275).

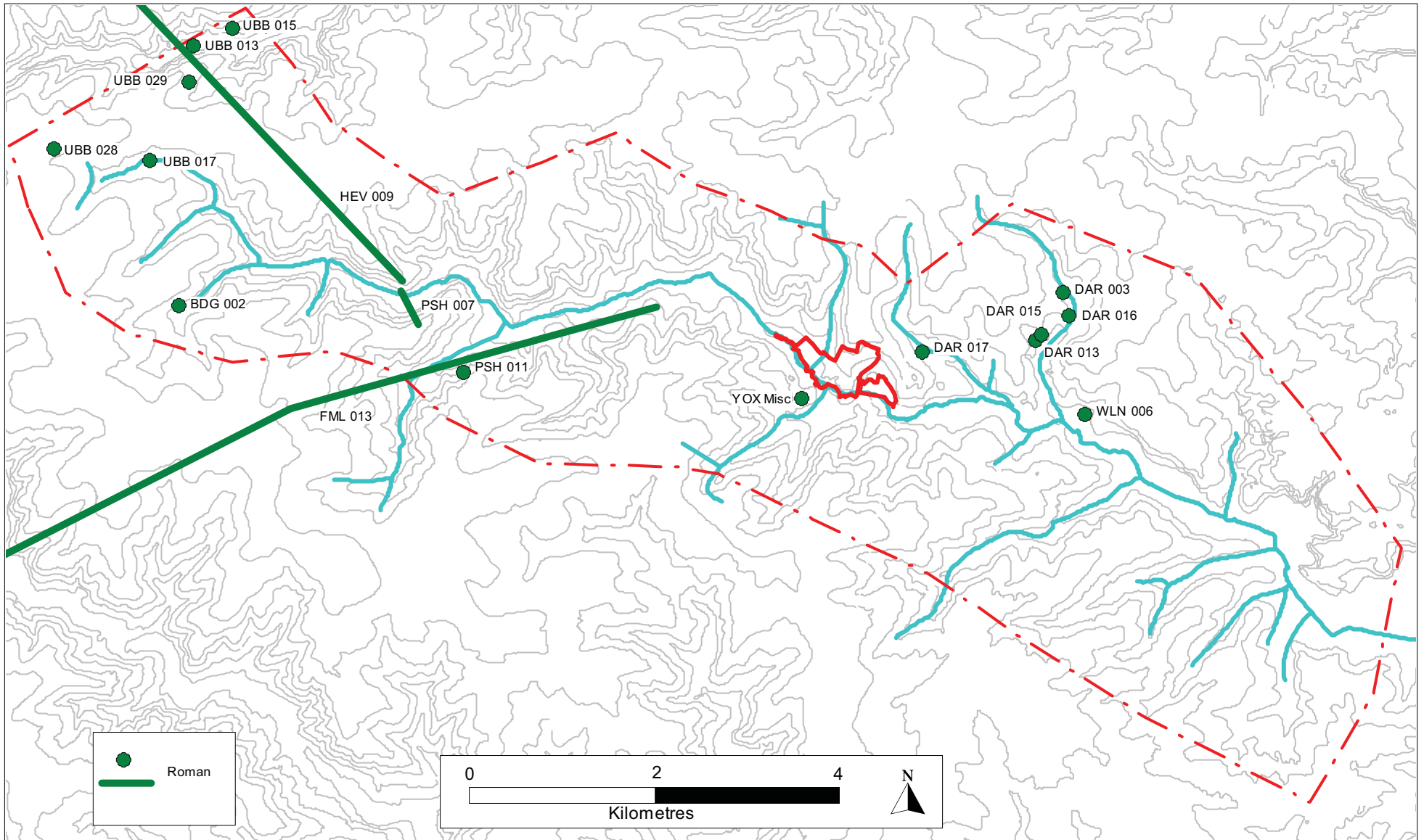
In some cases large artefact scatters probably represent settlements larger than single farmsteads. At **BDG 002**, finds including pottery, coins brooches and other metal artefacts, suggest a larger Roman settlement at this site. The dates of the various artefacts found here range across the whole of the Roman period.

Occasionally evidence for higher status buildings is found, usually in the form of roof tile or box tile (part of a hypocaust, Roman central heating) and these are usually from villa sites. Examples of these are **DAR 003**, where building material including tiles and possibly a mosaic were found. Possibly part of the same complex is **DAR 016** where roof tiles have been found. At **UBB 015**, finds including pottery, coins and tile (box and roof) are suggestive of a building if not a larger settlement at this site, probably dated to the 2nd century AD. At **UBB 029**, a single fragment of roof tile was found in the vicinity of a possible rectangular enclosure (visible as a cropmark). It is possible that this could be the site of an enclosed farmstead.

Further evidence for Roman settlement within the search area is mainly limited to small artefact scatters that comprise of a few sherds of pottery, coins or brooches and probably represent small farmsteads. At **DAR 013** and the adjoining site of **DAR 015** c. 20 coins and pottery sherds have been found, possibly indicating occupation or a small coin hoard. At **UBB 028**, a scatter of Roman pottery was found including a single sherd of samian ware.

At **WLN 006**, a single whole distorted pot was found that appears to be a waster from a kiln, suggesting that there is a kiln site close by.

Single finds of pottery, coins or artefact fragments probably represent the manuring of arable fields, possibly indicating a farmstead / settlement close by. At **DAR 017**, a single coin was found. At **UBB 017**, a single sherd of Roman pottery was found. At **PSH 011**, a small amount of roman pottery was found. At **UBB 013**, a single coarseware rim fragment was found. At **YOX Misc** a fragment of a Roman brooch was found.



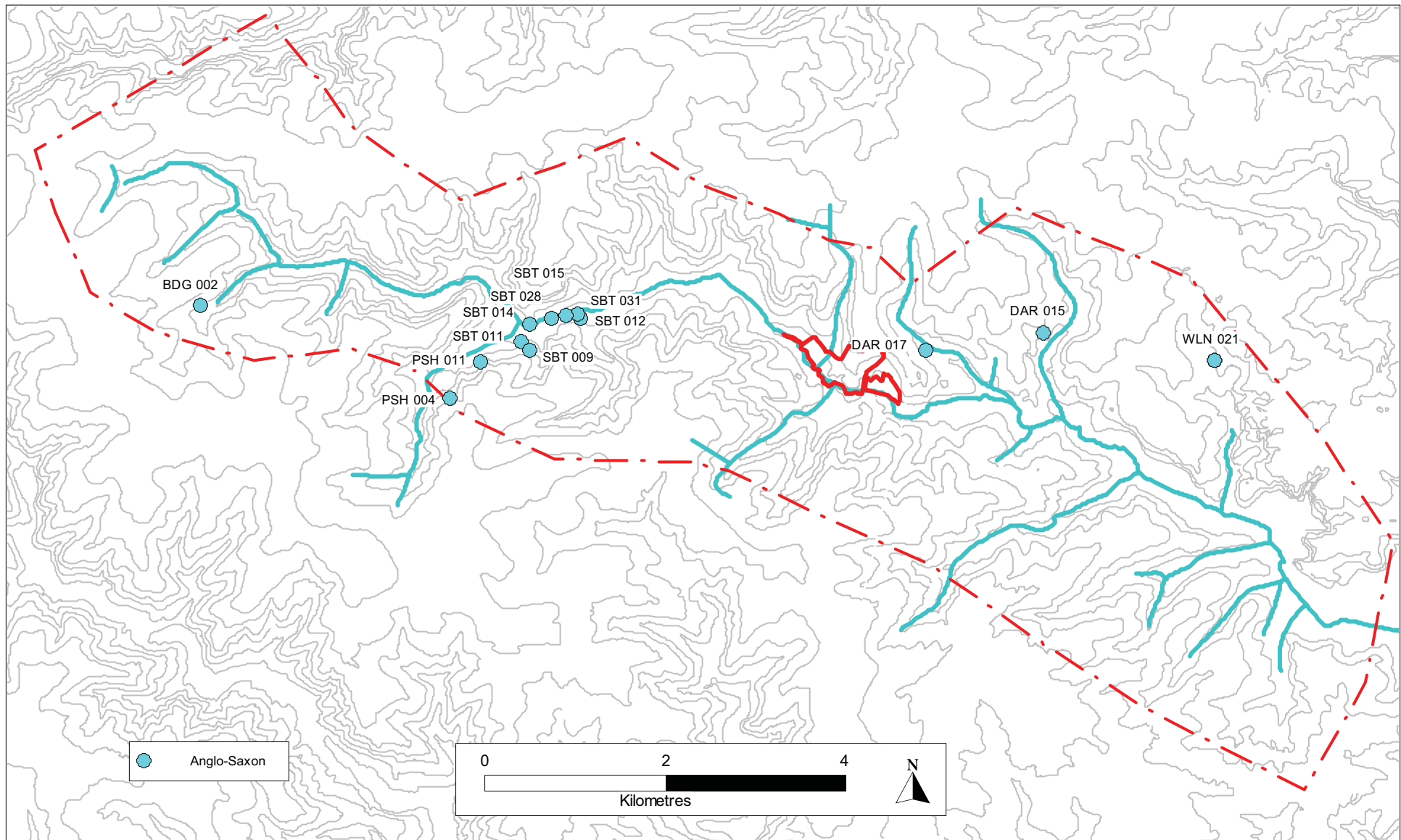
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Figure 4. Roman HER search

Anglo-Saxon: 410-1065AD (Fig. 5)

There are 13 entries in the HER for the Anglo-Saxon period within the search area.

A group of six sites have been located fairly close together on low lying ground just down river of the confluence of The Gull and the River Yox, close to the site of the later, early medieval Cistercian Abbey of Sibton. **SBT 012** a silver Thor's hammer pendant and a ring, **SBT 014** a cruciform brooch, **SBT 015** a silver penny, **SBT 028** a girdlehanger (T-shaped piece of bronze imitating a key and hung from a woman's belt), **SBT 031** a copper alloy pin fragment. These finds probably indicate that there is a cemetery close by and therefore also an associated settlement. Fairly close to these sites are a further three sites, **SBT 011** a coin, **SBT 009** a large pinhead and **PSH 004** a coin. These finds on the whole seem to possibly represent casual losses. At two sites Anglo-Saxon pottery has been found, at **PSH 011** some late Anglo-Saxon pottery was found within a larger medieval pottery scatter and at **WLN 021** fieldwalking next to the church produced three sherds of Anglo-Saxon pottery. Due to the fragile nature of Anglo-Saxon pottery such finds probably indicate that there is a settlement at that location. The remaining sites are all isolated from each other, at **BRG 002**, a wrist clasp, a buckle and two brooches were found, at **DAR 015** a cruciform brooch and at **DAR 017** a small-long type brooch. Brooches are usually only found on cemetery sites. The majority of these finds are from the floodplain or lower valley slopes.



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Figure 5. Anglo-Saxon HER search

Medieval: 1066-1539 (Fig. 6)

There are twenty-six entries in the HER for the medieval period.

SBT 002, SBT 004, SBT 006, YOX 001 and **YOX 006** are discussed earlier.

Close to the site of Sibton Abbey is **SBT 001**, possibly the site of a medieval hospital, marked on the 1880's Ordnance Survey map. **SBT 003** refers to stone coffins found within the grounds of Sibton Abbey.

Three of the entries are for churches. **DAR 011**, is the Church of All Saints at Darsham, with its earliest components being 14th century, although a church was mentioned at Darsham in the Domesday survey of 1086. **SBT 016**, is the Church of St Peter at Sibton with its earliest components being 12th century, although a church was mentioned at Sibton in the Domesday survey. **YOX 007**, is the Church of St Peter at Yoxford with its earliest components being 14th century, although a church was mentioned at Yoxford in the Domesday survey.

Four of the entries are for moated sites. **DAR 001** a small rectangular moat, **DAR 010** is the site of an infilled moat, **KCC 005**, is the site of a potential rectangular moat with two sides still open and **SBT 004** (SAM) discussed earlier. A fifth possible moated site and also the site of a great house is **DAR 012** 'Darsham Hall'. It was originally built in the 15th century, and is shown as being an empaled (fenced) park on Ogilby's map of 1675 with a mansion centrally placed surrounded by trees to the south, east and west. The site of Yoxford manor **YOX 004** was also possibly a moated site. The manorial survey or 'Drag' of 1471 states that the manor was 'walled about with walls and a moat... the site was approximately square with the main entrance from due south along a ditched causeway known as the Old Entry'. There is now no physical evidence of the manor except for a linear pond within the woods which may be part of the moat.

The remaining entries in the HER are for artefact scatters that either represent small scale occupation, manuring or possible casual losses e.g. coins. At **DAR 003** two fragments of a roof tile and a single fragment of a glazed tile hint at the possibility of a high status dwelling at this location. At **DAR 005** a spread of flints and rubble possible indicate the site of a barn, potentially medieval in date. **DAR 013** are metal detected finds of a key and part of a harness. At **DAR 016** some pottery and silver coins have been located in the field by metal detecting. At **MDD 014**, is a scatter of medieval pottery. At **SBT 010** a 'navicular', a boat shaped bronze time and latitude measuring instrument was found close to Sibton Abbey. At **WLN 025** a scatter of medieval pottery has been found on a field.

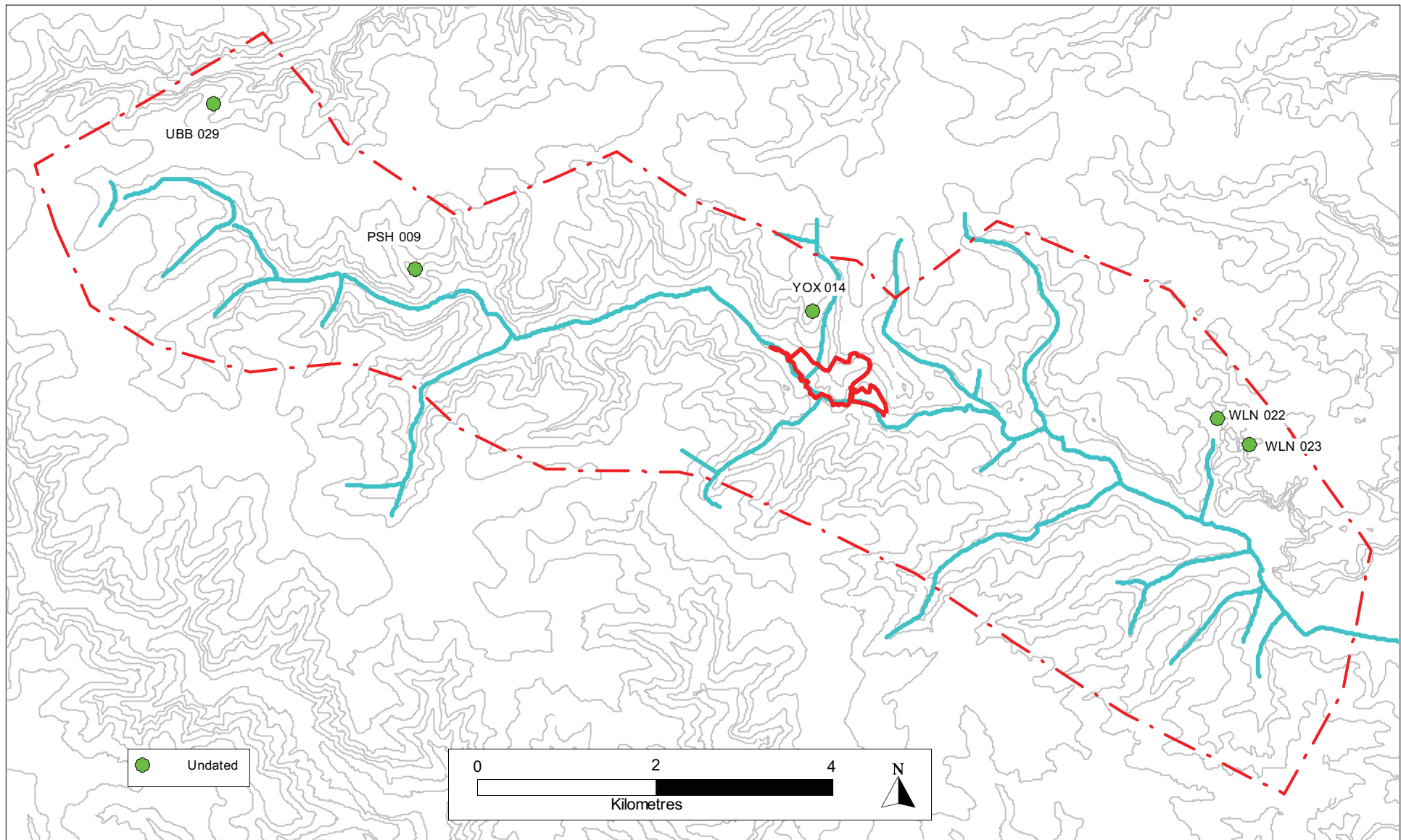
Post-medieval: 1540-1900AD (Fig. 6)

The 'Erlesway' **YOX 018**, is a former road that ran north of Cockfield Hall. It is potentially medieval or earlier in date and was closed in 1793 (Fig. 12) during the creation of the park. There are three bridges that are shown on Hodkinson's map of 1783 at **MDD 007, YOX 009** and **YOX 012** (adjacent to the PDA). There are four parks within the search area, two of which are just to the south of the PDA at **YOX 008** (Grove Park) and **YOX 013** (The Rookery). The remaining two parks are at **SBT 018** (Sibton Abbey Park) and **SBT 019** (Sibton Park). There are three windmills within the search area **DAR 007, DAR 008** and **YOX 005**. There is a kiln marked on

the 1880's Ordnance Survey map, possibly a brick kiln next to a former extraction pit. A hoard of Boy bishop tokens dating to between 1500 and 1600 were found close to Sibton Abbey at **SBT 017**. At **YOX 016** an archaeological monitoring of construction work revealed post-medieval disturbance and some residual medieval pottery.

Undated (Fig. 7)

At **UBB 029** there are indistinct rectilinear cropmarks that could be an enclosure adjacent to the Roman road. At **PSH 009** close to the Roman road are earthworks (and occasional cropmarks) visible in the west part of grass meadow possibly forming a sub-rectangular enclosure. At **YOX 014** are cropmarks that appear to show an oval enclosure and trackway. At **WLN 022** a circular bank with a gap in it and at **WLN 023** three long linear banks could both be part of a rabbit warren.



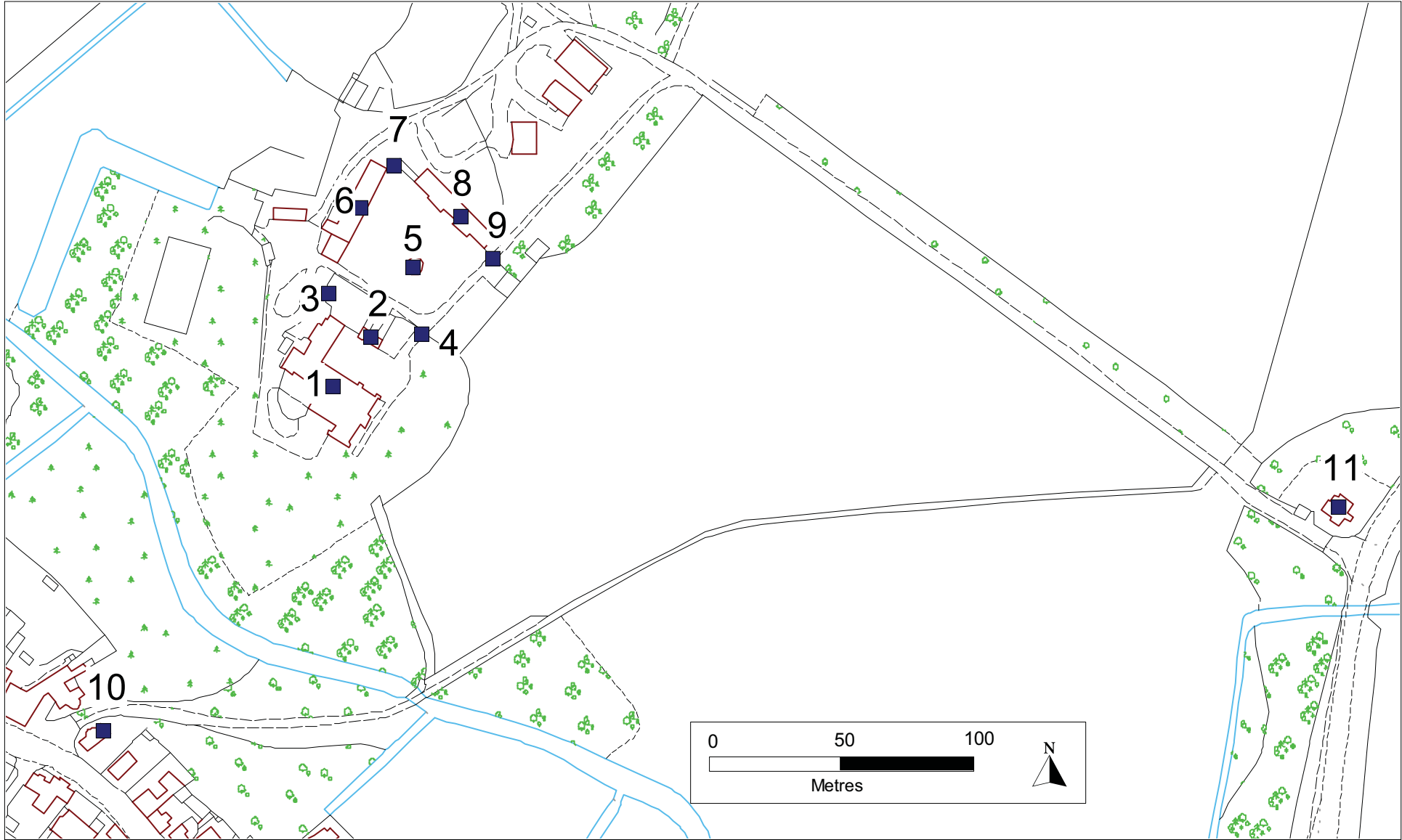
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Figure 7. Undated HER search

Listed buildings

There are eleven listed buildings within the PDA, (Fig. 8).

1. Cockfield Hall (Grade I), the north wing is mid 16th century, built for Sir Arthur Hopton. The remainder of the house was rebuilt in the early 17th century (probably 1613) for Sir Robert Brooke. The main range was altered in the late 18th and early-mid 19th century (including addition of third floor and an extra bay to the facade). The south side was altered and rebuilt mid 20th century following bomb damage.
2. The gatehouse of Cockfield Hall (Grade II*), is mid 16th century, rectangular in plan with a staircase projection to rear. Built of red brick, formerly plastered and with a plain tile roof.
3. Walling (Grade II), mostly mid 16th century, red brick.
4. Gateway (Grade II), early-mid 19th century, red brick, with plain tiles, neo-Tudor style.
5. Dovecote (Grade II), in the middle of the stable yard. A polygonal red brick structure with pinnacles on the corners and small lantern on the top and has a revolving ladder and platform inside, probably early 19th century in the neo-Tudor style.
6. Dairy Range (Grade II), probably 16th century, with much later alteration, notably the early-mid 19th century east facade. Timber framed, mostly plastered except for the east facade facing the courtyard which is red brick; with a mainly plain tiled with some pan tiles to the south.
7. Gateway (Grade II) early-mid 19th century, red brick with plain tiles in a neo-Tudor style.
8. Coach house and barn (Grade II), early-mid 19th century. Built of red brick with a plain tile roof in a neo-Tudor style. A single long (36m.) range, with symmetrical south facade towards Cockfield Hall.
9. Gateway (Grade II), mid 16th century, red brick with traces of plasterwork and plain tiles.
10. Lodge to Cockfield Hall (Grade II), early 19th century, red brick with a slated roof, in a neo-Tudor style.
11. Lodge to Cockfield Hall (Grade II), early 19th century, brick with roughcast render and a thatched roof.



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Figure 8. Listed buildings within the PDA

Aerial photographic survey

The only visible feature observed on the aerial photographs examined, was an old footpath or carriageway visible as a parch mark on the lawn to the east of the house (Fig. 9). The first cartographic representation of this feature is on the 1839 Tithe map (Fig. 15). It was also visible during the site walkover.

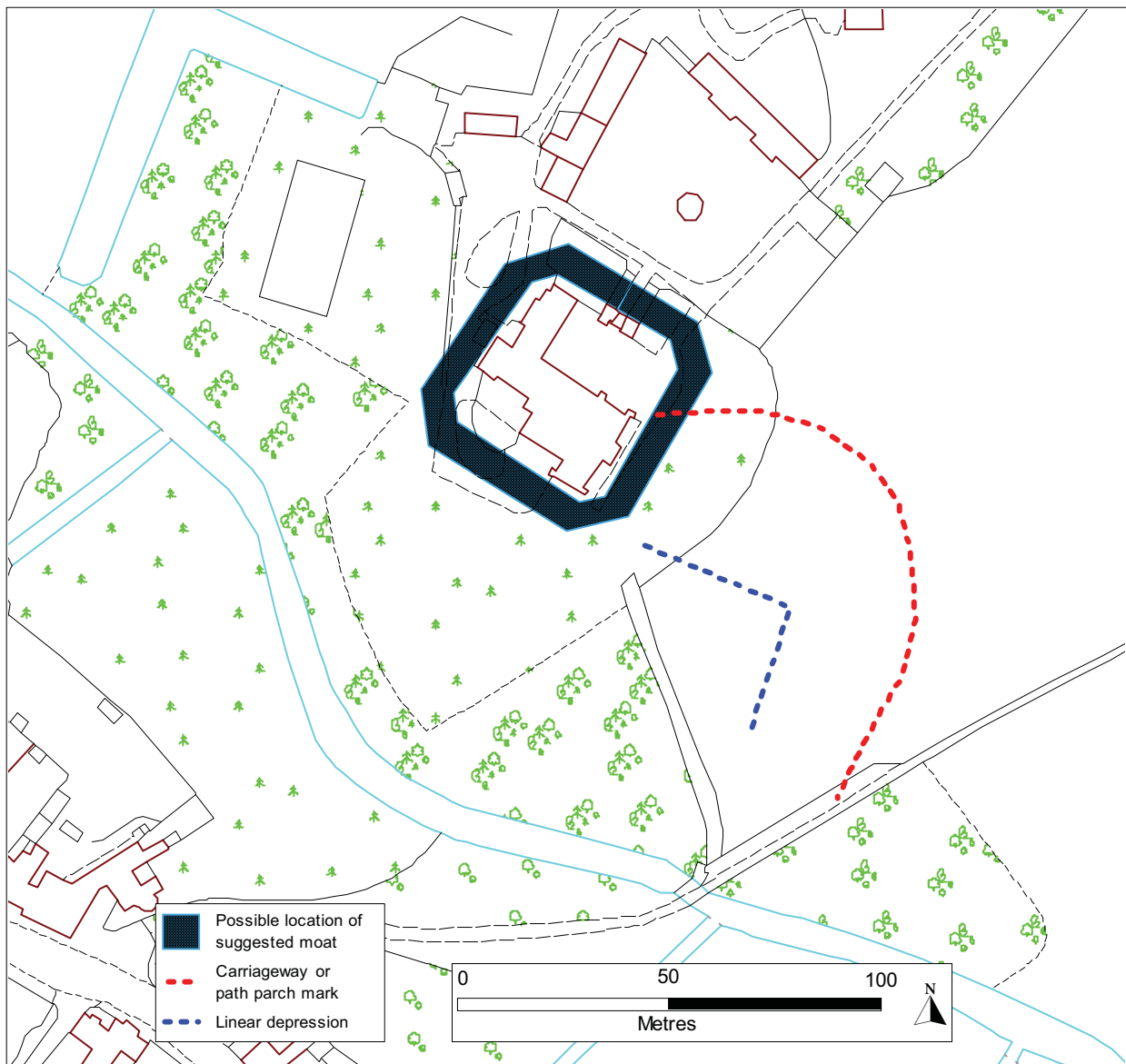


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Figure 9. Aerial photograph of parch mark

Site walkover

A site walkover was carried out on 05/08/2008. Only two features were noted, the first was an old footpath or carriageway, visible as a parch mark on the lawn to the east of the house (Figs. 9 and 10). The second feature is also on the lawn to the east of the house and is a linear depression in the lawn that runs east from just south of the house and then turns through roughly 90° to the south (Fig. 10).



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Figure 10. Site walkover results and possible moat location

Historic map search

The earliest available map is Hodkinson's dated 1783 (Fig. 11). This map shows Cockfield Hall with an avenue of trees to its east. The next two maps are Highway Diversion Order maps, concerning the closing of footpaths and a bridleway (Erlesway) and the opening of replacement right of ways (Figs. 12 and 13). The first (Fig. 12) is scarce on detail, but the second (Fig. 13) shows the buildings surrounding the hall and an avenue of trees to the north. The earliest detailed map is the estate map of 1836 (Fig. 14) which shows more ancillary buildings around the hall. The next map is the 1839 Tithe map (Fig. 15), unfortunately only a poor photocopy was available. It shows further buildings to the north west of the hall, including glass houses and the path/carriage way seen on the aerial photograph and site walkover as a parch mark. The next two maps are the Ordnance Survey maps of 1880's and 1900's (Figs. 16 and 17), the only additional feature that they show is an icehouse. The last image is the 1945 aerial photograph (Fig. 18), this shows some activity close to the east entrance to the park, probably related to the military use of Cockfield Hall.



Figure 11. Hodkinson's map of 1783 (no scale)

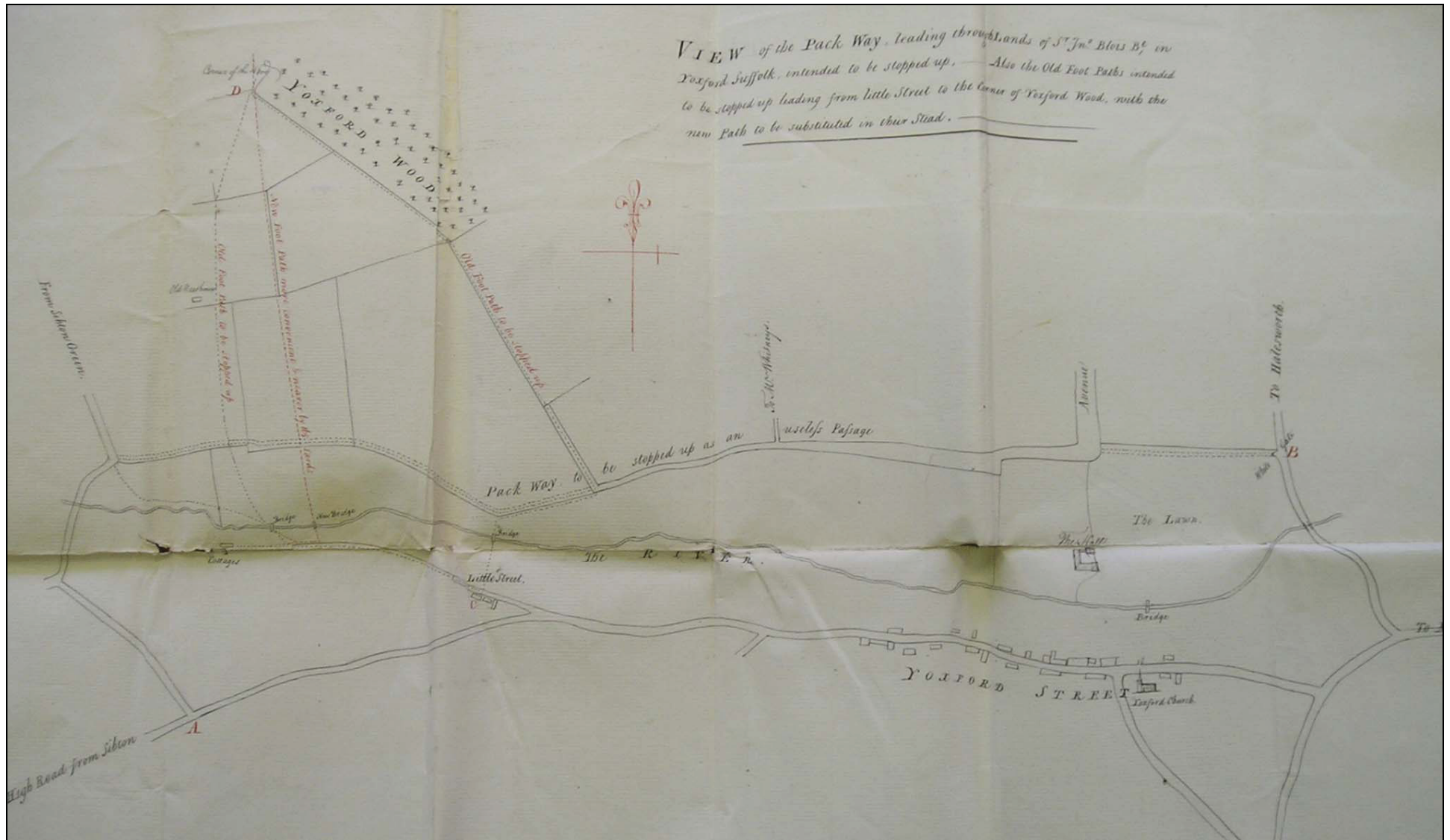


Figure 12. Bridleway and footpath closure map 1792/3

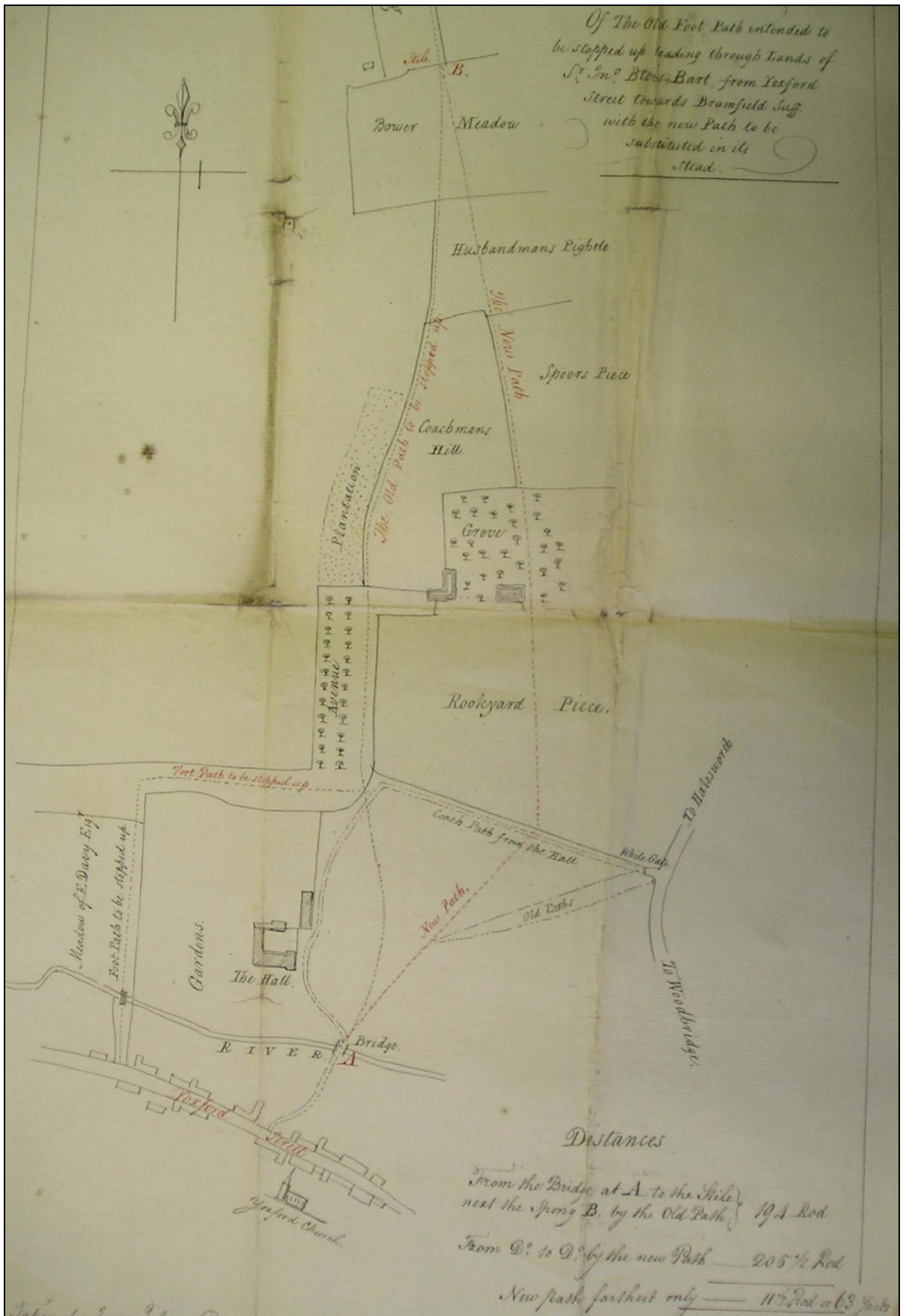


Figure 13. Map showing the avenue to the north of the hall 1793 (no scale)



Figure 14. Estate map 1836 (no scale)

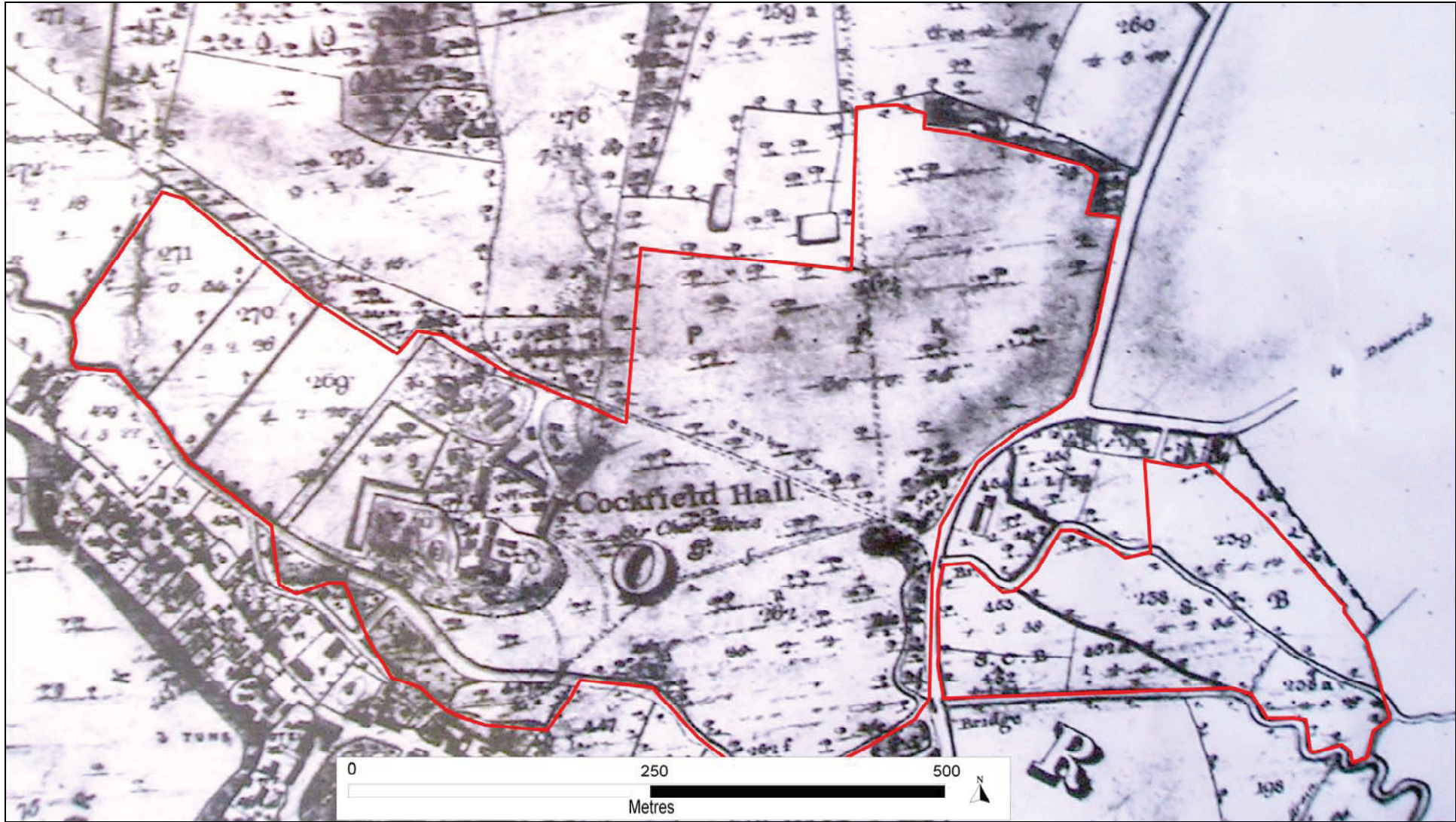
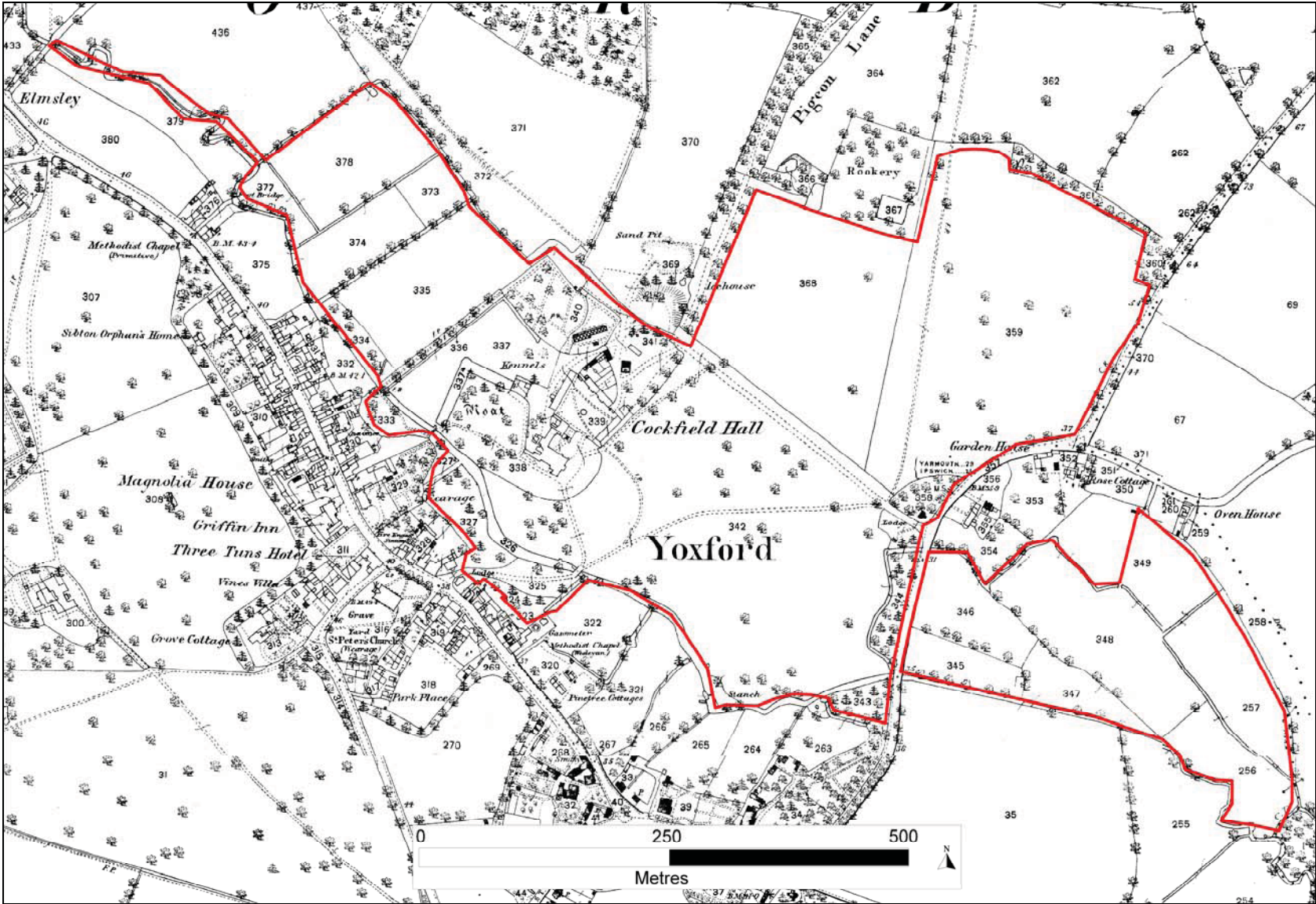
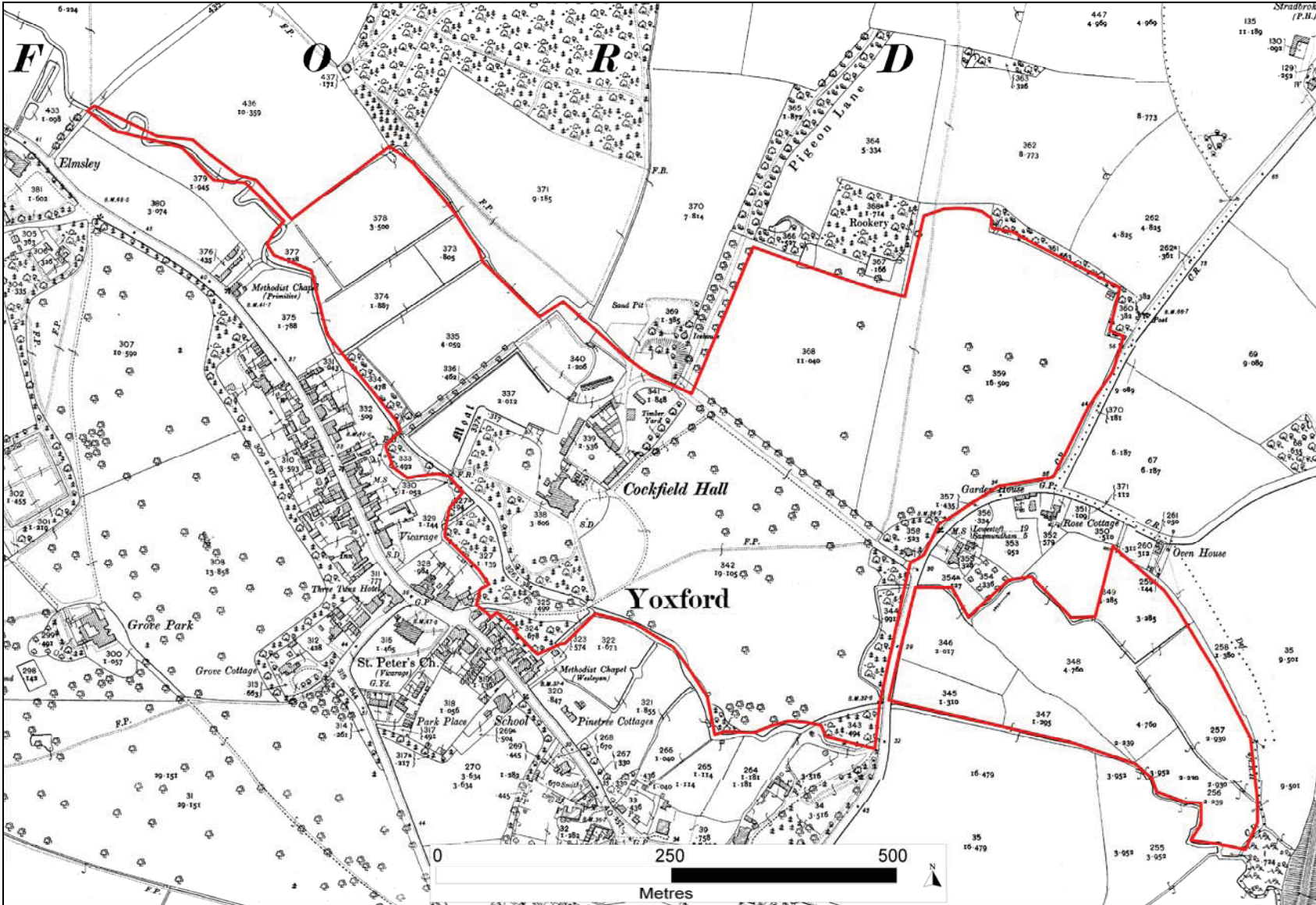


Figure 15. Tithe map 1839



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Figure 16. Ordnance Survey map 1880's



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Figure 17. Ordnance Survey map 1900's



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Figure 18. Aerial photograph 1945

Documentary study summary

This is a brief summary of the main points outlined in the full documentary study (Appendix 1).

Though there is considerable scope for further research, it is possible to draw some conclusions from the sources studied for this report and from the previous studies. There are also a number of unanswered questions.

The manor and hall takes its name from the Cockfeud family who succeeded to the lordship of this manor in 1359, but the manor predates their lordship being one of the manors described in the Domesday Survey. There is a potential for there to be an earlier manor at this location.

In relation to the site of moat it seems more likely that the feature called the 'moat' is in fact the Stew ponds (fish ponds) and the real moat that surrounded the main house and gate house has been filled in. The possible location of the moat suggested in the documentary sources is around the house and separates the inner court from the outer court (Fig. 10). Roberts and Parr (1916) quotes from document held at the College of Arms 'Cockfield Hall was built close by ye water's side, a mote about it and many ponds, with fair meadowing and little river hard by'. He further states that the moat 'formerly flowed close by the gatehouse, under the walls of the house, but has been stopped and diverted'. The stews, meaning more than one pond was within 'Lockmeadow' to the west of the house. It is probable that the existing pond (**YOX 001**, now incorrectly referred to as a moat) was formed from these stews.

The large portion of the PDA is meadowland and has been for considerable time. Meadowland was a value resource in the medieval economy. In Yoxford subdivided between separate fees and tenements the meadows would still have been separate from and free of domestic buildings. Parts of these meadows were added to the park only in the late eighteenth and nineteenth centuries. Stretches of the river have been straightened or diverted into new channels.

The creation of the park took place between 1783 and 1816. On Hodskinson's 1783 map of Suffolk (Fig.11) the lack of a distinct park is a strong indication that a formal park surrounding the hall did not exist at that date. The closure in 1794 of the bridleways, including the former Erlesway (Figs. 12 and 13) that crossed through the park may indicate a period of estate improvement and park creation completed before 1816. There were two distinct landscape features that predate the establishment of a park. These are the tree-lined avenues. The avenue from the gate on the A12 was formerly tree-lined (Fig. 11) and the tree lines of a second avenue (not on Hodskinson's map) to the north remain in part (Fig. 13), both would have been planted to provide views to and from the house.

The site of the former Yoxford manor house was derelict and ruinous in 1472 and was never rebuilt. It was situated a considerable distance from the town or village of Yoxford and its church. Until 1794 there were footpaths converging on or near to the site of Yoxford Manor it is still reasonable to describe its position as remote. This would have been less so, if the former 'Erlesway' had remained the main thoroughfare running north of Cockfield Hall to link up with the present A12 on the north east corner of the PDA.

The respective position of the manor and village is an interesting phenomenon and leads to the question of whether there were earlier areas of settlement north of the river and along the line of the Erlesway. The 'Pightles' at the southern end of Yoxford Wood was clearly subdivided into small enclosures and may have been a location of habitation. Cockfield Hall was located to the south of the Erlesway with a pathway to the south crossing Bridge Meadow into the present village and another leading northward in the direction of Bramfield, these form a cross road that could also have been an earlier focus of habitation.

3. Assessment of impacts and effects

The archaeological potential of the PDA

This section examines the archaeological potential of the PDA (Fig. 19), based on its topography, the known archaeology recorded in the HER within the search area, the historic map evidence and the documentary study.

Due to the lack of known archaeologically excavated, field walked or metal detected material within the PDA only general points on the archaeological potential can be made. The documentary study has indicated some specific areas that have more archaeological potential than the rest of the PDA.

The PDA is comprised of two distinct topographic zones, the valley side and the floodplain. The topographic position of the PDA on a south facing slope on a spur protruding into the valley close to the confluence of the River Yox and a small stream would have been a desirable settlement location throughout time. The HER distribution maps of known archaeology for the prehistoric, Roman and Anglo-Saxon periods within the search area shows that the majority of site are located on the lower valley slopes and the edge of the floodplain.

Adjacent to or within the PDA, the antler weaving comb found at **YOX 002**, in association with shells may indicate a midden deposit next to an Iron Age settlement on the slightly higher ground on the bank of the River Yox. However, due to the movement of rivers through time across flood plains, there could potentially be similar deposits within the PDA on the northern bank. The worked flints found at **YOX 012** during bridging works further demonstrate the prehistoric archaeological potential on or close to this area within the PDA. There is a high potential for further prehistoric material to be encountered close to these sites and a low to moderate potential for the rest of the PDA.

There is the potential for a Roman road to pass through or close to the PDA. There has been Roman material found within the search area located in similar topographic locations to the PDA. The potential for Roman material to be found within the PDA is low to moderate.

The PDA is at a similar topographic location to the concentration of Anglo-Saxon finds at Sibton, on the flood plain close to the confluence of rivers. Most of the Anglo-Saxon finds are in fact from the floodplain or lower valley slopes. Many medieval settlements have Anglo-Saxon origins and a church is mentioned at Yoxford in the Domesday survey. The potential for Anglo-Saxon material to be located within the PDA is low to moderate.

For the medieval period the majority of the PDA has a low potential as it is known to have been meadows. Along the now disused Erlesway there is a moderate to high potential for archaeological material to be present. The area around the crossroads of the Erlesway and the path leading north to Bramfield and south across bridge meadow to Yoxford has the potential to be the focus for a medieval settlement.

Immediately around Cockfield Hall and its ancillary buildings there is a high potential for encountering medieval and post-medieval material. These could include earlier evidence of occupation on the site and the potential to clarify the position of the

moat that is thought to have surrounded the Hall . The undated right angled sunken linear feature to the east of the Hall (seen during the site walkover) is potentially of some archaeological interest.

Potential of preserved archaeological remains within the PDA

With the majority of the PDA being on long standing historic meadow there is a high potential for any archaeology to be well preserved. Also due to the location of the majority of the PDA being on the valley floor, there is good potential for waterlogged and palaeo-environmental material to be present (Fig. 19).

Assessment of the impact of the development on the archaeological resource

Due to this document not having a specific development to consider only broad comments can be made about the impact of any development activity within the PDA on the archaeological resource.

The various areas within the PDA that could be particularly sensitive to development involving ground disturbance are, the area immediately around Cockfield Hall, the area identified along the old Erlesway which have the potential to be earlier foci of settlement, generally any activity that could disturb waterlogged material close to the river within the flood zone (Fig 19), the potential Iron Age settlement evidence on the pasture to the east of the A12 and the right angle sunken linear feature in the lawn to the east of the Hall.

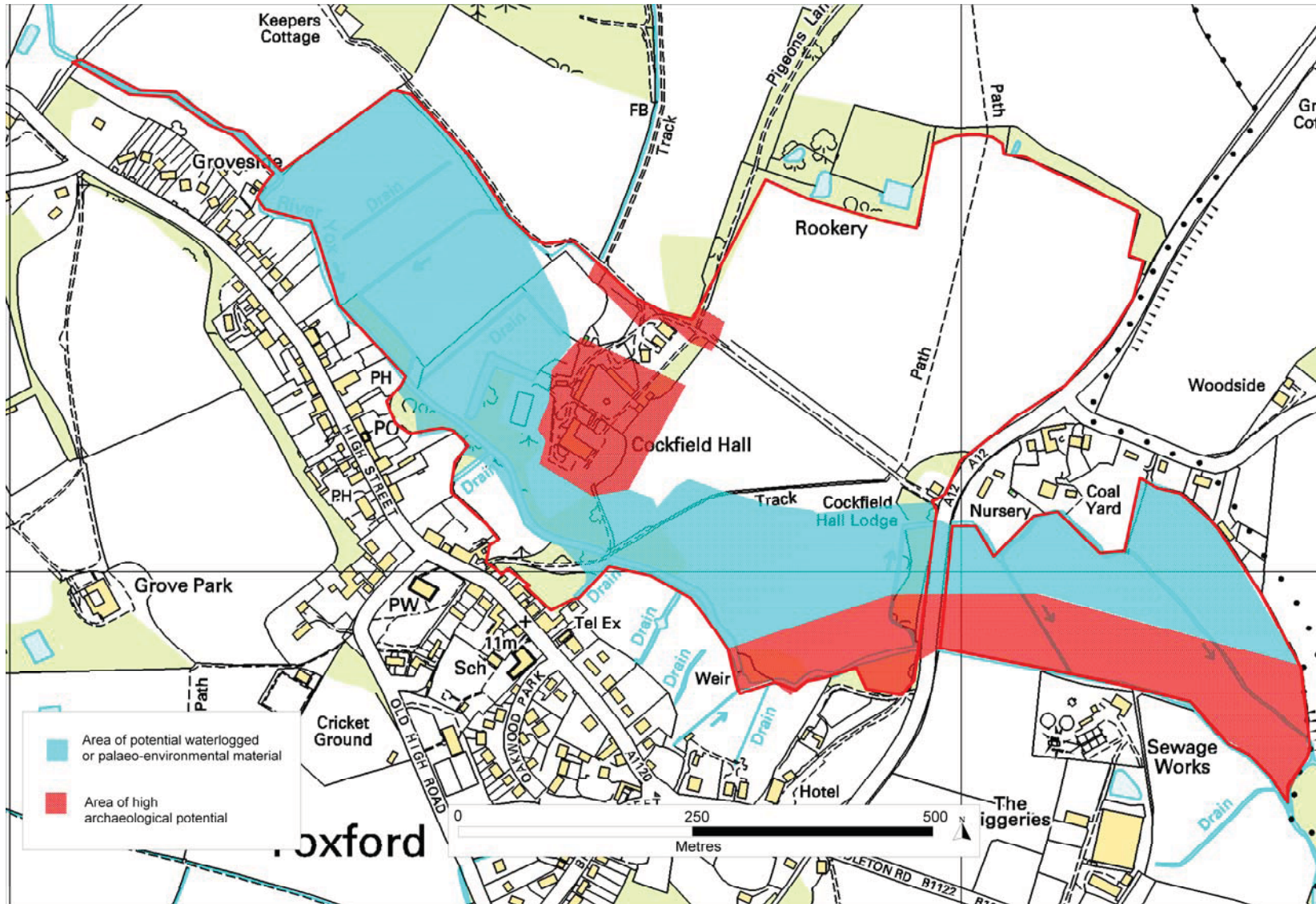
4. Mitigation measures

Due to this document not having a specific development to consider only broad comments can be made about any mitigation measures that could be required.

Consultation with the County Council Planning Archaeologist should always be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation would determine the program of archaeological works that would need to be carried out. In addition attention to the type of ground works concerned may help decrease the impact.

It is thought that there are generally no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits within the PDA. Mitigation of any proposed works would therefore require that an adequate record is made of any archaeological features or finds which would otherwise be destroyed by any development. Such works may start with trial trenching and could lead to full scale excavation.

For any development that directly affects Cockfield Hall (Grade I), the Gatehouse (Grade II*) or the setting of these buildings consultation with English Heritage would be required.



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Figure 19. Archaeological potential

5. Conclusions / recommendations

Through an examination of the Suffolk HER, a documentary study, a historic map search and a site walkover, this DBA has set the PDA within its immediate archaeological landscape.

The potential for preserved archaeological deposits to be present varies across the PDA.

The archaeological potential for the PDA is generally low to moderate with some specific areas that have a high potential (Fig. 19).

Consultation with the County Council Planning Archaeologist should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the actual program of archaeological works that will need to be carried out, which could include full-scale excavation.

For any development that directly affects Cockfield Hall (Grade I), the Gatehouse (Grade II*) or the setting of these buildings consultation with English Heritage would be required.

6. List of contributors and acknowledgements

This project was funded and commissioned by Feilden & Mawson LLP on behalf of their client.

The desk based assessment was carried out by James Rolfe, of SCCAS, the documentary study by Anthony M. Breen, a freelance local history researcher.

The project was managed by John Newman, Contracts Manager, of SCCAS and advice was given by William Fletcher, SCCAS/CT.

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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.

Appendix 1

Documentary Study by A.M Breen

Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich with the purpose of examining original archives sources relating to the origins of the site and previous land use of the land held under present ownership of the hall. In advance of this research the architects Feilden+Mawson have supplied a copy of Jane Blanchflower's 2007 report prepared as part of the Conservation Statement and the Suffolk Archaeological Unit have supplied a copy of Anthea Taigol's 1992 report on Cockfield Hall prepared as part of the Suffolk Parks and Garden Survey. In 1992 Anthea Taigol suggested that 'The Blois estate documents, held at the Ipswich Record Office are extensive. Possible relevant items date from the 1630s to the early 19th century and include general accounts, correspondence etc as well as the papers relating to the leasing of the estate in the early 1770s; surveys, agreements, etc'. The relevance of some these sources is examined here, however there are difficulties with using the estate's archives. The Blois archives were deposited at the then East Suffolk Record Office in 1951 – 1952 and a typescript catalogue of part of the collection was prepared. The items listed in the catalogue have a prefix of 'HA30'. This catalogue is now available online through the Access to Archives website. A second collection of documents was listed and described in a card index and originally given the prefix '50'. Recently these too have been given the same prefix as the main collection though no online index to these records is currently available. The arrangement and order of the catalogue and card index is somewhat haphazard and reflects the archival practice of listing documents as they had been arranged when deposited or first described. Some documents are unfit for production and are therefore not currently available for research, others documents were withdrawn from the collection in 1961.

Cockfield was a manor in its own right but linked with other smaller manors or fees, Murrells, Stickland and Brentfen. By the time that the lordship was united with that of the main manor of Yoxford, there were so few bond, native or copyhold tenants of the manor of Cockfield or of the other fees, that the manor was described in later records as 'Yoxford with members' or in its Latin form '*Yoxford cum membriis*'.

There are two extents or drags of these manors. Both Blanchflower and Taigol mention that of 1472 based in the main on the translated text in Robert T Parr's 'Yoxford in the Fifteenth Century', but not the second extent or drag prepared for Sir Owen Hopton in 1583. In the 1583 extent there are small additional details in the text that call into question the interpretation of the earlier extent in the relation to the site of the hall and adjoining gardens. In particular it is clear that the late medieval stews or fish-ponds were a separate and distinct feature and set apart from the former moat. Parr himself quotes from another document held at the College of Arms 'Cockfield Hall was built close by ye water's side, a mote about it and many ponds, with fair meadowing and little river hard by'. He further states that the moat 'formerly flowed close by the gatehouse, under the walls of the house, but has been stopped and diverted'.

It is clear from the 1583 extent that the location of the moat is not 'tenuous' and that it formerly surrounded the house. In this extent the original Latin '*hospitium*' is not

referring to a hospice but simply means a guest house, a common secondary building located near to the main house or mansion. It is important to emphasize that the 1583 extent is set out in a geographic sequence, which is not always the case with such documents.

It has been suggested that 'The First really detailed map of the site is the 1839 Tithe Award', a preliminary examination of the manuscript catalogues available in the search room in Ipswich has shown that there is an earlier map of the Cockfield Hall estate and therefore all manuscript maps indexed under Yoxford in the general map index and in the Isaac Johnson Collection have been examined for this report.

There are also highway diversion orders for the period 1790-1794. These are not listed in the map indexes but in a separate card index of county council records available in the search room.

Maps

The Woodbridge surveyor Isaac Johnson did prepare a survey and plan of part of the former Blois estate, however all the maps in the Isaac Johnson Collection listed under Yoxford relate to areas in the south and east of the parish of Yoxford and are not relevant to this report. They include a 1792 plan of what was later known as 'The Rookery Estate' described in the margins of the document as 'Late the Property of John Crowfoot now Robert Howlett esq' (ref. HD11: 475/405). It should be noted that this is a separate estate from the 'Rookery' marked within Cockfield Hall Park on the 1st edition of the 1:2500 Ordnance Survey map. The northern boundary of the Rookery estate rested on a 'canal', the stretch of water flowing eastward from Yoxford Bridge and forming in part the southern boundary of the land presently attached to Cockfield Hall.

Sir Charles Blois' Estate is depicted in detail on a plan dated 1836 (ref. HA11/C9/51), this is plan based on Richard Barnes 1811 'Map of Yoxford' though unfortunately the earlier map is deemed too fragile for use and has not been examined. On the 1836 plan there is a schedule of the lands listing their acreages but without any further description or subdivision into the separate holdings. The use of colour on the map does not necessarily define those areas then in hand and forming the park. It is more likely to distinguish between areas of pasture and arable land. A separate piece to the south of the parish of Yoxford was formed from lands attached to Kelsale Lodge another property then owned by Sir Charles Blois.

The park, then consisting of 220 acres 3 roods 4 perches, is shown on the 1839 tithe map of Yoxford (photographic copy ref. P461/306) and the fields are listed in the separate apportionment (ref. FDA306/1A/1a). Most of the areas of wood were of a modest size and simply described as 'wood', except for 303 'Yoxford Wood' measured at 16 acres and 12 perches. The positions of the small enclosures in and around the hall are difficult to identify from the photographic copy of the original map. These included 265 'offices and yards' 1 acre 22 perches, the 264 'Court Yard' 3 roods and 38 perches, but also 264b 'Ice House Yard' 1 acre 36 perches and 264a 'Saw Yard' 3 roods and 8 perches. Outside the immediate area of the house to the east 262 and 262a are simply described as 'lawn' measured at 30 acres 34 perches and 20 acres 2 roods 2 perches respectively. The field, 278 'Dove House Hill' arable 6 acres 2 roods and 29 perches, is of some interest as it is some distance from the hall. Amongst the field names 256 'Old Spores Field' arable 4

acres 3 roods and 19 perches and 259 'Spores Meadow' pasture 8a 2r 17p should be noted.

Not all of the land attached to the present property was then part of the park. On a sale plan dated 25 June 1855 the small area of meadowland numbered as Lot 3 is shown to the northwest of the hall (ref. HB26/412/1531). This land is now within the lands attached to Cockfield Hall and was numbered on the first edition of the Ordnance Survey map as plots 373, 374, 377 and 378 and on the tithe map as 271. The land had formerly been the property of Mrs Morgan and was sold at an auction held in the Tuns Inn, Yoxford. The lot was then described as

'Two most productive pieces of Old Meadow, one containing 4a 0r 34p (being No 10 on Plan), the other containing 2a 2r 26p (being No 11 on Plan), containing together 6a 3r 20p bounded by the River on the south, and by lands of Sir Charles Blois, Bart on all other sides, and now in the occupation of George Spalding, together with a Driftway thereto, containing 6 perches, and numbered 12 on plan'. 'Of this Lot 1a 3r 0p are copyhold of the Manor of Yoxford with the Members; 1a 2r 0p are copyhold of the Manor of Abbots Austens and Gerrards and the remaining 3a 2r 26 are freehold'

In her report Anthea Taigol has drawn attention to the fact that 'Hodskinson's map of Suffolk, 1783, does not depict a park, but shows a house with an avenue to the west'. There is a minor error here as the tree-lined avenue was to the east of the house and continues to the present A12. She further states 'the first indication of a park is 1819 in an illustration in Cromwell's Excursions'. A park is shown on the 1834 plan of the Cockfield Hall estate, which in turn is based on the earlier 1812 map of Yoxford. This suggests that the formal park was a product of the period between 1783 and 1812 and did not exist before these dates.

The highway diversion orders and plans originally deposited with the county's clerk of peace to the Quarter Sessions. The Quarter Sessions' authority over civil administration passed to the County Councils established in 1888. Suffolk was divided into two county councils and these records would have then passed to the newly established East Suffolk County Council.

In 1790 'A Bridleway leading from Sibton to Yoxford' was stopped up (ref. SCC 276/343 Yoxford 1790). This bridleway was to the west of the park and joined Yoxford Little Street at its eastern end. It is likely to have been part of the 'Erlesway' mentioned in Jane Blanchflower's report. It was in 'Length of Three Hundred and Sixty Yards or thereabouts and of breadth of Thirty feet or thereabouts'. It was considered 'Useless and unnecessary there being another common cartway or publick highway leading from Sibton Church to Yoxford Street' and was closed. In 1794, (ref. SCC 276/347 Yoxford 1794) a 'Bridleway ... lying in and through the lands and Grounds of Sir John Blois Baronet between the Common Highway leading from Yoxford Street to Sibton Green and the White Gate leading from Cockfield Hall adjoining the turn pike road between Yoxford and Darsham ... for the length of one mile and an half and nine rods or thereabouts and particularly described in the plan' was described as 'Useless and unnecessary the common Highway through Yoxford Street by the said turn pike road being nearer and more commodious to the Publick' was stopped up. This was another part of the 'Erlesway'. Also two footways 'leading from the street called Little Street towards Bramfield and communicating near the end of Yoxford Wood for the length of two hundred and thirty rods' were also closed and diverted with a 'New footpath more convenient & nearer by 165 yards'. These footpaths, though outside of the present

study area are named in manorial records and their positions could be used for a further reconstruction of the medieval landscape.

Another path blocked in 1794 was described as 'a footway between Yoxford Street and the Parish of Bramfield ... lying in and through a Meadow belonging to Eleazar Davy esquire And also a certain part of another Footway leading from the said Street and intersecting the said Footway near the Limes Trees called the Avenue in Yoxford aforesaid for the length of one Hundred and Ninety Four Rods or thereabouts and Particularly described in the plan annexed may be diverted and turned so as to make the same more Commodious to the Publick' (ref. SCC 276/346 Yoxford 1794). The new path 'of length two hundred and five rods or thereabouts' is also shown on the plan. On the plan there is 'Rookyard Piece' instead of 'Rookery' on the Ordnance Survey maps. Beyond a grove there is 'Spoors Piece' and above 'Husbandmans Pightle' both of which may have been outside of the park at that period. The avenue from the present A12 is marked as 'Coach Path from the Hall'. There is a duplicate of the agreement for 'stopping and turning a Bridleway' but not the plan in the Blois collection (ref. HA30/50/22/6.14 (3)).

The closure of former roadways and footpaths in and around a hall was a common practice in this period and evident in other parts of Suffolk. These closures normally herald improvements to the park and surrounding landscape, sometimes reflected in improvements to the hall itself.

Meadow Lands

Some small areas of meadowland were added to the park during the nineteenth century. In a bundle of copyhold deeds relating to the manor of Yoxford, there is an absolute surrender by Miss Lydia Isabella Wales to Sir John Ralph Blois, Bart dated 5 November 1855, in which the lands are described as 'All those two pieces of meadow lying in a certain meadow called Stone Meadow whereof one piece of meadow is of the tenement Grysenhayes containing half an acre lying between the meadow of the manor of Yoxford late in the tenure of Robert Bressingham on the part of the west And the second piece of meadow is of the tenement Daymedes containing half an acre lying between a piece sometimes Robert Cooke on the part of the west and also one piece of copyhold meadow containing by estimation three roods lying in Yoxford aforesaid between the meadow late of Catherine Harrison on the part of the east and another meadow late of the said Catherine towards the west one head abuts upon the lands of the lord of this manor towards the north and the other head thereof abuts upon the common river of Yoxford' (ref. HA30/50/22/13.10(4)).

It should be noted that manorial records in common with other forms of conveyance often reused property descriptions from earlier records often without amendment. In numerous cases the property descriptions are of some antiquity translated from late medieval sources. The tenements Grysenhayes and Daymedes are both mentioned in the 1583 extent.

Meadowland was an important resource in the medieval agrarian economy and it is not uncommon to find such areas subdivided between various manors.

Descriptions of the Estate and Inventories

In 'An account of the rents of the several farms and tythes of Sir John Blois bart from Michaelmas 1782 to Lady 1783', amongst the tenants in Yoxford there is Chaloner Arcedeckne who paid £107 half years rent for his property. Other tenants included Edmund Chambers £75 half years rent, Francis Martin £50, Richard Girling £47 10s, Thomas Spore £25, John Clayton £9, John Smith £7 7s, John Barnby 'for Thwayte Wood leasehold' £1 10s and Threedescant Cable £3. In comparison Kelsale Lodge was let at £105 for the half year (ref. HA 30/50/22/3.22). It is probable that Thomas Spore gave his surname to the fields 256 'Old Spores Field' and 259 'Spores Meadow'. Again this suggests that the park was formed only after 1783.

In 'A Particular of the Estate of Sir John Blois bart in 1762' (ref. HA 30/50/22/3.16), there are very few references to acreages instead the total amounts of annual taxation and annual rents for each property is given. The house and grounds taxed at £82 10s are simply described as 'The Capital Mansion House called Cockfield Hall with the Demesne Lands, Meadows and Pastures thereto belonging and now in the Occupation of Sir John Blois including a meadow in the Occupation of William Reeve and another in the occupation of Thomas Hopkins'. The annual rent for the property was £145. There was also 'A Wood called Yoxford Wood containing twenty acres by estimation, in which, is a great number of young top oaks and underwood, the value of which underwood is computed at 5s per annum'. The annual rent value is given as £5.

Parr suggests that the site of the former manor of Yoxford 'stood in the neighbourhood of Yoxford Wood: but the area of the wood has extended, and the boundaries of the fields have changed, so that it is difficult to fix the site with certainty. That its position was on the west side of the wood, somewhat to the south and east of what are now known as Woodhill Cottages – perhaps on land now within the wood itself' (Blanchflower). Parr translated in full the text of the 1472 drag relating to the site of this manor, which is clearly outside of the present park.

In the 1762 particulars there is a list of tenanted farms, described as in the occupation of Francis Martin, annual rent £90, Edmund Chambers, annual rent £70, Thomas Browne, annual rent £45, 'a parcel of land in the occupation of John Smith', annual rent £30, 'a messuage in the occupation of William Clayton, grocer £14', and 'a small messuage in the occupation of Thricedeskin Cable £4'. The whole estate was described as 'freehold' though free rent of 9s 7 ½ d was paid to 'the manor of Sibton with the Members also an annual rent of one shilling to the manor of Middleton with Fordley'. Other parts of the estate included Kelsale Lodge, the manor of Westleton with the Members, Blythburgh and Walberswick and the hamlets of Hinton and Bulcamp, Grundisburgh Hall, the manors of Burgh Hall, Cleaves, Culpho, Swiland, Debach and chambers in Grays Inn, London. The book includes a list of copyhold tenants for each of the manors with their fines and dates of entry to each property.

The name of Thomas Spore is absent from the list of tenants in 1762. It is interesting to note the estate was described as 'freehold', this does not exclude the possibility that the tenanted farms were held at lease, however the terms of the leases would have been quite restrictive and limited in their duration.

In the same year as the 'Particular' and inventory was made of the 'goods, chattels, cattle, corn, grain, hay, household furniture, and utensils of household and husbandry, plate, linen and farming stock of Sir Ralph Blois of Yoxford' (ref.

HA30/50/22/3.5). In the document the descriptions the furnishings are numbers and there are occasional references to rooms such as 'No 5 Wardroom and Gallery, No 6 and closet adjoining' or 'No 8 Gallery and Staircase'. These numbers may have been linked to a small plan of the building no longer extant. This document is likely to be a description of the furnishings at Cockfield Hall was there is a separate heading 'At Kelsale Lodge' (ref. HA30/50/22/3.5).

Various lists and inventories were prepared following the death of Sir Robert Brooke in 1669. He left Cockfield Hall to his wife Anne Margaret and there is an inventory of her property 'Not to be reckned amonge the goods my husband Sir Robert Brooke disposed of'. Anne Margaret mentions items 'In my inner closet', 'In my owne chamber', 'In my outer closet', 'In Bettie Bacon's chamber', 'In the Ladye Katherin's chamber', 'In the Lord's chamber', 'In the inner chamber', 'In the dinning rome', 'In the kitchen' and 'In the hall' but no other rooms (ref. HA30/22/27.3).

A second inventory was taken of 'The Goods and Chattels of Madam Mary Brookes late of Yoxford in the county of Suffolke deceased as they were apprised this 17th day of October 1693'. Again the goods are listed in each room, these include; the parlour, hall, 'dying roome', the 'pastery', the 'cookes house', the larder, the 'meale house', the 'dayrie', 'briw house', wash house, 'landrey', 'mill house chamber', the lord's chamber, 'Lady Brookes chamber', the 'nurssary', the 'kitching', the gallery, chamber over Madam Brookes Chamber, 'meale house chamber', 'woodhouse chamber', chamber by the stable, the ministers chamber and 'the chamber over the sillier'. The only specific references to chimneys are in the hall and kitchen (ref. HA30/312/431). Both of these seventeenth century inventories suggest a substantial but modest house which may indicate that substantial rebuilding occurred in the eighteenth century specifically before the next inventory in 1762.

Extent

A second extent or dragge of the manors of Yoxford, Cockfield and 'Brandfen' 'was made and renewed by Robert Doon surveyor there in the name and on the order of Owen Hopton knight the Queen's Lieutenant of her Tower of London in the months of February and March the year of the reign of Elizabeth' 1583 'as it appears by old extents, rentals and court rolls of the said manors' (ref. HA30/369/4). The name of each manor or fee is inserted in the margin before the description of each piece. Arthur Miller was then the occupier of Cockfield Hall with other lands. The description of his lands begins with a pightle of pasture of the fee of Yoxford 'lying between the aforesaid meadow on the south and the way called Erlesway on the north and abuts on a certain pightle of the fee of Cockfield containing half a rood to the east and on the said meadow called Longemedow towards the west and contains by estimation half a rood'.

'And the same holds at farm as before one meadow called Lockmedowe of the demesne of the manor of Cockfield containing by estimation 2 acres lying between the said meadow late John Webster to the west and the site of the manor of Cokfielde and Les Stewes or pasture in extent parcel of the said meadow called Lockmedowe on the east and abuts on a certain pightle called Le Swynes Yarde near the Backhowse towards the north and on Les Stewes aforesaid and the aforesaid parcel of meadow late in the tenure of John Walpoole towards the south'.

'And he holds one piece of meadow of the manor of Cockfeilde late in the farm of John Walpoole containing one rood lying between the last named meadow on the north and the river on the south'.

'And he holds at farm as before the site of the manor of Cockfeilde whose capital mansion or lord's mansion is built within a square moat (*infra motam quadratam*) and outside the moat, bakehouse, brewhouse, stable, barn, one dovehouse, and another house the lord's guest-house (*hospitio domini*), accommodation and kitchen, curtilage and garden, orchard and Les Stewes, and a certain pightle of the same site there adjoining on the part of the west outside of the court called Le Swynes yarde and containing on total by estimation seven acres as it is situated and lying between the river there towards the south and on the aforesaid way called Erlesway towards the north and abuts on that meadow of the manor called Bridgemedowe towards the east and on the meadow called Lockmedowe and the pightle of the lord's fee of Cockfeilde containing half a rood towards the west'.

The text is expanded from the 1472 drag as translated by Parr 'There is in that place a manor built both within and without the moat with garden, curtilage and the Stews and a certain pightle adjacent to the west side of the outer court, called the Swinesyard; which contains in all by estimation seven acres'. Only the references to two other pieces Bridgemedow and Middleton Meadow appear in Parr's 'Yoxford in the Fifteenth Century'. Parr does comment on Middleton Meadow 'There is special interest in the note that the latter meadow belonged to the manor of Brendfen, for it is the only instance of that manor possessing territory on the north side of the river. We are tempted to suggest that the river's course has altered: i.e., that it ran originally nearer the hall, and under the bridge which is close to the lodge ... there is reason to conjecture that the stream may have been diverted between 1281 and 1358'.

In 1583

'And he holds as well one meadow of the demesne of this manor called Bregemedowe containing by estimation two acres lying between the garden and curtilage aforesaid on the east and the lord's meadow called Middleton Medowe on the east and abuts on the said way called Erlesway towards the north and on the said river towards the south'.

And he holds as well at farm as before one meadow of the demesne of the manor of Brendfen called Middleton Medowe containing by estimation ten acres lying between the said river towards the south and on the Erlesway aforesaid towards the north and abuts on Bridgemedowe towards the west and on the King's Highway leading towards Dunwich towards the east'.

There are further descriptions of Arthur Milles' lands:

'Memorandum that there is a parcel of the above written the messuage late Peter Candler towards Yoxford Bridge lying between the river of Yoxford on one part and the separate way of the lord's manor of Yoxford, the way called Erlesway and the King's Highway leading from Sibton towards Dunwich'.

This messuage or dwelling house would have been within the present park.

'The said Arthur Milles holds at farm as before one piece of land of the demesne of Cockfeilde containing by estimation one acres and a half lying between Pottersway that

leads to the aforesaid gate of the meadow called Longemeadow by the tenement Bressinghams with the Stywardes Closes as far as the way called Meneway on the west and abuts in the pightle in the farm of Laurence Shalle towards the north and on the way called Erlesway that leads from Yoxford Bridge by the manor of Cockfelde towards the said gate of the lord's meadow called Longemedowe towards the south'.

It should be noted that in the 1855 absolute surrender of copyhold meadow land to Sir John Ralph Blois a piece of meadow is described as 'in the tenure of Robert Bressingham'.

In 1583

'And he holds also one piece of land with one small grove at the end of the same of the manor of Yoxford containing by estimation one acre and a half late in the tenure of Robert Bressingham lying next towards the east and abuts as the last towards the south and on the lord's pightle in the farm of the said Laurence in part and the grove of Robert Payne in part towards the north'. These last pieces were probably to the south of 'the Pightles' and now outside the area of the present park. Another two pieces three acres and two acres belonging to the manor of Cockfield are described in the same area. The next pieces were described as:

'And he holds as well one piece of land of the demesne of Cockfelde lying between the land enclosure on the west and the lord's enclosure called Le Conygre Close towards the east and abuts as the last enclosure and contains by estimation two acres'.

'And he holds at farm one piece of land and pasture of the demesne of Cockfield with a certain Le Brickylne built on it lying between the last inclosure and the last two pieces of land to the south and the three roods of land in the tenure of Robert Payne towards the north and abuts on the lord's grove towards the west and on Le Conygre Close aforesaid towards the east and contains by estimation three acres'.

The Conygre or Conygre was a medieval name for a rabbit warren or coney green. The 'Brickylne' or brick kiln may have supplied the bricks for the hall. Both areas appear to be outside of the present park.

Arthur Milles also owned other pieces interspersed with lands of Robert Payne. It appears that these were to the north of the present park and further pieces are said to have belonged to the 'late abbot of Sibton'.

Though it is likely to be the case that all the lands belonging to the present owners of Cockfield Hall are described in this document, it is not possible to discuss the positions of each piece in relation to the modern landscape without a more detailed study and measurement of the landscape.

Further Research

Only a small number of documents in the Blois collection have been examined for this report. Apart from various deeds, abstracts of title, later estate and household accounts there are separate manorial records for the manor of Cockfield including fifteenth century compotus or account rolls. Other sources such as a 'rental of the demesne lands of the manors of Yoxford' (ref. HA30 378/3) have been deemed unfit

for production and further potentially useful sources were withdrawn from the collection.

Conclusion

Though there is considerable scope for further research, it is possible to draw some conclusions for the sources studied for this report and from the previous studies. There are also a number of unanswered questions.

In relation to the site of the house, it should again be emphasised that the moat and stew ponds were separate and distinct features. The moat surrounded the domestic dwellings occupied by the family themselves. The stews and again this means more than one pond were within 'Lockmeadow' and to the west of the house. It is possible that the existing pond was formed from these stews.

Meadowland was a value resource in the medieval economy. In Yoxford subdivided between separate fees and tenements the meadows would still have been separate from and free of domestic buildings. Parts of these meadows were added to the park only in the late eighteenth and nineteenth centuries. Stretches of the river has been straightened or diverted into new channels.

On Hodskinson 1783 map of Suffolk the lack of a distinct park is a strong indication that a formal park surrounding the hall did not exist at that date. The closure in 1794 of the bridleways, the former Erlesway that crossed through the park may indicate a period of estate improvement completed before 1816. There were two distinct polite landscape features that predate the establishment a park. These are the tree-lined avenues. The avenue from the gate on the A12 was formerly tree-lined and the tree lines of a second avenue to the northern remain in part, both would have been planted to provide views from the house and to provide views to the house and their particular points of focus as indicated on the 1794 highway diversion plan should be considered.

The seventeenth century inventories suggest a relatively modest and slightly old-fashioned house, the furnishings described in the later 1762 inventory suggests a house built on a grander scale. These documents are more likely to be of interest for the examination of the existing hall than for an archaeological examination of the site.

The hall was within the demesne of the lordship of Cockfield and though this manor was later linked with other fees and the manor of Yoxford itself, originally it was entirely separate. The site of the former Yoxford manor house was derelict and ruinous in 1472 and was never rebuilt. It was situated a considerable distant from the town or village of Yoxford and its church. Though until 1794 there were footpaths converging on or near to the site of Yoxford Manor it is still reasonable to describe its position as remote. This would have been less so, if the former 'Erlesway' had remained the main thoroughfare. The respective position of the manor and village is an interesting phenomenon and leads to the question was there another earlier focus of settlement north of the river and along the line of the Erlesway. The 'Pightles' at the southern end of Yoxford Wood was not part of the demesne. It was clearly subdivided into small enclosures and may have been the focus of a separate area of habitation. The Pightles is now outside the area of the present park. Cockfield Hall was located to the south of the Erlesway with a pathway

to the south crossing Bridge Meadow into the present village area and another leading northward in the direction of Bramfield, forming a cross road was this though a focal point of habitation?

The manor and hall takes its name from the Cockfeud family who succeeded to the lordship of this manor in 1359, the manor predates their lordship being one of the manors described in the Domesday Survey. Whether there was an earlier manor house on this site may only be found out through archaeological investigation.

Anthony M Breen July 2008

References

Maps

Tithe Map and Apportionment

P461/306 Tithe Map Yoxford 1839

FDA306/1A/1a Tithe Apportionment 1841

Rous Family Archive

HA11/C9/50 Map of the Parish of Yoxford, Richard Barnes, Lowestoft, surveyor 1811 (Marked as Fragile and not available for use)

HA11/C9/51 Map of an Estate in Yoxford, the property of Sir Charles Blois, bart (Copied from Barnes' map of Yoxford) 1836

HA11/C9/53 Plan of Estate in Yoxford undated circa 1790 (Marked Fragile and not available for use)

HB26/412/1530 Tracing of plan of lands in Yoxford for Sale 25 June 1855

Blois Family Archive

HA30:50/22/13.10(4) Plan of Property of William and Elizabeth Brown 1856

HA30:50/22/3.32(5) Lands in Yoxford 1855

HB26/412/1531 Plan, particulars and conditions of sale, of arable and meadow land in Yoxford to be sold 25 June 1855

HB26/412/1526 Plan of Lands in Yoxford, belonging to the trustees of Mrs M.A. Morgan deceased no date [19c.]

Isaac Johnson Collection

HD11:475/396 Yoxford Estate of Samuel Ewer esq Isaac Beckett occupier, February 22nd 1804

HD11:475/397 Yoxford Estate Late Mrs Elizabeth Carpenter's March 25th 1801
Now D.E. Davy 1804

HD11:475/401 Peasenhall Sibton Etc Yoxford Estate of James Freeston Clayton
esq September 22nd 1813

HD11:475/405 Yoxford Estate late the property of Mr John Crowfoot Nov 14 (17)92
now Robert Howlett 1810.

HD11:475/ Estate in Yoxford John Bailey occupier Thomas Chandler

Suffolk County Council

Quarter Sessions: Highway Diversion Orders

SCC 276/343 Yoxford 1790 Closure of Bridleway

SCC 276/347 Yoxford 1794 Closure of Bridleway and two Footpaths

SCC 276/346 Yoxford 1794 Closure of Footpath

Blois Collection

HA30/50/22/6.14 (3) Highway Diversion Order 1794

HA30/50/22/13.10 (4) Absolute Surrender of lands to Sir John Ralph Blois 1855

HA30/50/22/3.22 Account Blois Estates 1782-83

HA30/50/22/3.16 Particulars of Blois Estate 1762

HA30/50/22/3.5 Inventory of Goods of Sir Ralph Blois 1762

HA30/312/431 Inventory of Goods Madam Mary Brooke 1693

HA30/50/22/27.3 Inventory of Goods of Anne Margaret Brooke 1669

HA30/369/4 Extent of the Manors of Yoxford, Cockfield and Brentfen 1583

Unpublished Study

Robert T. L. Parr M.A. 'Yoxford in the Fifteenth Century an account based principally
on the survey prepared for John Hopton Esq. then Lord of the Manor in the eleventh
year of King Edward the Fourth (141-2), and now in the possession of Sir Ralph
Blois, Bart' 1916 (Typescript SRO Ipswich q s Yoxford 9)