

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2009/241

**Drinkstone Hall, Gedding Road,
Drinkstone**

J. A. Craven
© November 2009
www.suffolkcc.gov.uk/e-and-t/archaeology

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

HER Information

Planning Application No: 2772/09
Date of Project: November 2009
Grid Reference: TL 9565 5999
Funding Body: Mrs S Starr
Curatorial Officer: Dr Jess Tipper
Project Officer: J. A. Craven
Oasis Reference: suffolkc1-67470

Digital report submitted to Archaeological Data Service:
<http://ads.ahds.ac.uk/catalogue/library/greylit>

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Contents

	Page
Summary	1
1. Introduction	3
1.1. Project background	3
1.2. Site description	3
1.3. Topography and geology	5
1.4. Scope of this report	5
1.5. Aims	6
1.6. Methods	6
1.7. Legislative frameworks	7
2. Results	8
2.1. Suffolk Historic Environment Record Search	8
2.2. All known archaeological sites within the PDA	8
2.3. All known archaeological sites within 500m of the PDA	8
2.4. Listed buildings	9
2.5. Historic building assessment of Drinkstone Hall Farm	10
2.6. Historic map search and documentary study	11
2.7. Site walkover	11
3. Assessment of impacts and effects	13
3.1. The archaeological potential of the PDA	13
3.2. Potential of preserved archaeological remains within the PDA	14
3.3. Assessment of the impact of the development on the archaeological resource	14
4. Mitigation measures	15
5. Conclusions / Recommendations	17

6. List of contributors and acknowledgements	18
7. Bibliography	18
Disclaimer	18

List of Figures

1. Site location plan	4
2. Study area plan	4
3. Proposed development plan	5
4. Sites recorded on Suffolk HER in study area	9
5. Listed buildings in study area	10

List of Appendices

1. Drinkstone Hall farm historic assessment
2. Documentary report for Drinkstone Hall Farm
3. Brief and Specification

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

This Desk Based Assessment (DBA) has set the Proposed Development Area (PDA) within the known archaeological landscape through an examination of the Suffolk Historic Environment Record (HER), documentary and cartographic search, and historic building assessment.

The PDA consists of the manor of Drinkstone Lovayne, a medieval moated site of high status. The medieval Hall appears to have been demolished soon after its sale in 1841 to be replaced in the mid 19th century by the current Drinkstone Hall Farm. As such it lies in an area of known medieval occupation activity and is a site of local and regional importance.

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. However as the archaeological potential of the site is high, with archaeological remains being highly vulnerable to development, a program of archaeological evaluation by trial trenching is recommended as a first stage of archaeological mitigation works in advance of the development.

Consultation with the SCCAS/CT is advised at the earliest possible opportunity as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out.

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

1. Introduction

1.1. Project background

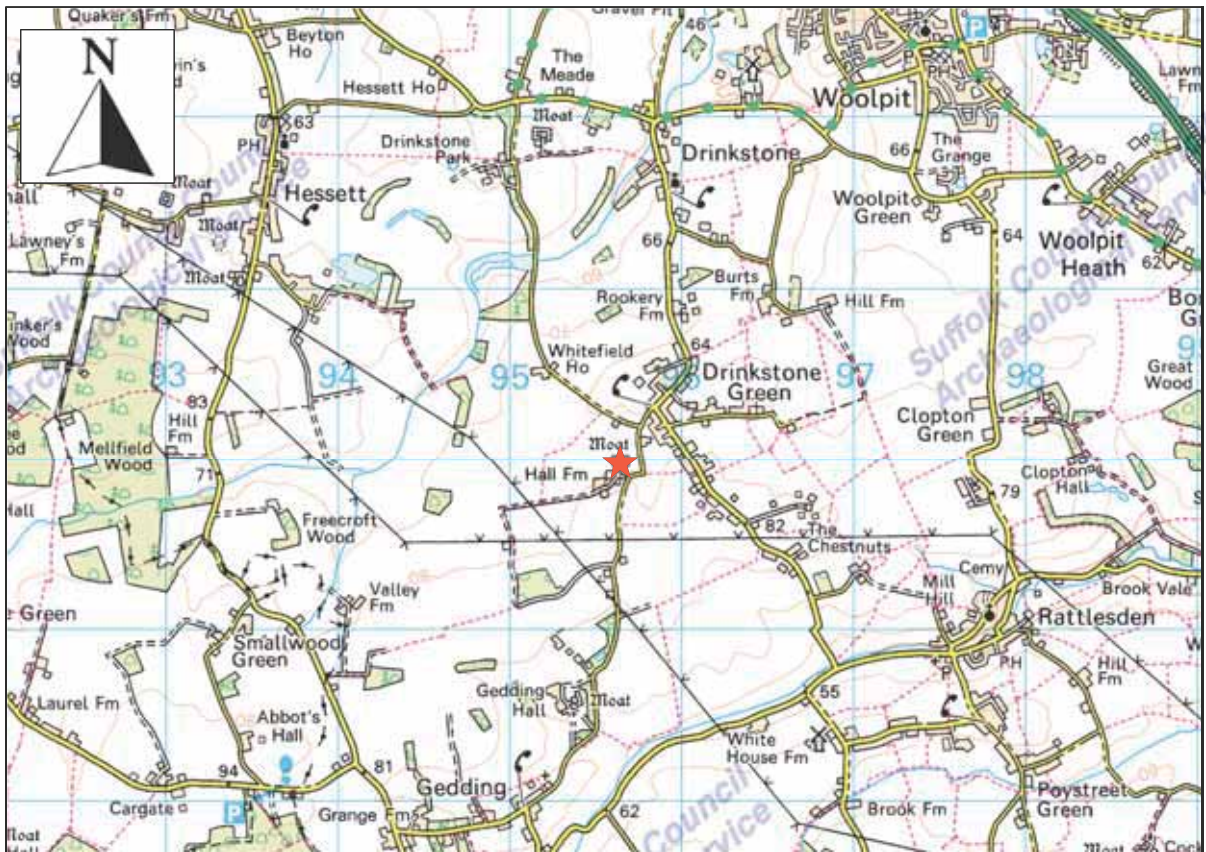
This archaeological Desk Based Assessment (DBA) has been prepared by J. A. Craven of Suffolk County Council Archaeological Service for Mrs S. Starr.

A planning application (2772/09) for the demolition of an existing outbuilding and two small extensions, and the construction of a new extension at Drinkstone Hall, has been made and is currently under consideration by the local planning authority, Mid Suffolk District Council. The Planning Authority had been advised by Dr Jess Tipper of the Suffolk County Council Archaeological Service Conservation Team (SCCAS/CT) that, in order to establish the archaeological implications of the proposed works, an archaeological impact assessment should be provided prior to consideration of the application, for which he provided a Brief and Specification (Appendix 3). This desk-based assessment is the first stage of these works and will assess the archaeological potential of the Proposed Development Area (PDA).

1.2. Site description

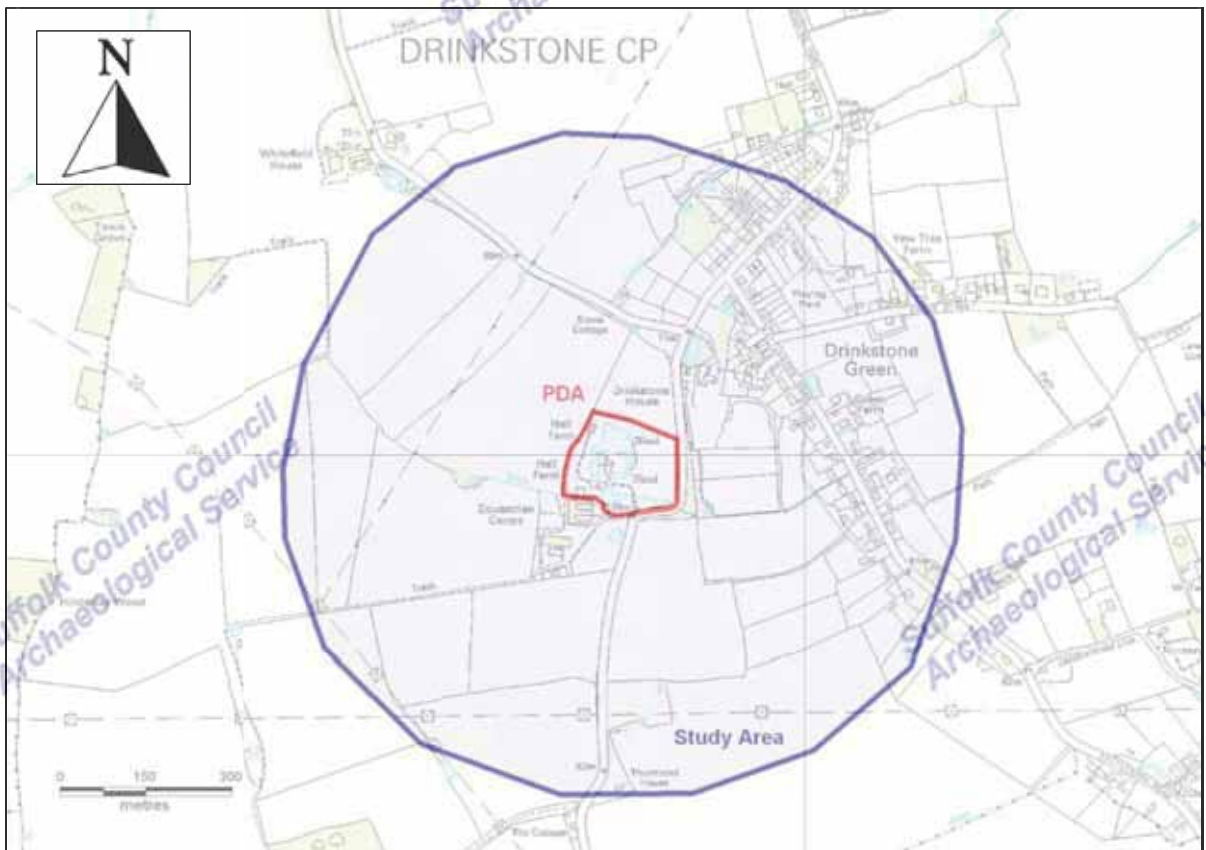
The subject of this assessment covers an area of approximately 2.8ha, centred at TL 9565 5999, in the parish of Drinkstone (Figs. 1, 2 and 3). The PDA lies c.250m to the south-west of Drinkstone Green, one of two settlement foci within the parish.

The site consists of Drinkstone Hall Farm, a large residential property set within the surviving elements of a moated enclosure. The remainder of the moat platform is open lawn, with one small outbuilding to the north-west. Outside the moated enclosure the rest of the PDA is formed by open mature gardens with isolated outbuildings to the south and north-west.



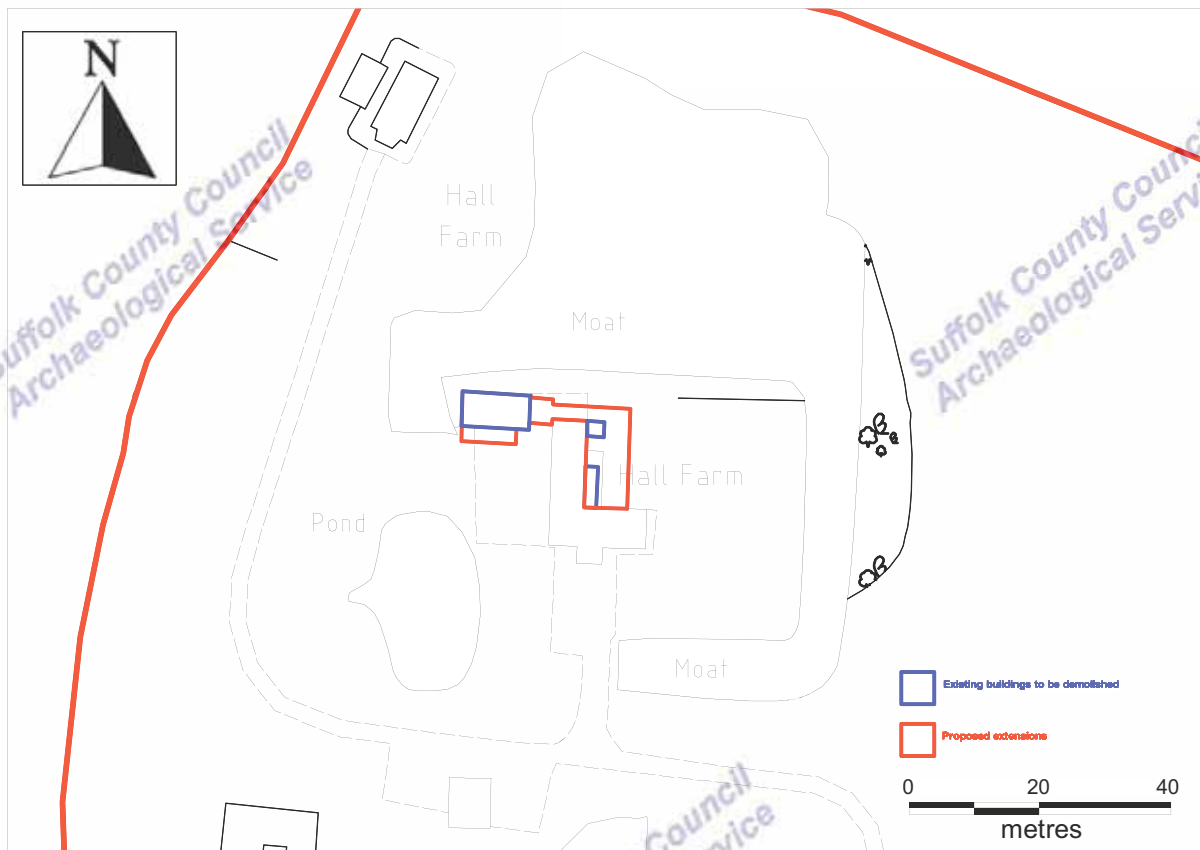
© Crown Copyright. All rights reserved. Suffolk County Council Licence No. 100023395 2009.

Figure 1. Site location plan



© Crown Copyright. All rights reserved. Suffolk County Council Licence No. 100023395 2009.

Figure 2. Study area plan



© Crown Copyright. All rights reserved. Suffolk County Council Licence No. 100023395 2009.

Figure 3. Proposed development plan

1.3. Topography and geology

The PDA is located on level ground at a height of c.79m AOD, some 1km to the south-east of the Black Bourne and 1.5km north of Rattlesden River, towards the top of a broad ridge which divides these river valleys. The site geology consists of deep loamy clay soils overlying chalky till (Ordnance Survey 1983).

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 (Fig. 2).

In accordance with PPG16, the Government's guidance on archaeology and planning, (www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9) and based on a SCCAS/CT specification (Appendix 3), this assessment examines the available archaeological sources. These include the Suffolk Historic Environment Record (HER), reports of any archaeological investigations, all readily

available cartographic and documentary sources, an assessment of the current buildings and a site walkover.

1.5. Aims

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

1.6. Methods

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

- A search of the Suffolk HER for any records within 500m of the perimeter of the PDA. The results are described and mapped in Sections 2.1-2.3 and Fig. 4 below.
- A search for listed buildings that may have a line of sight to the PDA. A summary is presented in Section 2.4 below.
- A site visit was made by a historic buildings specialist to assess the historical significance of existing buildings on the site. The report is included as Appendix 1, with a summary in Section 2.5 below.
- An assessment of all cartographic sources and historic documentation relevant to the PDA to identify historic landuse, the siting of old boundaries and earlier buildings. This is included as Appendix 2, with a summary in Section 2.6 below.
- A site walkover was conducted on the 13/11/2009. Photographs of the site and current building have previously been supplied to the planning authority.

1.7. 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 Monuments (SMs) and their settings as nationally important sites. There are no SMs within 500m 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.

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.

2. Results

2.1. Suffolk Historic Environment Record search

The HER only represents the archaeological material that has been reported (Fig. 4), this is the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area because other sites may remain undiscovered. This is considered as the 'potential' resource.

2.2. All known archaeological sites within the PDA

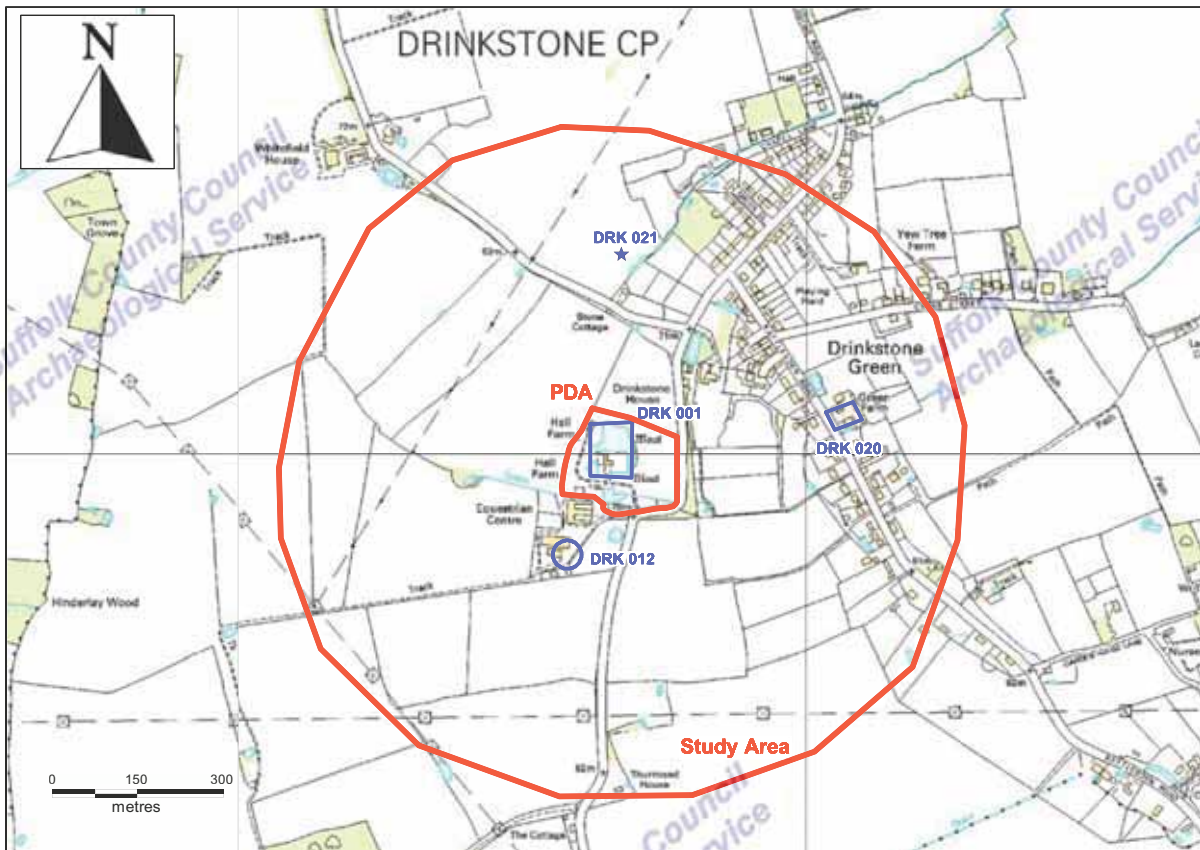
DRK 001: Medieval moat of Drinkstone Hall. Rectangular, circa 55m x 70m, wet, arms c.9m wide. Isolated, 600m from church, and c.300m from Drinkstone Green. Earlier house of George Goodday Esq, shown on a map of 1702 by Thomas Dade. This also shows various buildings in a yard to the south of the moat, including a dovecote (see DRK 012). The area to the north and east of the moat is named as 'Warren'. Now occupied by Hall Farm - appears externally to be 19th/20th century structure.

2.3. All known archaeological sites within 500m of the PDA

DRK 012: Site of dovecote on edge of farmyard adjacent to Drinkstone Hall on a map of 1702 by Thomas Dade. Other farm buildings, probably barns, are also shown.

DRK 020: - Archaeological monitoring in March 2002 identified a post-medieval pond, two undated pits and possibly the Green edge ditch during excavation of footings for three houses at Green Farm.

DRK 021: Small scatter of pottery sherds (7 Medieval, 1 Late Medieval and 3 Post-medieval), peg tile & much flint (from building?), found during metal detecting.



© Crown Copyright. All rights reserved. Suffolk County Council Licence No. 100023395 2009.

Figure 4. Sites recorded on Suffolk HER in study area

2.4. Listed buildings

There are four listed buildings within the study area, although none have a direct line of site to the PDA, all lying to the west at Drinkstone Green (Fig. 5). Drinkstone Hall Farm itself is not a listed building.

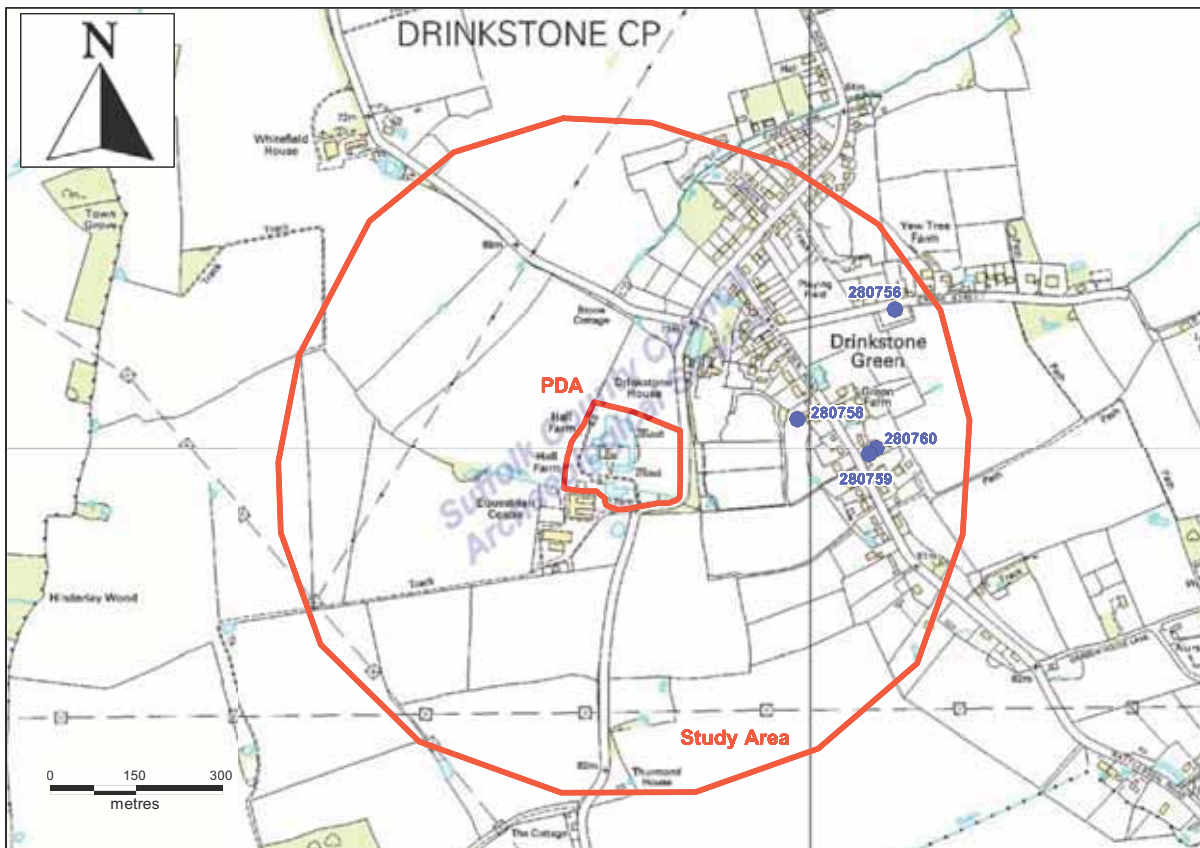
The following information has been drawn from the English Heritage Listed buildings online database at <http://lbonline.english-heritage.org.uk>.

Treaclebenders, Cross Street, DrinkStone Green. LBS No. 280756. TL 9614 6024. Grade II. Early 17th century house with 19th century alterations. Timber framed and plastered, with thatched or pantiled roof.

The Gables, Rattlesden Road, Drinkstone Green. LBS No. 280758. TL 9598 6004. Grade II. 17th century house or earlier. Timber framed and plastered, with thatched roof.

Kopsey Cottage, Rattlesden Road, Drinkstone Green. LBS No. 280759. TL 9610 5998. Grade II. 15th century house with 17th century or later alterations. Timber framed and plastered, with thatched roof.

Fyfers, Rattlesden Road, Drinkstone Green. LBS No. 280760. TL 9612 6000. Grade II. 17th century house with 19th century or later alterations, some reuse of 15th and 16th century components. Timber framed and plastered, with thatched roof.



© Crown Copyright. All rights reserved. Suffolk County Council Licence No. 100023395 2009.

Figure 5. Listed buildings in study area

2.5. Historic building assessment of Drinkstone Hall Farm

An assessment of the property has been completed by Leigh Alston and is included as Appendix 1. In summary the current structure is a renovated mid-19th century farmhouse with a modern external appearance but many original internal features of c.1860 date. There was no evidence of material from the earlier building, which occupied the site until at least 1838, being reused in the construction of the current property.

2.6. Historic map search and documentary study

An assessment of the available cartographic and documentary sources for the site held in Suffolk has been compiled by Anthony M Breen and is included as Appendix 2.

In summary this shows that documents and maps relating to the site are chiefly contained within the larger collections relating to another hall in the parish but has identified the site as being the manor of Drinkestone Lovayne's, this name being derived from the 14th century landowners. The medieval Hall appears to have been of considerable importance, maps from 1648 and 1702 show a substantial property, potentially dating to the late fifteenth or early sixteenth century when the manor was owned by the earls of Essex. A description of the property has been identified in sale particulars dating from 1838, together with a map largely tallying with the tithe map (see Fig 1, Appendix 1) of the same year.

2.7. Site walkover

A site visit noted that the property is situated in the north-west part of the moat platform, the remainder of which is in use as open lawn and driveway with occasional mature trees. The edges of the moat generally consist of a moderately sloping bank descending, c.1m-1.5m to the water-level. The height of the central platform is level with the property grounds to the south.

The proposed extension on the eastern side of the property will largely be situated on open lawn, apart from where it overlies the footprints of two small extensions which are to be demolished. There was no indication of whether this area of lawn had been disturbed at any point, with ground levels remaining consistent throughout.

To the north of the property is a broad area of wooden decking which, supported by posts, sits above the current ground-level and stretches to the edge of the moat. The proposed works include the replacement and extension of this structure and a narrow extension along the north wall of the property.

To the north-west of the property is a one-story outhouse at the edge of the gravel driveway. This is to be demolished and replaced with a larger structure connected to the house and so will involve groundworks beyond its footprint. Again there was no indication of whether the driveway had seen significant disturbance, ground-levels remaining consistent with that seen across the moat platform.

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

3. Assessment of impacts and effects

3.1. The archaeological potential of the PDA

The PDA encompasses the medieval manorial site of Drinkstone Lovayne's whose origins date back to at least the 14th century.

The site appears to have been of a high status during the medieval period. The maps of 1648 and 1702 show the Hall as consisting of two connected ranges standing largely separate from ancillary buildings, other than a gatehouse standing over the single southern causeway across the moat and small buildings on the western side of the moat platform. The main ranges of barns and dovecote are shown to the south of the moated enclosure. This is a site of regional importance and although not currently protected as a Scheduled Monument is certainly comparable to other medieval moated sites in the County that are designated such.

By 1838 a second entrance through the moat is apparent on the western side, and again secondary buildings are apparent on the western and northern sides of the moat platform. The sizeable property shown is likely to be the medieval Hall, although it cannot be shown to match the earlier map of 1702, and it is most probable that it was demolished by its new owners following a sale in 1841, whereupon it was replaced with the current mid 19th century property. Initial assessment of the current structure suggests that no part of the medieval hall survives above ground and no fabric was reused.

Substantial changes to the moat enclosing the site have also occurred since 1838, particularly the enlargement of the northern arm into a substantial pond and a loss of definition to the originally squared south-western corner

The archaeological potential of the PDA therefore is high. The entirety of the moat platform is likely to contain significant archaeological remains relating to high status medieval occupation.

3.2. Potential of preserved archaeological remains within the PDA

The potential for archaeological remains within the PDA, specifically the moated enclosure, is thought to be high. Ground levels on the moat platform do not seem to be reduced from that of the surrounding gardens and, with the bulk of the platform being open lawn, the amount of modern disturbance may be quite limited. The Second Edition Ordnance Survey (Appendix 1, Fig. 2) for instance shows very little difference to the modern layout.

The demolition of the probable medieval Hall after 1841 and its replacement will have caused an unquantifiable level of disturbance but over a limited area. There is no firm reason however to suggest that occupation deposits and foundations relating to the various outbuildings, gatehouse and the eastern wing in particular of the medieval hall, do not still survive *in situ*. Substantial changes to the moat itself have occurred, although the interior outline is largely intact.

Without further intrusive investigation it is not currently possible to fully determine the level of disturbance that may have been caused to medieval deposits, particularly by activity since 1841. The owner, Mrs Starr, is currently awaiting the completion of a geo-technical report and this may be of use to the planning authorities archaeological adviser in assessing the level of disturbance or depth and preservation of potential archaeological deposits.

3.3. Assessment of the impact of the development on the archaeological resource

The development will involve substantial below ground disturbance in the form of footing trenches for the proposed extensions. Although these works are limited in extent, occupying only a small portion of the moat platform, they are located in specific areas of potential, namely the eastern wing of the building extant in 1838 and associated outbuildings to the west and north-west of the property. Any archaeological remains relating to the medieval occupation of the site are highly vulnerable to development as, with ground levels appearing to be unchanged, they are unlikely to be at a depth sufficient to be preserved intact.

4. Mitigation measures

While the site is of regional importance it is not thought to contain archaeological deposits of such significance to warrant preservation *in situ*. However the development may have a negative impact upon any evidence of medieval occupation that does exist and this impact will require mitigation through a program of archaeological works. This program, to be specified by SCCAS/CT, will be aimed at fully recording and analysing potential deposits.

The impact of a small development of this nature, here some c.200sqm of which a large portion is occupied by existing buildings, can often be mitigated by the imposition of a 'watching brief' condition on an approved planning consent, if the site is thought to be of low potential. In this case however it is thought that a more robust and controlled approach is required to adequately record the potentially significant deposits upon the site.

Normally national guidelines recommend that potential archaeological sites are evaluated by geophysical survey and/or trial trench evaluation prior to the determination of any application (PPG16 paragraphs 8, 27 and 28). Until an evaluation is undertaken, it is usually impossible to define the extent of archaeological work that may be required on a site and equally difficult to calculate the likely cost and time implications. Bearing this in mind developers are strongly advised to undertake archaeological evaluations at the earliest opportunity to clarify the likely archaeological work required and its cost.

In this case two evaluation trenches could be placed across the footprints of the proposed eastern and north-western extensions to quantify the quality and importance of the archaeological resource and enable a decision to be made as to the need for further work such as small-scale archaeological excavation or monitoring of development works. However this would require the existing outbuilding to be demolished which will not occur unless planning permission is granted.

Therefore it may be necessary to evaluate the site after planning permission is granted, which would then confirm whether further work was required. For such a

small site, as an evaluation would encompass a significant portion of the area, it could be beneficial, if significant deposits were identified, to immediately extend the evaluation trenches into an open area excavation. The results could then be assessed in a single report as opposed to separate evaluation and excavation projects.

As regards the existing property it is not thought that it merits further investigation prior to any works or to be of sufficient importance to warrant any restrictions to be imposed upon the proposed development. Dating to the mid 19th century it is not listed and does not appear to contain any re-used elements from its predecessor.

It should also be noted that further development within the moat platform at any stage in the future will almost certainly require a program of archaeological evaluation as a minimum requirement prior to determination of a planning application.

5. Conclusions / Recommendations

This Desk Based Assessment has set the Proposed Development Area within the known archaeological landscape through an examination of the Historic Environment Record, a cartographic and documentary search and a building assessment.

The PDA consists of the manor of Drinkstone Lovayne, a medieval moated site of high status. The medieval Hall appears to have been demolished soon after its sale in 1841 to be replaced in the mid 19th century by the current Drinkstone Hall Farm. As such it lies in an area of known medieval occupation activity and is a site of local and regional importance with potential to address topics defined in the Regional Research Agenda for the Eastern Counties (Brown and Glazebrook, 2000) such as the evolution of the medieval house and farmstead.

It is not thought that archaeological deposits of such significance to require preservation *in situ* exist but a program of further archaeological work is recommended to mitigate the effects of the proposals upon the archaeological resource of the site.

The next stage of works, it is recommended, should consist of trial trench evaluation which may subsequently lead to further monitoring of ground works or small-scale open area excavation of the development footprint.

Consultation with the Suffolk County Council Archaeological Service/Curatorial Team is advised at the earliest possible opportunity as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out.

6. List of contributors and acknowledgements

This report was commissioned and funded by Mrs S Starr.

The desk based assessment was carried out by John Craven, of Suffolk County Council Archaeological Service Field Team (SCCAS/FT). The cartographic documentary study was carried out by Anthony M. Breen, a freelance history researcher and the historic building assessment by Leigh Alston, a freelance architectural historian.

7. Bibliography

Brown, N and Glazebrook, J. (Eds), 2000, *Research and Archaeology: a Framework for the Eastern Counties, 2. Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper No. 8.

Ordnance Survey, 1983, *'Soils of England and Wales': Soil survey of England and Wales, sheet 4 Eastern England 1:250,000* Harpenden.

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

Leigh A. Alston MA (Oxon)
Architectural Historian

**4 Nayland Road
Bures St Mary
Suffolk CO8 5BX**

Tel. (01787) 228016

E-Mail: leigh.alston@virgin.net

Drinkstone Hall Farm Historic Assessment

Based on internal inspection of 17th November 2009 and intended to inform a desktop study of the site by Suffolk County Council Archaeological Service

Drinkstone Hall is an unlisted mid-19th century farmhouse that according to its present owner was heavily renovated in *circa* 1990 after a long period of semi-dereliction. The external render and fenestration were renewed as part of this renovation, and the building has a modern external appearance. The interior retains many original features of *circa* 1860, however, including a stick-baluster staircase, arched coal grates and foliate ceiling cornices. A central stair passage divides a dining room and drawing room in the front (southern) range, while the kitchen and service rooms lie in a rear wing which projects from the western end of the northern elevation to create an L-shaped outline. The two-storied entrance porch is of painted Gault brick (probably Woolpit whites), but the remaining external walls appear to consist of rendered studwork. There is no obvious evidence of re-used material, and the brickwork of the cellar beneath the southern range and its deal roof structure are both consistent with a mid-19th century date.

The Drinkstone title map of 1838 shows an earlier house which lay to the rear of the present southern range and partly on the site of the northern wing (fig.1), together with a scattered group of farm buildings to the south-west. The distinctive outline of the existing house appears for the first time on the first and second edition Ordnance Surveys of 1886 and 1904 respectively (fig.2), along with a new and probably contemporary 'model farm' complex (see SCC HBR dated April 2008). The Ordnance Surveys label the property 'Hall Farm on site of Drinkstone Hall', and the name 'Drinkstone Hall' was for a time associated with a much larger Georgian brick house that lay elsewhere in the parish and was occupied in the early-20th century by Lady Douglas (see press cuttings in Suffolk Record Office). The transfer of high-status names from one site to another in this way was not uncommon in the 19th century, and there is nothing to suggest the moated site was not associated with the main medieval manor of Drinkstone and the hall mentioned in Domesday. The farmhouse was still known as Drinkstone Hall in White's Directory of 1844, and the tenanted farm contained a substantial 287 acres of land in 1838.

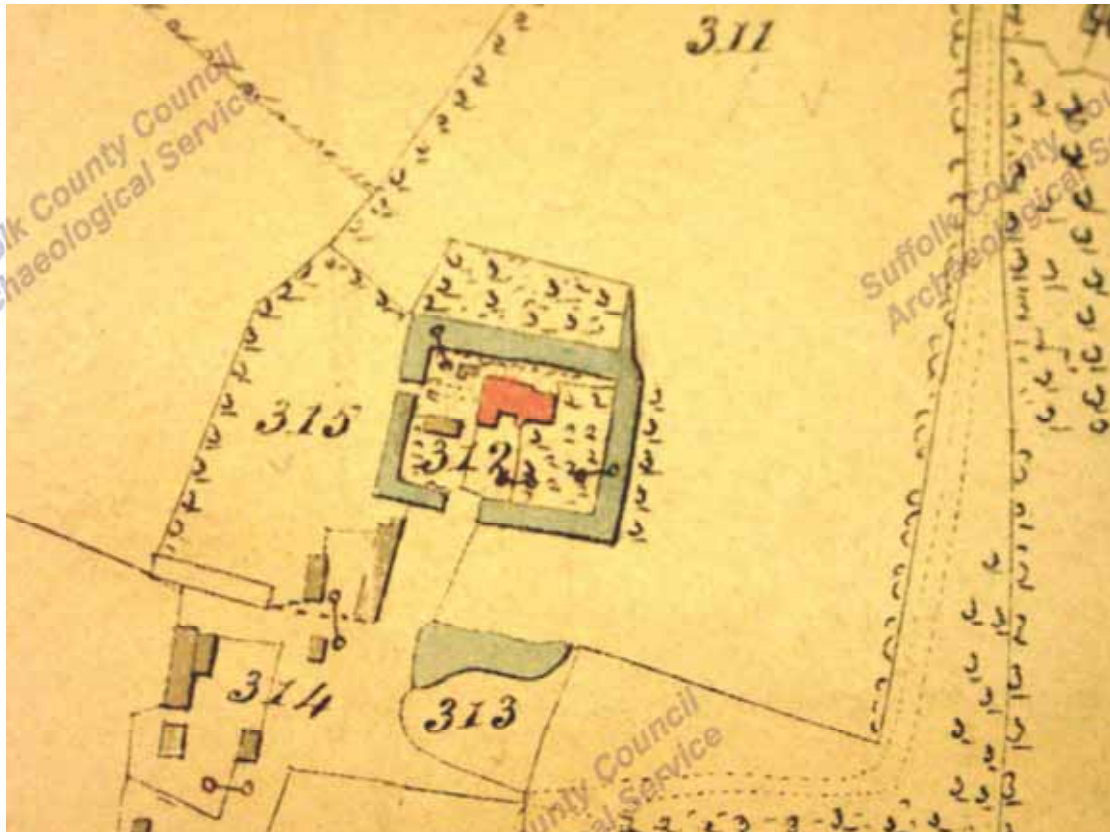


Figure 1
 Detail of Drinkstone tithe map of 1838, showing house to rear (north) of moated site and farm buildings to south-west

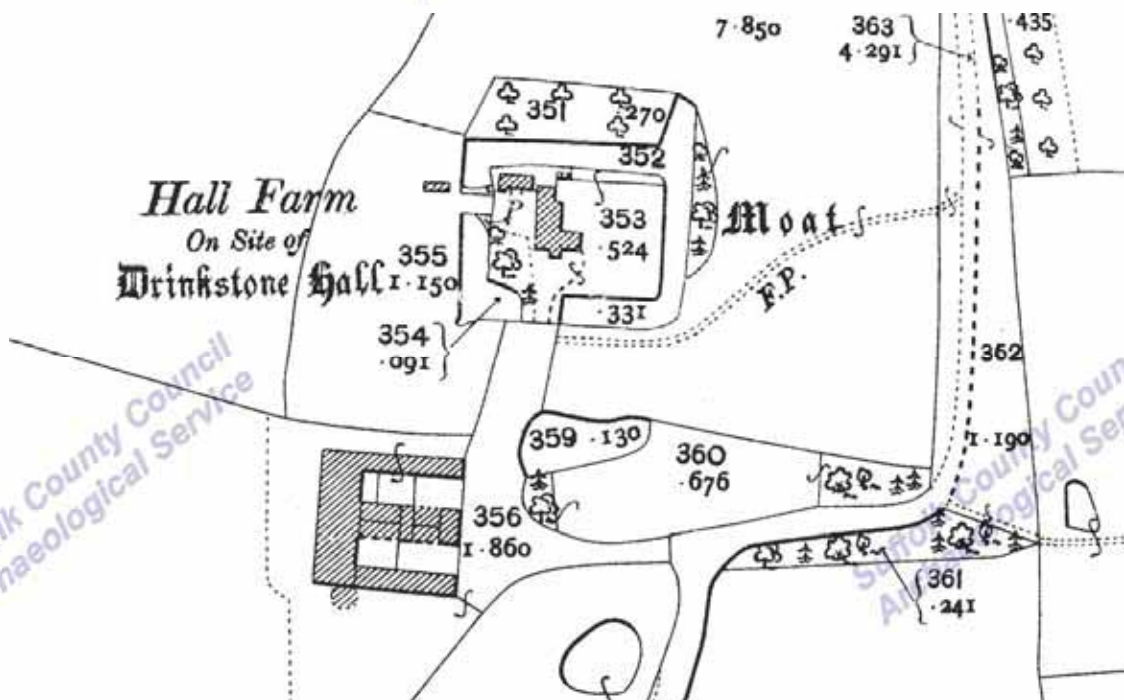


Figure 2
 Second Edition 25 inch Ordnance Survey of 1904, showing the existing L-shaped house in the centre of the moat with mid-19th century 'model farm' to south-west

Appendix 2. Documentary report for Drinkstone Hall Farm

By Anthony M Breen

1. Introduction

The parish of Drinkstone was formerly in West Suffolk and within Thedwestry Hundred. Most of the historic records relating to this parish are held at the Suffolk Record Office in Bury St Edmunds, however a small number of potentially significant documents are held at the record office in Ipswich and therefore records held at both locations have been examined for this report.

In order to successfully carry out documentary research relating to any site, it is important to consider not only the site's geographic location, but also the names of the previous owner's and if possible the system of tenure for the property. Drinkstone Hall Farm was formerly the site of one of the manors of Drinkstone. There is a description of the descent of the two manors of Drinkstone in Copinger's 'Manors of Suffolk' (Copinger 1910). He identifies the alternative name for the manor of Drinkstone Hall as Lovayne's Manor. From the early eighteenth century this manor with the advowson of the parish church, that is the right to present the incumbent to the living, was in the hands of George Gooday of Fornham All Saints. Gooday also held the lordship of the manor of Rattlesden Hall. He died unmarried in 1758 when the manors passed to his relative Thomas Moseley who died in 1776 when the manor passed through the family until the time of John Moseley who held the lordship in 1840.

'This manor and that of Rattlesden were in September 1829, offered for sale in London, with two farms of Rattlesden Hall and Drinkstone Hall, and three other farms there, and at Gedding and Felsham' ... 'The same properties were again offered for sale 14th August 1838. The Drinkstone Hall farm was stated to contain 309 acres 2 roods 24 perches' ... 'A sale was effected in 1841 of Drinkstone Hall, apart from the manor, with 232 acres 0 roods and 36 perches of arable land, 65 acres 2 roods 22 perches of meadow and pasture and 11 acres 3 roods 16 perches of wood and plantation to James Gudgeon, solicitor of Stowmarket, for George Hart'.

The second manor 'Halls alias Timperley's Manor' had been in the possession of the Timperley Family of Hintlesham Hall until the late sixteenth century when, according to Copinger, 'After this the manor is difficult to trace, and there are various conflicting devolutions'. He suggests that from 1612 through to 1703 the title to the lordship was in the hands of various members of the Mootham family, however he also notes that 'Another account states that the manor passed before this to Thomas Wood, D.D., Bishop of Lichfield and Coventry, son of Thomas Wood, of Hackney and younger brother of Sir Henry Wood, of Loudham Hall, and that he died seised 18th April 1692, leaving the same by his will dated 11th November 1690 to his nephew, Henry Webbe, he having taken the name of Wood'. 'In the great partition of the estates of Sir Henry Wood 5th December 1747, a deed of 23rd May 1671 is recited in which Sir Henry Wood is shown then to have held the manor under the name of "Drinkston-cum-Temperley", and in fact he conveyed it by his recited trustees'.

Unfortunately an initial search of the record sources held in Bury St Edmunds has shown that the present Drinkstone Hall Farm is depicted on an early estate map of 1648 (ref. HB 502/2753/7/38) and a manor of Drinkstone Tymperley is described in a survey, written in Latin and dated 1616/17 (ref. HB 502/2753/7/11). When these two documents are compared, it is instantly apparent that they relate to two separate properties, though both documents are in the same collection of solicitors' papers. The site as shown on the 1648 map is that of a high status property built at a much earlier date when it was much more than a tenanted farm. These records relate to the properties of the Grigby family and there is no mention of this family in Copinger's accounts of the descent of either manor. An important part of the research for this report is to separate the two manors and then identify the earlier owners, as there is a collection of manorial documents including medieval accounts for both manors.

The name of Joshua Grigby esq is marked on Hodskinson's 1783 Map of Suffolk (Fig. 1) as the then owner of the estate of Drinkstone Park. The same map shows that 'Revd Mr Moseley' onetime lord of the manor of Drinkstone Lovayne's owned another property in Drinkstone but his house was not the site of 'Drinkston Hall' shown on the map to the south of both properties and adjoining 'Drinkston Green'. Drinkstone Park was demolished in about 1952 (Kenworthy-Browne et al 1981).



Figure 1. Extract from Hodkinson's Map of Suffolk, 1783

The present buildings have been examined and described in Leigh Alston's Historic Assessment (Appendix 1) and the site has been compared with the building shown on the 1838 Tithe map of Drinkstone. These sources have not been revisited for this report.

All the records held at Ipswich are in artificial or miscellaneous collections, that is, the documents are divorced from their original administrative use and have come to the record office as antiquarian collection or through purchase.

2. Maps

The site of Drinkstone Hall is shown on a sale plan of 1838 (Figs. 2 and 3, ref. HD 12:2737/3) held at the Suffolk Record Office in Ipswich. The now separate sale particulars are dated 14 August 1838 (Figs. 4 - 6, ref. HD 12:2737/5). The plan shows the Freehold Estates of Drinkstone Hall Farm, Rattlesden Hall Farm, White House Farm, and High Town Green Farm 'situate in the Parishes of Drinkstone,

Rattlesden, Gedding, Felsham and Brettenham'. Of these four properties the lands of three of the farms adjoined, with only the property in Brettenham separated from the rest of the estate. The total acreage is given as 1850 acres and each property was 'on leases to highly respectable tenantry'. Drinkstone Hall Farm was then tenanted to John Raynham senior and had been let on a lease of 8 years commencing 'from Michaelmas 1838'. The farmhouse is described as containing 'two sitting rooms, kitchen, two store rooms and buttery, large dairy and beer cellar, eight bed chambers, and three attics'. The various agricultural buildings are also listed in the particulars. A full list of the lands attached to this farm is given with a total acreage of 297 acres 3 roods 18 perches. The description continues (Fig. 8) 'connected with this farm is the valuable manor of Drinkston, with Lovaines extending over the entire Parish of Drinkstone, containing about 2000 acres, or thereabouts with the rights, royalties, immunities and privileges belonging thereto, and the timber, stands, and pollards growing on the waste and one-third of the timber felled and sold off the copyhold land'.

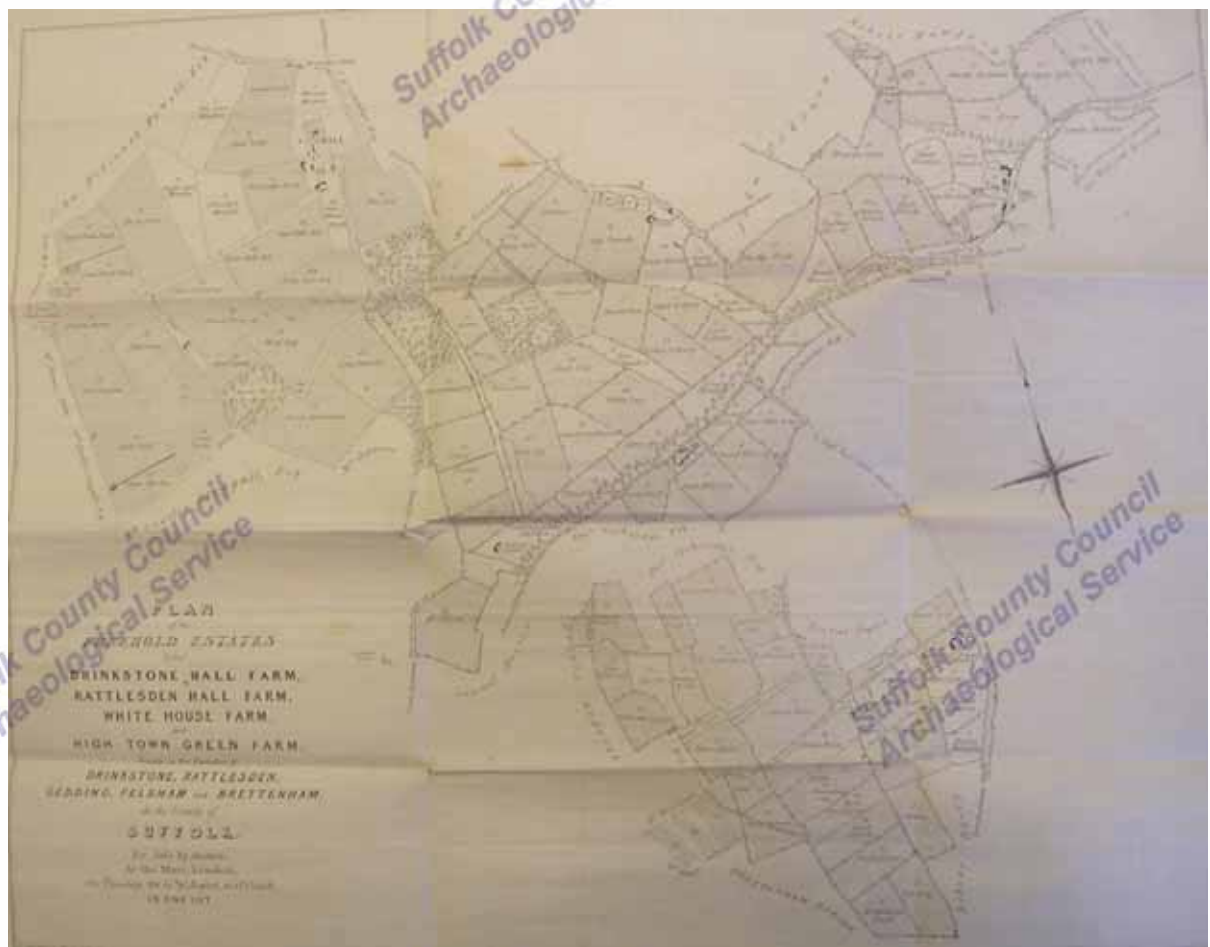


Figure 2. 1838 sale plan

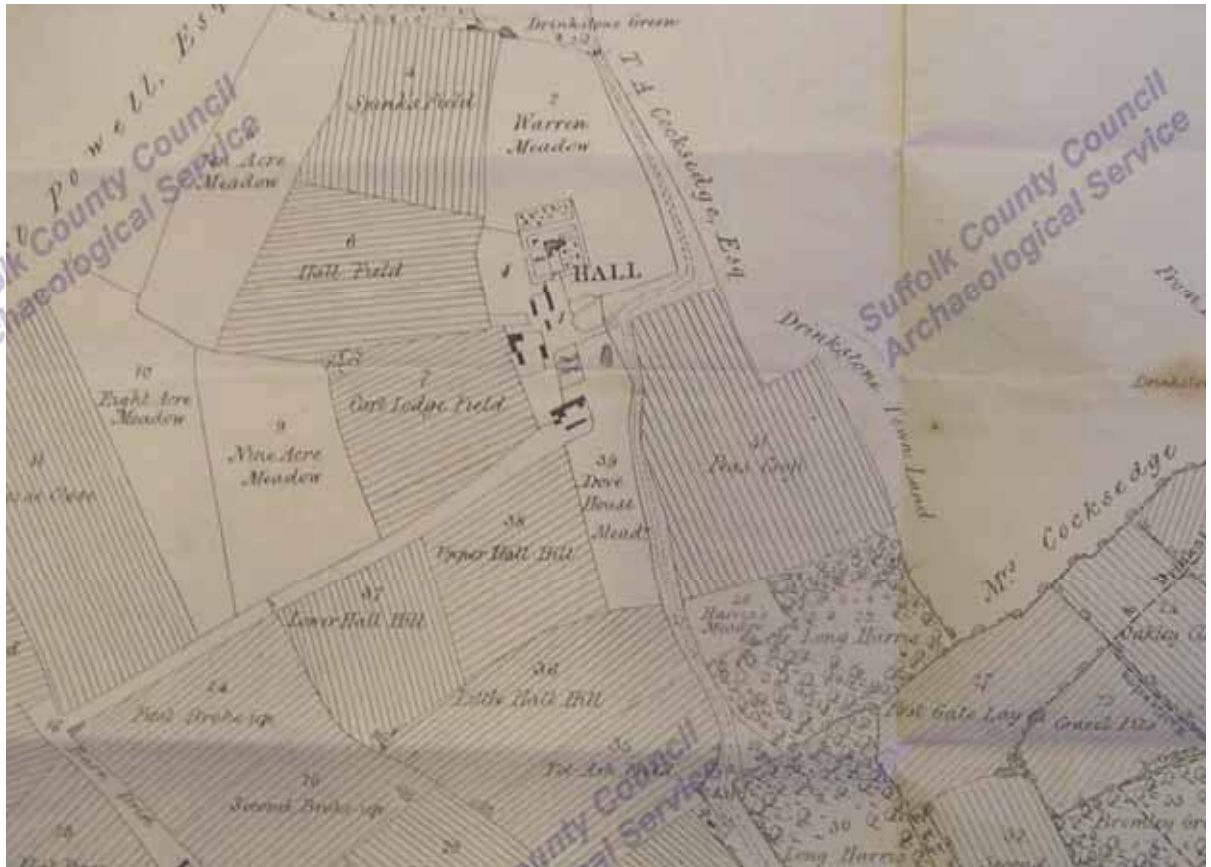


Figure 3. 1838 sale plan – detail of Drinkstone Hall

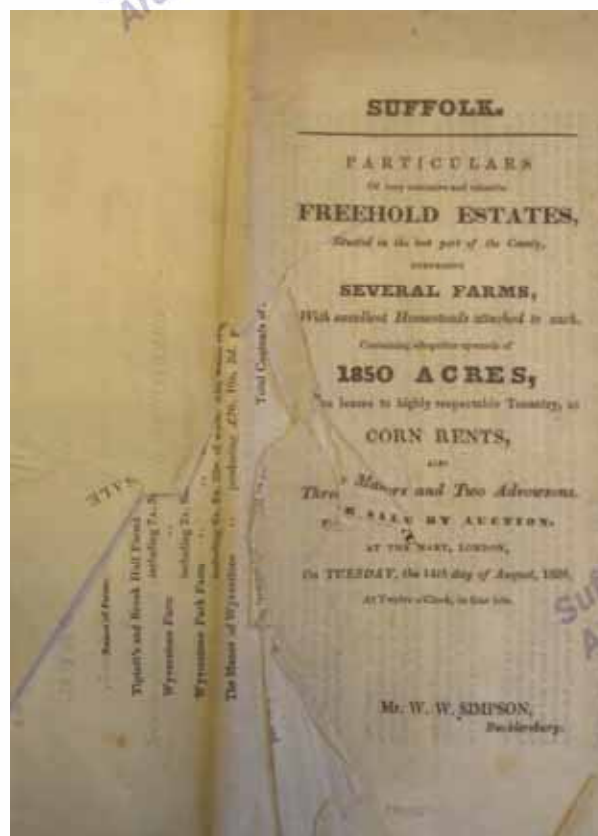


Figure 4. 1838 Sale particulars cover



Figure 5. 1838 Sale particulars

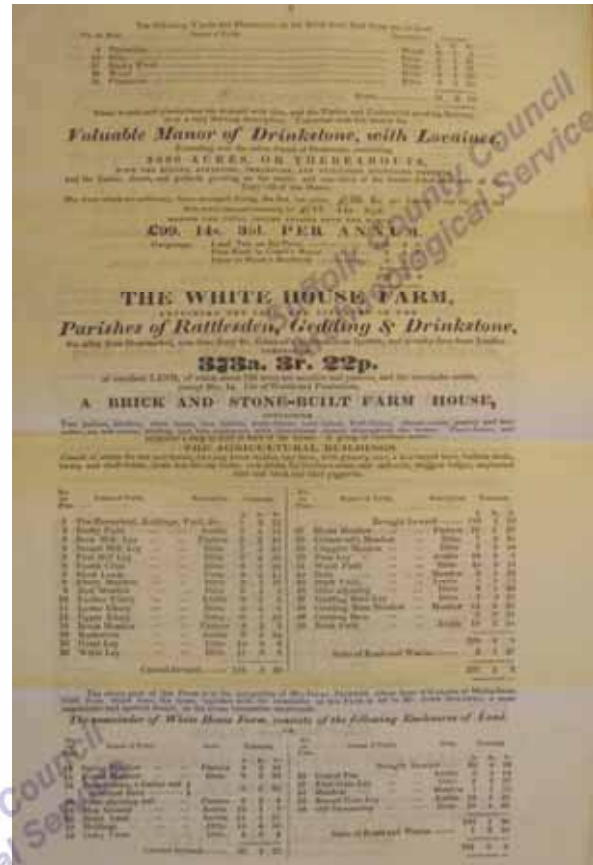


Figure 6. 1838 Sale particulars continued

There is also a copy at Ipswich of the sale particulars of 26 October 1841 in the Farrar Collection for Wyverstone (ref. HD 78:2671). There is no map with these particulars though the text describing the details of the property is the same as in 1838 (copies of these particulars are included in the digital site archive).

In this second sale of 1841 the title to the lordship was offered as a separate auction lot from the site of Drinkstone Hall and attached farmlands.

At the Suffolk Record Office in Bury St Edmunds there are two earlier maps showing this farm. On Thomas Dade's 1702 map of 'The Manor House and Demesne lands of Drinkston Hall ... now in the possession of George Goodday ... according to a survey and admeasurement thereof' (Figs. 7 and 8, ref. HB 502 2753/7/39) the buildings within the moat are clearly shown as occupying in part the same area as on the tithe map and sale plan of 1838. There are some significant differences, in that the house appears to consist of two parallel ranges of domestic buildings, the bridge and possible gate house appear to be further to the east of the present

entrance, and there are three secondary structures to the west of the house. It is also interesting to note that all the agricultural buildings, including two large barns and a dovecote, are to the south of the moat and entirely separate from the buildings within the moat itself.



Figure 7. Thomas Dade's map of 1702

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service



Figure 8. Thomas Dade's map of 1702 – detail of Drinkstone Hall

The same domestic buildings are shown on Benjamin Hare's 'The Mannor House and Demeasne lands of Drinkston Hall ... now the possession of Edward Diggs ... according to a survey and admeasurement thereof ... 1648' (Figs. 9 and 10 ref. HB 512 2757/7/38). There are some small differences in the arrangement of the ancillary structures as shown on this map with just a single building shown to the west of the house and the bridge and probable gatehouse depicted in a clearer fashion. The Record Office catalogue suggests that the coat of arms is that 'presumably of Edward Diggs, then owner of the property'.

Both maps name the site as Drinkstone Hall. Copinger makes no mention of Edward Diggs, though he does mention George Goodday as the owner of 'Lovayne's Manor'.



Figure 9. Benjamin Hare's map of 1648



Figure 10. Benjamin Hare's map of 1648 – detail of Drinkstone Hall

3. Sale Particulars

In the Iveagh Collection held at Ipswich, there is 'a Particular of an Estate in Whepstead ... and another at Drinkstone ... to be sold' (ref. HD 1538/17 folio 111). This document has been signed by 'H. Ord' and dated 12 January 1747 (1748), though his handwriting is different from the main text of this document. Drinkstone is described as 'Drinkstone Tymperlies' with various amounts for the receipt of manorial rents and the entry 'Tymperlies Hall Farm in Drinkstone in the occupation of Zachariah Underwood at per annum £70 0s 0d'. Link Farm and Nightalls Farm are also listed under this heading. The estate was described as

'The situation of these estates are fine, the buildings very convenient and in exceeding good repair, and the house called Tymperlies Hall fit for a Gentleman, and the farms all let at old rents without any advance for 100 years past and more and may be advanced at least £30 a year and no lease upon any part thereof.'

The tenure is described as 'All Freehold except about 25 acres of land holden of the manor of Lovains out of Tymperlies Farm ...'. Then under a final heading of 'The Outgoings of the said estate' it states 'To the manor of Lovains yearly out of Tymperlies Hall farm a copy and free rent of £1 7s 9d'.

The date of this document suggests that it was prepared in advance of the partition of the estate in December 1747. There are a number of copies of the deeds relating to the partition of the estate at the record office in Bury (ref. HB 502 2753/7/34 & FL 651/13/4 and HA 507/2/193). In each case the lands in Drinkstone passed into the possession of the Bury St Edmunds grocer Joshua Grigby.

The record office in Ipswich also has 'A Rental of all the mannors lands and tenements of Sir Henry Wood Knight and Baronet deceased, in the county of Suffolk December 12th 1671' (ref. HD 1436/1 and photocopy P628/1). The properties described in this rental begin with those in 'Whepstead & Brockley near Bury St Edmunds' and continue on the second page with 'Drinkston Timperley', 'The Mannor house until Michaelmas last in Mr Lambs occupacon at which time he left it and is now untenanted per annum £114 6s 9d'. The names of another seven freehold

tenants are then given including that of Thomas Cocksedge who was also 'bailiff & collector of the quit rents of the manor of Drinkston'. Again there is some ambiguity as to the name of the manor. The other manors described in this document included Elmeswell & Woolpit, Thelnetham, Veales, Syleham, Cretingham, Dunnington, Hacheston, Parham, Ash, Loudham, Ufford, Sutton, Wantisden, Rendlesham, Eyke, Dunningworth, Bromeswell, Hollesley Blyford and Shotley. These manors are mainly in East Suffolk and in the hundred of Plomesgate.

4. Manorial Surveys

The main collections of property records for this estate are in the Partridge and Wilson Collection at Bury St Edmunds (ref. HB 502). The Royal Commission on Historical Manuscripts prepared the catalogue of this solicitors' collection in 1973. The structure of the catalogue preserves the context of the documents, as they were stored at the firm's premises. The Drinkstone documents were the 'Contents of a large wood box with the label inside "J.H. Powell, Esq., Grigby estate the deeds etc'. Most papers relate to the manor of Timperleys however some documents are copies of court rolls for the manor of 'Drinkstone Lovaines'. The two maps of 1648 and 1702 are in this collection.

Amongst the various deeds and other documents there is the 'Drinkeston Surveighe Booke made anno domini 1617 by Mr Waterman' (ref. HB 502 2753/7/11). There is a second copy of this survey, though not written in the same hand, in a collection of manorial documents formerly held at Moyses Hall Museum in Bury (ref. E7/10/4/(3)). The copy in the solicitors' collection has the full title describing the survey in Latin as that of the manor of 'Drinkestone Tymperleys in Drinkestone and Wolpytt in the County of Suffolk parcels and possessions of Nicholas Tymperley senior of Hintlesham'. Both copies are specifically dated 25 September 1616 and both begin with

'First the site of the aforesaid manor with one messuage one barn one stable and other buildings on the same built and also with one orchard and one wood surrounded (circundat) with the moat containing together 9 acres 10 perches'. The

remaining parts of the demesne lands are in the Partridge and Wilson copy as: the Homeclose 9 acres 2 roods 'laying between the Lord's hall in part and the lord's entrie in part on the part of the west and the lord's close called the New Close on the part of the east', Cookestcoole Close, 8 acres lying between the entry and Millhill Close, Millhill Close, 6 acres 2 roods, with the mill mount and the New Close 7 acres and 2 roods. In the Moyses Hall copy the description of the demesne lands continues not with the Home Close but with Wheatfield 6 acres 1 rood, a meadow called the Stylt 4 acres 1 rood, Stonyland 4 acres 2 roods etc. Three other pieces are then described before Newclose 7 acres 2 roods and Home Close 9 acres 2 roods etc.

The description of the buildings within the moat is quite different to the buildings as shown on the map of 1648 and the demesne fields are not the same.

These surveys are important as they establish without doubt that Drinkstone Hall was the site of the manor of Lovayne's and not Timperley, however it does not explain why the two maps of the manor of Drinkstone Hall (Lovayne's) are amongst documents relating to an entirely separate manor. In the 1838 tithe apportionment, John Moseley is listed as the owner of Drinkstone Hall Farm and his tenant was John Raynham, the same as in the sale particulars. The then owner of Drinkstone Park was John Harcourt Powell, whose name appears on the box containing the deeds at the office of Partridge and Wilson, however the park was tenanted to Anna Grigby.

5. Further Research

The manorial records held at Bury are for the manor of Drinkstone Halls alias Timperley, the earliest records dating from 1312 are those of 'Stephen "de Aula de Drinkstone"' and the manor was later styled as Drinkestone Halls (Aula = Hall in Latin). These records include a bailiff's accounts for the manor that may contain details of the buildings (ref. E7/10/1.4 (1474-75) & E7/10/3 (1462-1482)). These records are not relevant for the further study of this site.

In the card index to the manorial records, apart from two abstracts of the title (ref. 320/23 (1774-1859) and E7/10/35 (c. 1801)) for the manor of 'Drinkstone Hall alias Lovaynes', there appear to be no manorial court rolls, accounts or surveys of this manor. The second abstract of circa 1801 was for the property of John Moseley.

In Copinger's 'Manors of Suffolk', after the death of Mathew de Lovaine in 1302, 'From this time ... the manor passed in the same course as the Manor of Bildeston in Cosford Hundred'. In his account of the manor of Bildeston he mentions other member of the De Lovaine family through to the death of John de Loveyne in 1347. By the 1380's the manor had passed to Sir William Bouchier. There are specific references to the manor of Drinkstone in the inquisitions held on the death of Henry Bouchier, 1st Earl of Essex who died in 1483 and Henry Bouchier, the 2nd Earl who died in 1538. In the second inquisition there is a reference to the manor having been leased to a Thomas Wrenn who had 'felled and stocked additional 100 oaks', possibly building materials. These records are at the National Archives in Kew.

6. Conclusion

This is a manorial site connected with the manor of Drinkstone Lovayne's. The range of buildings shown on the maps of 1648 and 1702 suggest an important site and the buildings themselves are likely to have been much earlier possibly late fifteenth or early sixteenth century when the manor was the property of the Bouchier family who were the earls of Essex.

Apart from the maps the only full description of the buildings is contained in the sale particulars of 1838.

References

Suffolk Record Office, Ipswich

HD 78:2671 Wyverstone Sale Particulars Drinkstone Hall 1841

HD 12:2737/3 Sale Plan Drinkstone Hall 1838

HD 12:2737/5 Sale Particulars Drinkstone Hall 1838

HD 1538/17 Iveagh Collection: Sale Particulars Drinkstone Tymperlies 1747

HD Rental of manor, lands and tenements of Sir Henry Wood, knt., 1671

Suffolk Record Office, Bury St Edmunds

Partridge and Wilson Collection

HB 502/2753/38 Map of Drinkstone Hall Benjamin Hare 1648

HB 502/2753/39 Map of Drinkstone Hall Thomas Dade 1702

HB 502/2753/11 Survey Manor of Drinkstone Timperley's 1616

Moyses Hall Manorial Documents

E7/10/4.3 Survey Manor of Drinkstone Timperley's 1616

T 107/1 Tithe Apportionment Drinkstone 1838

Published Sources

William A Copinger, 1910 *The Manors of Suffolk Notes on Their History and Devolution: The Hundred of Thedwastry*, Volume 7, Manchester.

John Kenworthy-Browne, Peter Reid, Michael Sayer and David Watkin, 1981, *Burke's and Savills Guide to Country Houses, Volume III, East Anglia*. London.

Environment and Transport Service Delivery
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 2AR

Brief and Specification for Desk-Based Assessment

DRINKSTONE HALL, GEDDING ROAD, DRINKSTONE, SUFFOLK (2772/09)

1. Background

- 1.1 A planning application (2772/09) has been made for alterations and extensions after demolition of existing outbuilding and conservatory at Drinkstone Hall, Gedding Road, Drinkstone Green, Suffolk IP30 9TG (TL 956 599).
- 1.2 The Planning Authority (Mid Suffolk District Council) has been advised by Suffolk County Council Archaeology Service that this proposal lies in an area of high archaeological importance. In order to establish the archaeological implications of this application, the applicant should be required, prior to consideration of the application, to provide an archaeological impact assessment of the proposed site as suggested in DoE Planning Policy Guidance 16 (November 1990), para 21.
- 1.3 This application lies in an area of archaeological importance recorded in the County Historic Environment Record, within the internal area of a medieval moated enclosure (HER no. DRK 001). There is high potential for medieval occupation deposits to be located in this area. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists. However, the area has not been subject to systematic archaeological survey.
- 1.4 A desk-based assessment of the known and potential archaeology for the application area is required as the first part of a programme of archaeological work. Further information concerning the location, extent, survival and significance of the known archaeological remains on the site, which includes standing buildings, as well as the potential for further archaeological remains to survive, is required. This brief sets out the requirement for an initial stage of work comprising an archaeological desk-based assessment.

2. Objectives

- 2.1 To collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site (the moated enclosure).
- 2.2 To identify any known archaeological remains, including existing buildings, which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).
- 2.3 To assess the potential for unrecorded archaeological sites within the application area.
- 2.4 To assess the likely impact of past land uses and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- 2.5 To assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.
- 2.6 The results will inform the location and method of subsequent stages of investigation.

- 2.7 An outline specification, which defines certain minimum criteria, is set out below. In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Written Scheme of Investigation (WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the WSI as satisfactory. The WSI will provide the basis for measurable standards.
- 2.8 Any variations to the written scheme of investigation shall be agreed with SCCAS/CT prior to them being carried out.

3. Specification

- 3.1 The assessment shall be undertaken by a professional team of field archaeologists. The archaeological contractor is expected to follow the Code of Conduct of the Institute of Field Archaeologists.
- 3.2 Collation and assessment of the County Historic Environment Record to identify known sites and to assess the potential of the application area.
- 3.3 Collation and assessment of all cartographic sources, both printed and manuscript, relevant to the site to identify historic landuse, the siting of old boundaries and any earlier buildings. Where possible, (high quality) copies should be included in the report. All materials used should be cited to the original records.
- 3.4 Collation and assessment of historic documentation relevant to the site that would contribute to the archaeological investigation of the site. All materials used should be cited to the original records.
- 3.5 Assess the historical significance of existing buildings on the site.
- 3.6 Examination of available geotechnical information to assess the condition and status of buried deposits and to identify local geological conditions. Relevant geotechnical data should be included as appendices to the report.
- 3.7 A site visit to determine any constraints to archaeological survival.

4. Report Requirements

- 4.1 The Report must assemble, summarise and order the available evidence.
- 4.4 The Report must include a discussion and an assessment of the archaeological evidence within both the local and regional context. The conclusions must include a clear statement of the archaeological potential of the site, highlighting any research priorities, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).
- 4.5 The report should comment on the reliability of the evidence and give an opinion on the necessity and scope for further assessment including field evaluation.
- 4.6 A comprehensive list of all sources consulted (with specific references) should be included.

- 4.7 An unbound copy of the report, clearly marked DRAFT, must be presented to SCCAS/CT for approval unless other arrangements are negotiated with the project sponsor and SCCAS/CT.

Following acceptance, two copies of the report should be submitted to SCCAS/CT together with a digital .pdf version.

- 4.7 At the start of work an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.

- 4.8 All parts of the OASIS online form must be completed for submission to the County Historic Environment Record. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

- 4.9 The IFA *Standard and Guidance for Archaeological Desk-Based Assessments* (1999) should be used for additional guidance in the execution of the project and in drawing up the report.

- 4.10 Publication of the results, at least to a summary level (i.e. round up of archaeology in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*), shall be undertaken in the year following the archaeological field work. An allowance shall be made within the costs for full publication in an appropriate journal.

- 4.11 The involvement of SCCAS/CT shall be acknowledged in any report or publication generated by this project.

References

Brown, N. and Glazebrook, J. 2000 *Research and Archaeology: A Framework for the Eastern Counties 2: research agenda and strategy* E. Anglian Archaeol. Occ. Pap. 8

Glazebrook, J. 1997 *Research and Archaeology: A Framework for the Eastern Counties 1: a resource assessment*. E. Anglian Archaeol. Occ. Pap. 3

Specification by: Dr Jess Tipper

Suffolk County Council
Archaeological Service Conservation Team
Environment and Transport Service Delivery
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk IP33 2AR
Tel: 01284 352197
Email: jess.tipper@suffolk.gov.uk

Suffolk County Council
Archaeological Service

Date: 10 November 2009

Reference: / DrinkstoneHallDrinkstone-2009

This brief and specification remains valid for six months from the above date. If work is not carried out in full within that time this document will lapse; the authority should be notified and a revised brief and specification may be issued.

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service

Suffolk County Council
Archaeological Service