

**Hall Farm,  
Saxmundham,  
Suffolk  
SXM 021**

# **Historic Building Record**

Suffolkc1-71888



**Leigh Alston MA (Oxon), Architectural Historian**  
*On behalf of*  
**Suffolk County Council Archaeological Service**

**The Archaeological Service  
(Field Projects Team)  
Suffolk County Council, Shire Hall  
Bury St Edmunds, IP33 2AR  
Tel. (01284) 352446**

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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

**Hall Farm,  
Church Street,  
Saxmundham, Suffolk**

**(TM 391 625)**

## **An Archaeological Record**

*This report provides a written and photographic record at English Heritage (2006) Level 2 of two redundant brick farm buildings. It has been prepared to a brief written by the Archaeological Service of Suffolk County Council (Edward Martin, 23 January 2009, Ref. HallFarmSaxmund2009) and is intended to fulfil a condition of planning permission for conversion (Suffolk Coastal District Council application C/08/1834).*

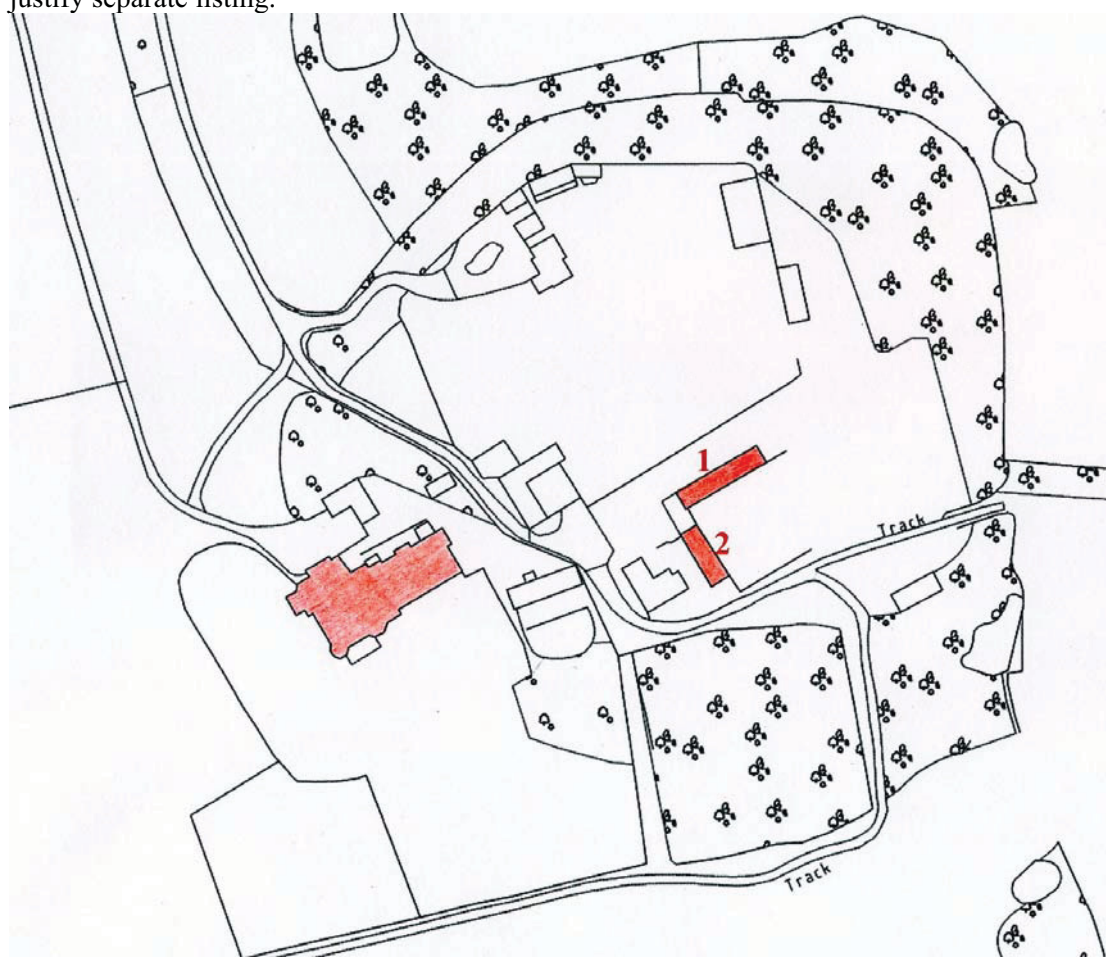
### **Introduction**

This report is accompanied by a CD containing a full photographic record in the form of 60 digital images (Appendix 1) but also includes printed photographs of key features to illustrate the text (Appendix 2). Each image is separately described in the report, and includes a scale rod with half metre divisions wherever possible. The site was inspected on 12 February 2009.

### **Summary**

The two brick farm buildings recorded herein formerly belonged to Hurts Hall, a fine Victorian red brick mansion in the Elizabethan style which replaced the previous house on the site after its destruction by fire in 1890. The property lay in extensive parkland 450 metres south of the parish church and from the 17<sup>th</sup> century until the 1950s belonged to the Long family, whose wealth derived chiefly from Jamaican plantations. The site can be equated with the medieval manor of Hurtz or Hurts held by Roger Bigot at Domesday, and preserves a number of early-19<sup>th</sup> century outbuildings of gentry status including a fine stable block with a turret clock to which a domestic house was attached in the early-20<sup>th</sup> century. The two structures to the east of this stable are now in separate ownership and were built as part of a new yard complex in *circa* 1870. The northernmost building is now fragmentary, with its western half demolished in recent years and its remaining fabric extensively mutilated, rendering any precise interpretation impossible. It appears to have been designed in part as a potting shed associated with an adjacent walled garden, and retains a finely detailed doorway. The building to the west is an impressive two-storied granary with a series of vehicle sheds on its ground floor. Although little altered externally, its original grain bins and other fixtures

and fittings have been lost, and neither building is of sufficient age or historic interest to justify separate listing.



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**Figure 1**

**Existing Ordnance Survey Site Plan**

**Showing Hurts Hall in red to the left and the brick shed (1) and granary (2) to the right. For ease of reference these buildings are termed shed 1 and granary 2 in the Appendices of this report.**

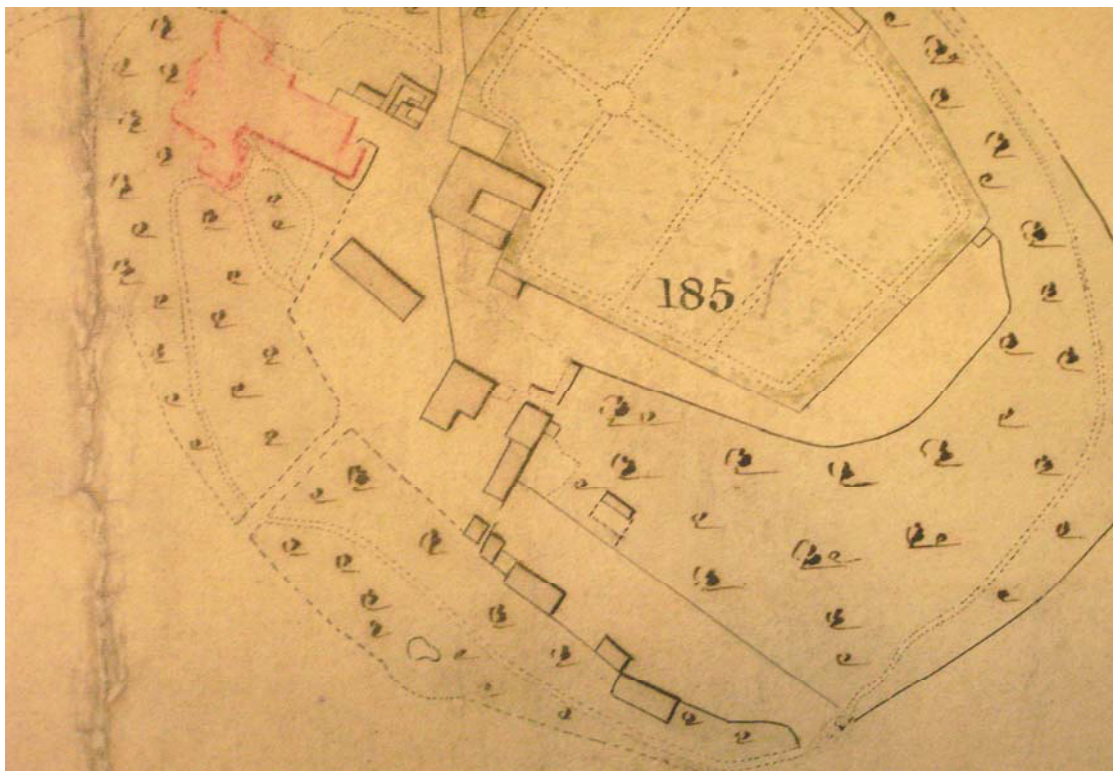
## **Historic Context: Documentary & Cartographic Record**

Hall Farm was formerly the home farm of Hurts Hall, but the two buildings surveyed in this report are now in separate ownership. With the exception of an early-19<sup>th</sup> century brick stable and hay loft to the west (to which a domestic house was later attached) they represent all that remains of a once extensive agricultural complex approximately 75 metres east of the hall. Hurts Hall is a grade II-listed neo-Elizabethan brick mansion of 1893 which replaced an earlier house of 1803 by Samuel Wyatt burnt down in 1889 (Pevsner & English Heritage). W.A. Copinger's *Manors of Suffolk* (1909) records the date of the fire as 1890. The house and farmyard stand in a roughly circular enclosure within a former park of approximately 200 acres (Copinger), now largely arable land, to the south-east of Saxmundham and 450 metres south of the parish church. The site is identified by Copinger as that of the medieval manor of Hurts or Hurtz, in the lordship of Algar before the Conquest and of Roger Bigot at Domesday. The manor later belonged to the de la Poles, Earls of Suffolk. Both the hall and lordship were purchased by the wealthy Long Family of Jamaican plantation owners in the late-17<sup>th</sup> century and remained in their possession until the 1950s (Saxmundham community website).





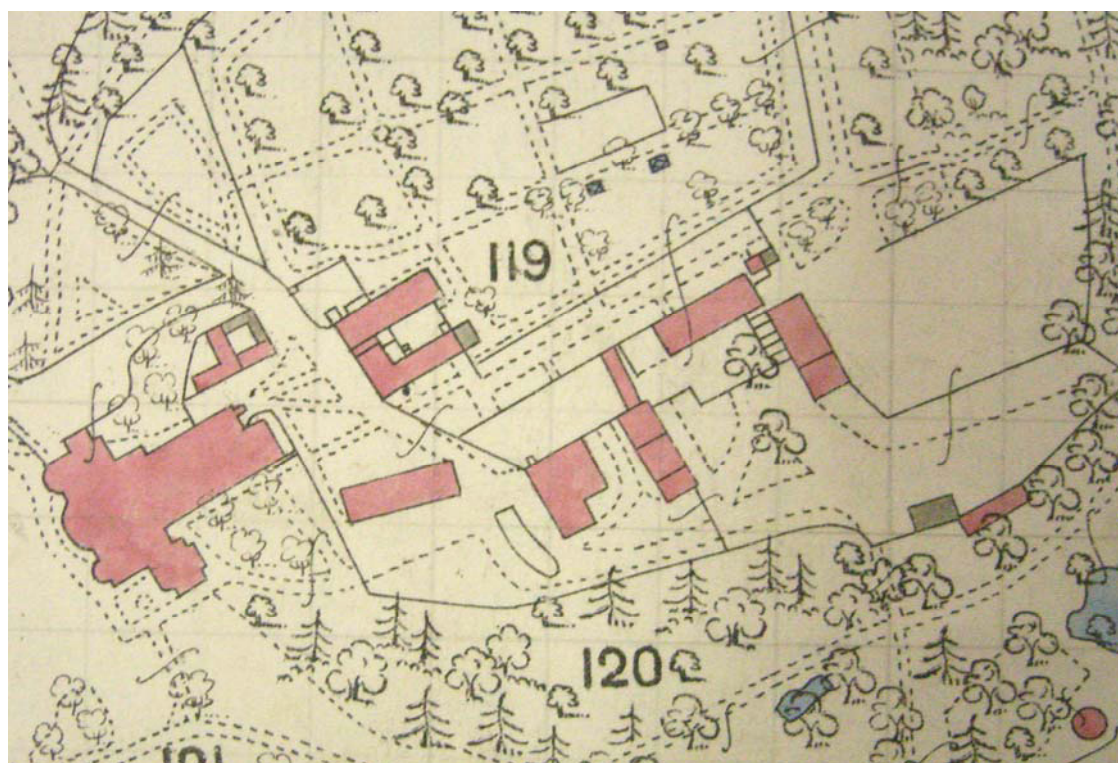
**Figure 2**  
**The Saxmundham Tithe Map of 1840 (Suffolk Record Office) with detail below. Showing the town of Saxmundham above, with the unusual oval-shaped site of Hurts Hall and its farm buildings surrounded by parkland below. North lies towards the top right-hand corner. Neither the shed (1) nor the granary (2) are shown, although the L-shaped early-19<sup>th</sup> century stable is present (photo A2.2).**



The Saxmundham tithe map of 1840 (figure 2) and its accompanying apportionment records the size of the hall's home farm at 192 acres, owned and occupied by William Long, and names the site simply as 'Hurts Hall' (no. 185 on the map). The surviving L-shaped brick stable range is clearly shown to the west of buildings 1 and 2 in figure 1, as is the walled garden to the north, but the two buildings themselves are conspicuous by their absence. Two structures of different widths lie on the same site as the granary (2), but extend considerably further to the south, and the site of the northern shed (1) is occupied only by a plantation of trees.

The present buildings are shown for the first time on the first edition Ordnance Survey of 1881 (figure 3). The granary (2) is sub-divided into three unequal compartments, which is consistent with the structural evidence, but the shed (1), of which only the western half now remains intact, is depicted with an uncoloured open yard at its western gable. This yard is defined by a broken line to the south, which would normally indicate an open-sided cart lodge or shelter shed, and as there is no interruption in the surviving brickwork the colouring seems to be in error. There is no longer any trace of a third shed shown on the eastern side of the yard formed by the two; the series of small enclosures against this missing building's western elevation suggests it was designed to accommodate pigs.

The second and third edition Ordnance Surveys of 1904 and 1927 (figures 4 & 5) show the altered outline of the newly rebuilt hall and an additional building in the angle of the shed (1) and granary (2) which is attached to both; evidence of this structure can be seen in the extant walls, but it too has been demolished, together with two smaller buildings in its proximity and the eastern half of the shed (1).



**Figure 3**

**First edition 25 inch Ordnance Survey of 1881, showing the shed (1) and granary (2) for the first time. Red is used to distinguish domestic houses and masonry buildings from**



timber-framed structures shown in grey, but the uncoloured open yard at the western end of the shed (1) seems to be an error.

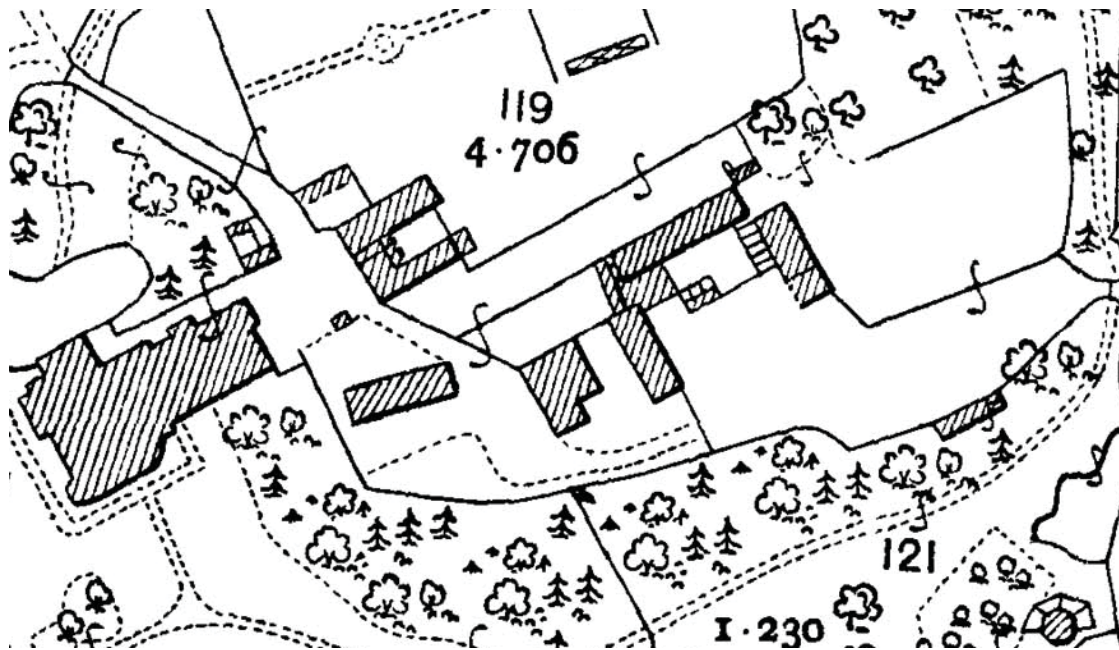


Figure 4

Second Edition Ordnance Survey of 1903, showing a new building in the angle of the shed (1) and granary (2), and a series of small enclosures resembling pig sties adjoining the yard to the south of the shed (1). These various buildings have since been demolished, along with the eastern half of the shed (1).

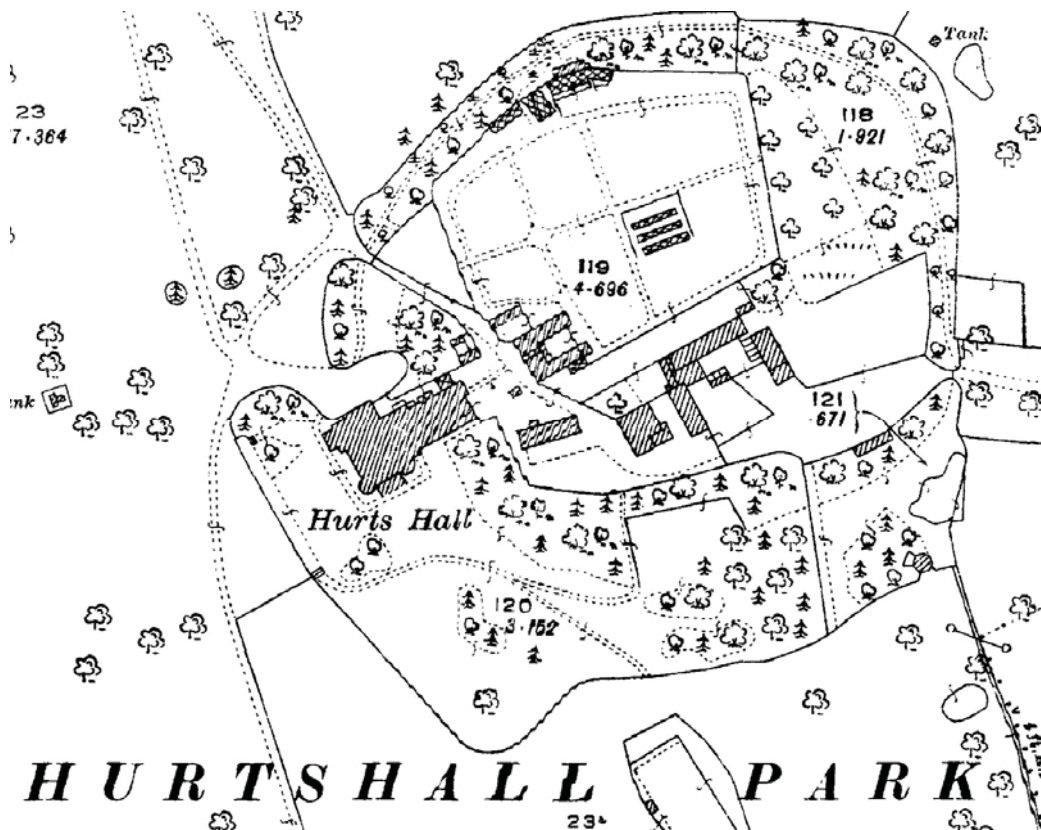


Figure 5

**Third Edition Ordnance Survey of 1925 showing the farm buildings (unchanged since 1903) in the context of the park. The domestic house in the south-eastern angle of the L-shaped early-19<sup>th</sup> century stable (A2.2) is shown here for the first time.**

## **Building Analysis**

*N.B. The two brick buildings recorded in this report are all that remains of a complex of structures forming an enclosed yard, as shown in figures 3-5 above. The site was of high social status, and a brick stable house with blind arches and a turret clock lies immediately to the west (in separate ownership). This stable house dates from circa 1830 and is shown in figure 2, but a domestic house – perhaps for a farm bailiff or stableman - was added to its south-eastern corner in the first quarter of the 20<sup>th</sup> century. A large walled garden of 18<sup>th</sup> century appearance lies immediately to the north. While the granary (2) to the west of the yard survived largely intact at the time of inspection, the eastern half of the northern shed (1) had been demolished in recent months or years to leave only a truncated gable open to the elements. Its remaining walls had been mutilated by the insertion of several new apertures. Given its fragmentary condition and the unusual status of the site, precise analysis of this building's original layout and purpose was impossible.*

### **1. The Northern Shed**

The building which defines the northern boundary of the enclosed yard shown on the Ordnance Surveys is a single-storied pantiled structure of red-brick which now extends to 14.5 m in length by 6.1 m in overall width (47.5 ft by 20 ft) and rises to 4 m (13 ft) above the yard surface at its eaves. It is aligned on an ENE/WSW axis (simplified to east-west for the purposes of this report). The external walls are divided into bays by plain pilasters and the eaves are embellished by a dentil cornice. The arch of an original doorway in the northern elevation is decorated by lozenge-shaped moulded brickwork in the High Victorian Mock-Gothic taste, and suggests, along with the other relevant details of the fabric, a date of *circa* 1870. The building is shown on the Ordnance Survey of 1881 but not the tithe map of 1840, and appears to have extended by a further 14 m to the east before its recent truncation.

The remaining fragment is divided into two internal compartments, both of which are open to the clasped-purlin roof of nailed softwood with rendered soffits. The western compartment extends to 7.3 m in length, and is linked to the truncated eastern compartment by a central doorway with a sliding door. The remains of a low, curved concrete trough to the interior of its northern elevation suggests that it had contained cattle or possibly pigs in the mid-20<sup>th</sup> century. The southern elevation of the western compartment consists of 20<sup>th</sup> century Fletton bricks which contrast with the soft red bricks of the original fabric, and indicate its junction with a demolished shed as shown in figures 4 and 5. This elevation appears to have been open to the yard initially, and the compartment probably operated as a shelter shed for animals or equipment. There is no evidence of any windows or additional apertures, but a secondary slatted window has been cut into the western gable and the eastern half of the northern elevation has been demolished. The eastern compartment was entered by a doorway of domestic appearance and proportions (with a decorated arch) in its northern elevation, and the remains of wooden shelving can be distinguished to the interior of the same elevation. The southern elevation to the yard contains no original windows, although secondary examples have been inserted, but a glazed window lies to the west of the northern door and others may have existed in the demolished section. Given its semi-domestic entrance and whitewash, coupled with the orientation of the door towards the nearby walled garden, this compartment may have served as a gardeners potting shed or similar ancillary workshop. The yard to the south was adjoined by a number of small enclosures and may have housed pigs rather than cattle (as might otherwise have been expected).

### **2. The Western Granary**

The building which forms the western side of the yard is a red brick structure of identical detail and date to the northern shed, to which it is oriented at right-angles, but survives largely intact. It extends to 17.7 metres in length by 6.3 in overall width (58 ft by 21) and rises to 4 m (13 ft) at its eaves. It contains an internal ceiling of tall-sectioned softwood 2.9 m (9.5 ft) above its floor and is divided into three compartments on its lower storey. The northern compartment forms an enclosed shed with a separate external door and window to the east, the window (north of the door) later enlarged to form a second entrance. It is 6.8 m in length and was not linked to the rest of the lower storey until the subsequent insertion of an internal door. The ground storey is now lit by a number of windows but, with the exception of the example mentioned above, all are secondary. The southern end of the western elevation was originally an open arcade consisting of three wide brick arches, of which only the northernmost now remains open (the others blocked in the 20<sup>th</sup> century). The southern gable also appears to have been open beneath a timber lintel (later infilled by a central half-hung door flanked by glazed windows) and this southern bay was divided from the rest by an internal brick partition – the partition later moved to enclose only the northern bay. These open bays probably formed vehicle sheds, and faced the eastern approach to the site, while the enclosed northern shed perhaps served as a tack room.

The upper storey was designed as a granary reached by a loading door in the southern gable (where a hoist bar still projects from the brickwork) and another smaller example in the western elevation. The present internal stair in the central compartment is a 20<sup>th</sup> century insertion. The grain bins have been removed but their scars remain on the brickwork, and suggest the presence of an axial passage. Only a sack barrow and two mummified rats remained within at the time of inspection. The granary floor was divided into two compartments linked by an internal door, with the northernmost (of 6.8 m in length) directly served by the western loading door. The clasped-purlin roof structure of machine-sawn softwood with a ridge-plank and nailed collars is not rendered and may have been renewed.

### **Historic Significance**

The granary (2) is an impressive and relatively well-preserved example of its type, which has altered little in external appearance since its construction in the third quarter of the 19<sup>th</sup> century. It is not of sufficient age or architectural merit to justify separate listing, however, and its historic significance is diminished by the absence of original fixtures and fittings. The northern shed (1) is a heavily altered and fragmentary structure which is accordingly of limited historic value. Both buildings were part of an eastwards extension of the earlier 19<sup>th</sup> century yard range, and are of gentry quality, but their collective integrity was largely lost when the contemporary structures and enclosures shown to the east on the first edition Ordnance Survey were demolished.



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

### **Description of Photographs in Appendix 1**

#### **Photograph no.**

1. General view of site from east showing the chimneys of Hurts Hall in rear to left.
2. General view of site from north-east showing chimneys of Hurts Hall in rear to right.
3. General view of site from north-west showing Georgian stable to right.
4. General view from west showing shed 1 to left and granary 2 to right.
5. General view from north-east showing shed 1 to right and granary 2 to left.
6. General view from south-east showing shed 1 to right and granary 2 to left.
7. General view from south-west showing stable to left and granary 2 to right.
8. General view from south showing stable house to left and granary 2 to right.
9. General view from south-east showing stable house to left and granary 2 to right.
10. General view of yard from south-east showing granary 2 to left and shed 1 to right.
11. General view of yard from south-east showing shed 1 in rear.
12. General view from north-west showing granary 2 to left and stable right.
13. Shed 1. External southern elevation showing 20th century brickwork to left.
14. Shed 1. Eastern half of southern external elevation showing later windows in original brickwork.
15. Shed 1. Brick scars from east of demolished structure linking shed 1 (right) & granary 2 (left).
16. Shed 1. Exterior of western gable.
17. Shed 1. Detail of western gable showing dentil cornice.
18. Shed 1. Detail of brickwork to western gable showing corner pilaster to left.
19. Shed 1 External northern elevation showing secondary opening with original door to left.
20. Shed 1. Eastern end of northern elevation showing original door and truncated eastern gable.

21. Shed 1. Original doorway in northern external elevation.
22. Shed 1. Detail of decorative brickwork above doorway in northern elevation.
23. Shed 1. Exterior of truncated eastern gable.
24. Shed 1. Interior of truncated eastern compartment from east.
25. Shed 1. Clapsed-purlin roof structure at truncated eastern gable.
26. Shed 1. Interior western elevation of eastern compartment.
27. Shed 1. Internal northern elevation of eastern compartment, showing original door.
28. Shed 1. Internal southern elevation of eastern compartment.
29. Shed 1. Detail of roof structure showing original plaster between rafters.
30. Shed 1. Internal eastern elevation of western compartment showing sliding door.
31. Shed 1. Internal western gable showing secondary window.
32. Shed 1. Internal southern elevation of western compartment showing later brickwork.
33. Shed 1. Internal northern elevation of western compartment showing cattle trough to left.
34. Shed 1. Detail of apparent concrete cattle trough against northern elevation.
35. Granary 2. External eastern elevation showing former open arcade to left & shed to right.
36. Granary 2. Detail of blocked arch at southern end of eastern elevation.
37. Granary 2. Detail of shed door and enlarged window at northern end of eastern elevation.
38. Granary 2. External northern gable showing secondary window.
39. Granary 2. Western external elevation.
40. Granary 2. Detail of western elevation showing original loft loading door and secondary windows.
41. Granary 2. External southern gable showing original first-floor loading door.
42. Granary 2. Detail of first-floor loading door in southern gable with hoist bar.
43. Granary 2. Detail of blocked wide aperture in lower storey of southern gable.
44. Granary 2. Interior of southernmost arches in eastern elevation showing scar of lateral partition.

45. Granary 2. Interior of southern gable showing original tall-sectioned ceiling joists.
46. Granary 2. Internal western elevation of southern compartment.
47. Granary 2. Secondary southern partition of central compartment from north.
48. Granary 2. Secondary stair in central compartment seen from south.
49. Granary 2. Detail of stair in central compartment showing truncated joists in brickwork.
50. Granary 2. Internal northern ground-floor gable showing original eastern window to right.
51. Granary 2. Interior of northern compartment showing secondary doorway to central compartment.
52. Granary 2. Detail of original ceiling in northern compartment.
53. Granary 2. Internal southern gable on upper storey.
54. Granary 2. Southern compartment of upper storey from south showing internal partition.
55. Granary 2. Internal eastern elevation of upper storey showing scars of removed grain bins.
56. Granary 2. Interior of southern gable on upper storey showing original loading door to right.
57. Granary 2. Detail of sack barrow and desiccated rat adjacent to loading door of southern gable.
58. Granary 2. Interior of northern compartment on upper storey from south.
59. Granary 2. Internal western elevation of northern first-floor compartment showing original loading door.
60. Yard in angle of shed 1 and granary 2 from north, showing granary 2 to right.



**Appendix 2 (pp. 12-16): Selected Printed Photographs**



A2.1 General view from south-east showing shed 1 to right and granary 2 to left with chimneys of Hurts Hall in rear



A2.2 General view of site from entrance to north-west showing Georgian stable to right with shed 1 to left and granary 2 in centre





A2.3 Shed 1. External southern elevation showing 20th century brickwork to left and original brickwork with secondary windows to right



A2.4 Shed 1. External northern elevation showing secondary opening to right with original door to left





A2.5 Shed 1. Exterior of truncated eastern gable showing granary 2 to left



A2.6 Granary 2. External eastern elevation showing former open arcade to left & enclosed with external door and enlarged northern window to right





A2.7 Granary 2. External southern gable showing original loading door to first-floor granary above blocked wide aperture on lower storey



A2.8 Granary 2. Secondary stair in central compartment seen from south





A2.9 Granary 2. Upper granary floor looking to southern gable from internal partition showing vertical scars of removed grain bins to left and right



A2.10 Granary 2. Internal western elevation of northern first-floor granary compartment showing original external loading door to right and door to southern compartment to left