

**The ‘Cart Lodge’,
Lower Manor Farmhouse,
Battisford, Suffolk
BAT 017**

Historic Building Record

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The ‘Cart Lodge’, Lower Manor Farmhouse, Valley Road, Battisford, Suffolk

(TM 046 539)

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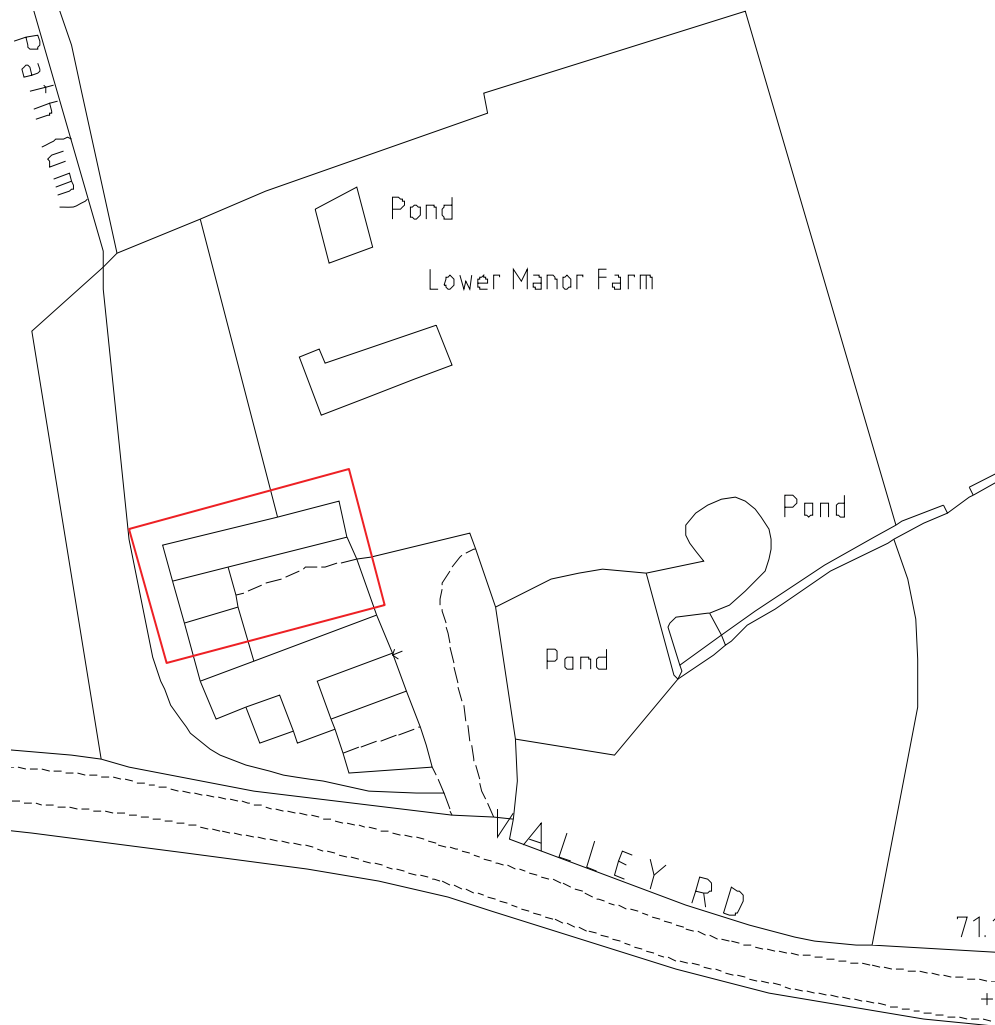
This report provides a written and photographic record at English Heritage (2006) Level 2 of a 19th century agricultural building known as a cart lodge but built as the shelter-shed of a cattle yard. It has been prepared to a brief written by Suffolk County Council’s Archaeological Service (Edward Martin, 26th August 2010, ref. SpecHBR(EM)_LManorFmho_Battisford_2075_10), and is intended to fulfil a condition of planning permission for conversion (Mid Suffolk District Council consent 2075/10, condition 2).

Introduction

The report is accompanied by a CD containing a photographic record in the form of 42 digital images of 21 megapixels (Appendix 1), but also includes 10 printed photographs of key features to illustrate the text (Appendix 2). Each image is described in a separate schedule and wherever possible includes a scale rod with half-metre divisions. The site was inspected on 24th September 2010.

Summary

Lower Manor Farm lies in open countryside to the north of Valley Road and approximately 300 m south of St John Manor – a 16th century house rebuilt by Sir Thomas Gresham on the site of a major medieval preceptory belonging to the Knights of St John of Jerusalem (the Knights Hospitallers). It lay just beyond the eastern boundary of Battisford Tye, as mapped prior to its enclosure in 1812, but the pattern of roads in the area suggests it occupies ground that formed part of the green until an earlier phase of enclosure. The farmhouse is a grade II-listed late-16th century timber-framed structure that originally faced north towards St Johns Manor and may have been built by Gresham as a new ‘home farm’ on newly enclosed land in front of his manor house. The two properties were sold together in 1795 and farmed as a single entity in the 19th century. The farm yard consists of a picturesque timber-framed and weatherboarded barn of the 17th century to the south and a pantiled flint-rubble shelter-shed of *circa* 1870 adjoining a pair of contemporary cattle yards to the north. The cattle shed is known for planning purposes as a cart lodge but was not designed as such and has never been used for this purpose. It was last used for cattle when the farmhouse was sold away from its farmland in the 1970s and still contains a pair of boarded cattle troughs. Much of the wall fabric and all but a short section of roof were renewed in modern red-brick and softwood in the 1980s following a major collapse under the weight of snow, and little of the original building now survives. The shed is typical of its period, but is too late in date and too heavily altered to merit listing in its own right. Its chief point of interest lies in the extent to which it illustrates the agricultural revolution of Victorian High Farming, where cattle were enclosed in yards for the first time, and in its contribution to the historic and visual context of the listed farmhouse and the unlisted but historically significant barn.



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Figure 1 Current Ordnance Survey Site Plan.

Enclosing the ‘cart lodge’ in red and showing Valley Road to the south. See figure 5 for details of the other buildings on the site. The path to the north leads to St Johns Manor.

Historic Context: Documentary & Cartographic Record

Lower Manor Farm lies in open countryside on the northern side of Valley Road, approximately 1 km south-west of Battsford parish church and 300 m south of St Johns Manor. The latter is a 16th century house built by Sir Thomas Gresham incorporating re-used timber from a high-status 14th century open hall and said to occupy the site of the medieval preceptory of the Knights Hospitallers (the Knights of St John of Jerusalem) founded here in the mid-12th century. Lower Manor Farmhouse is a grade II-listed structure of the late-16th century which appears to have been designed to face north towards St John’s Manor rather than south towards Valley Road from which it is now approached: it contains evidence of a cross-passage with a stair door to the south. The building’s orientation may have been ambiguous, however, as the chimney of an early-17th century kitchen extension to the west was built against its northern wall. The site lay in close proximity to the eastern edge of Battsford Tye immediately prior to the green’s enclosure in 1812, but did not adjoin it (figures 2 & 3). Church Road and Valley Road to the north and south respectively appear to extend the outline of the former green to the east, and it seems likely it once continued as far as the church; Lower Manor Farm was probably built as part of an earlier phase of enclosure in or before the late-16th century.

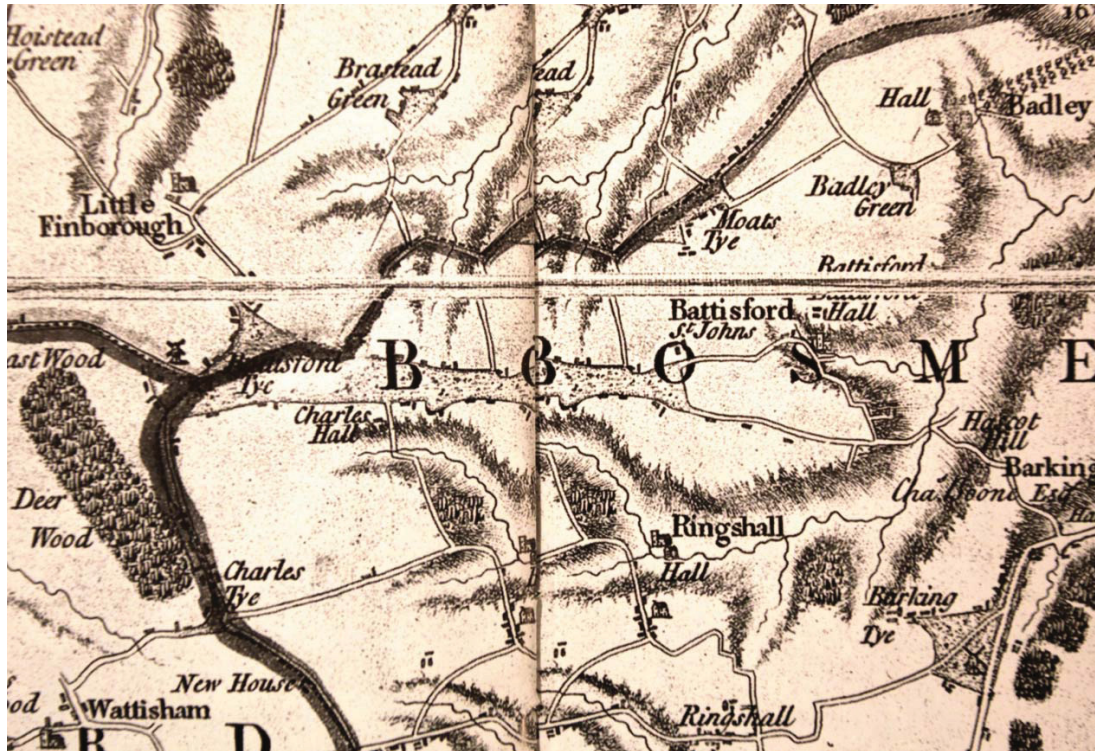


Figure 2

Hodkinson's 1783 map of Suffolk, showing Battisford Tye as a broad, linear green of 2.5 km in length adjoining the road junction to the west of Lower Manor Farm. The farm is not marked, although 'St Johns' is shown to the north. Note the lines of Church Road and Valley Road which extend from the corners of the green and strongly suggest it formerly continued further to the east. Barking Tye to the south-east is small in comparison.



Figure 3

The Battisford Enclosure Map of 1812 showing the green now divided into small plots with Lower Manor Farm to the right. (Suffolk Record Office Ipswich, HD 1473).

The Enclosure map of 1812 records W.M. Raikes Esquire as the owner of Lower Manor Farm, and W.A. Copinger notes that William Mathew Raikes was lord of the manor of St John's in Battisford in 1847 (Manors of Suffolk, Volume 2, 1909). The manor had been offered for sale at auction together with a farm at the Golden Lion in Ipswich on 7th November 1795: the farm probably representing Lower Manor Farm. The damaged tithe map of 1842 shows an identical layout to that of 1812, and records William Raikes as the owner of two farms in the parish, both of which were occupied by Edward Lingwood: one of 134 acres based at 'Johns Hall' and the other of 166 acres at Lower Manor Farm – the site of which was named only as 'buildings and yard'.



Figure 3a

Detail of the 1812 Enclosure Map showing Lower Manor Farm in the ownership of W. M. Raikes Esquire with the boundary of the tye picked out in green to the left. The ‘cart lodge’ had not yet been built but the barn is depicted with narrow projections to north and south; the northern projection coincides with the area of open framing and may represent a demolished aisle. The tithe map of 1842 shows an identical arrangement.

The maps of 1812 and 1842 (the latter in poor condition and not included here) show the same site layout, with the farmhouse north of the barn and the surviving pond. The shelter shed which forms the subject of this report had yet to be built. The outline of the barn is unusual, with a long, narrow projection from its northern elevation coinciding perfectly with the evidence of an open arcade in the timber frame and suggesting the presence of an aisle that had been demolished by 1885 as shown on the first edition 25 inch Ordnance Survey. The latter shows the shelter shed for the first time, and indicates a mid-19th century remodelling of the site. Most East Anglian farms were altered in similar ways during the 1850s and 1860s as it became fashionable to keep cattle in enclosed yards to maximise the production manure rather than abroad in the fields. The farmhouse had been divided into labourers' cottages (as was probably the case in 1842 given the lack of a separate tenant farmer on the tithe apportionment). While the link between the two properties clearly dates back to the beginning of the 19th century it may have extended much further back in time. It is possible, for example, that Lower Manor Farm marks the site of the demesne home farm of the medieval preceptory at St Johns. Alternatively it may have been built by the Greshams after the Reformation when they enclosed the medieval common in front of their new property.

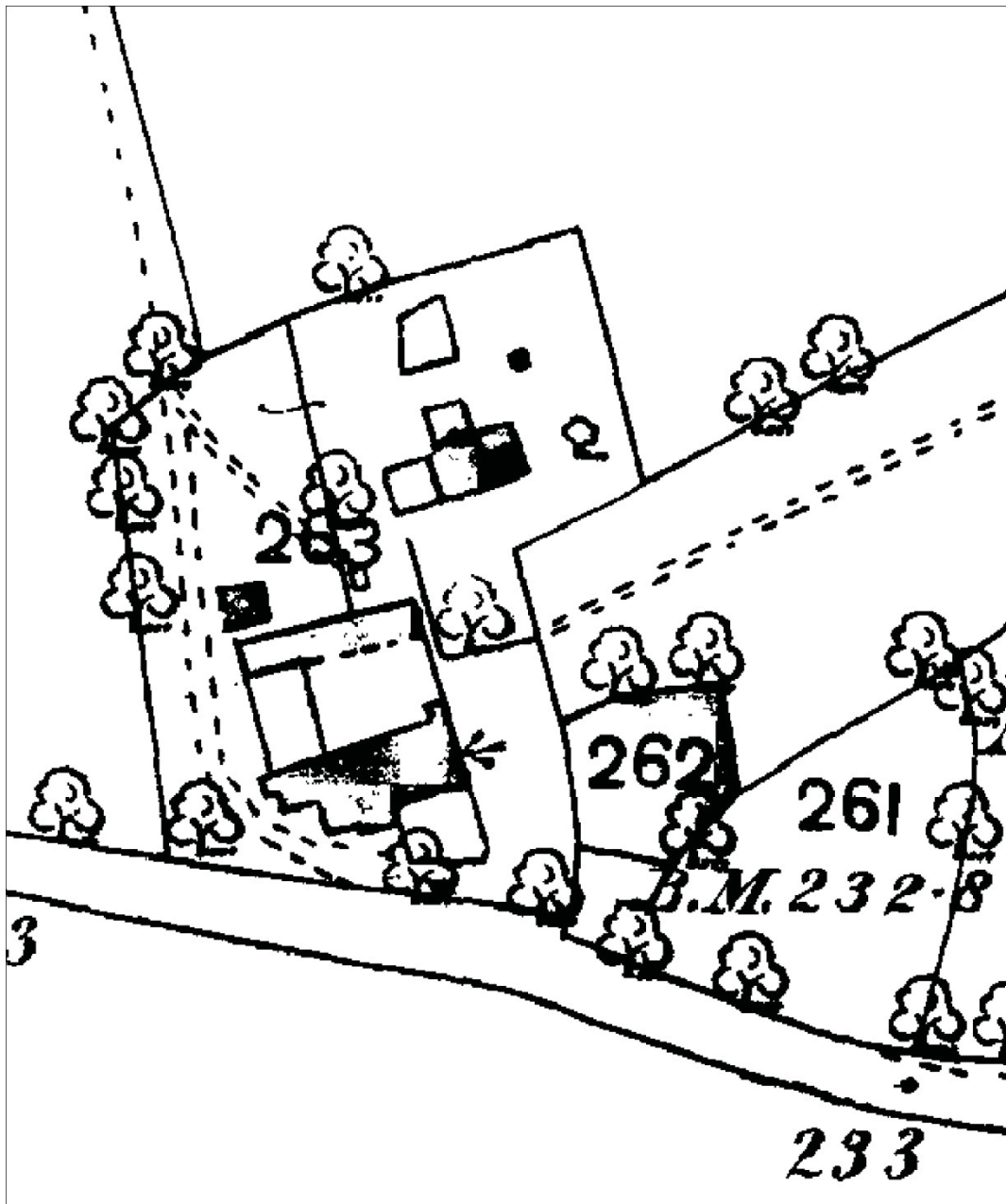


Figure 3

First Edition 25 inch Ordnance Survey of 1885, showing the new shelter-shed to the north of the barn for the first time. The farmhouse is divided into three cottages.

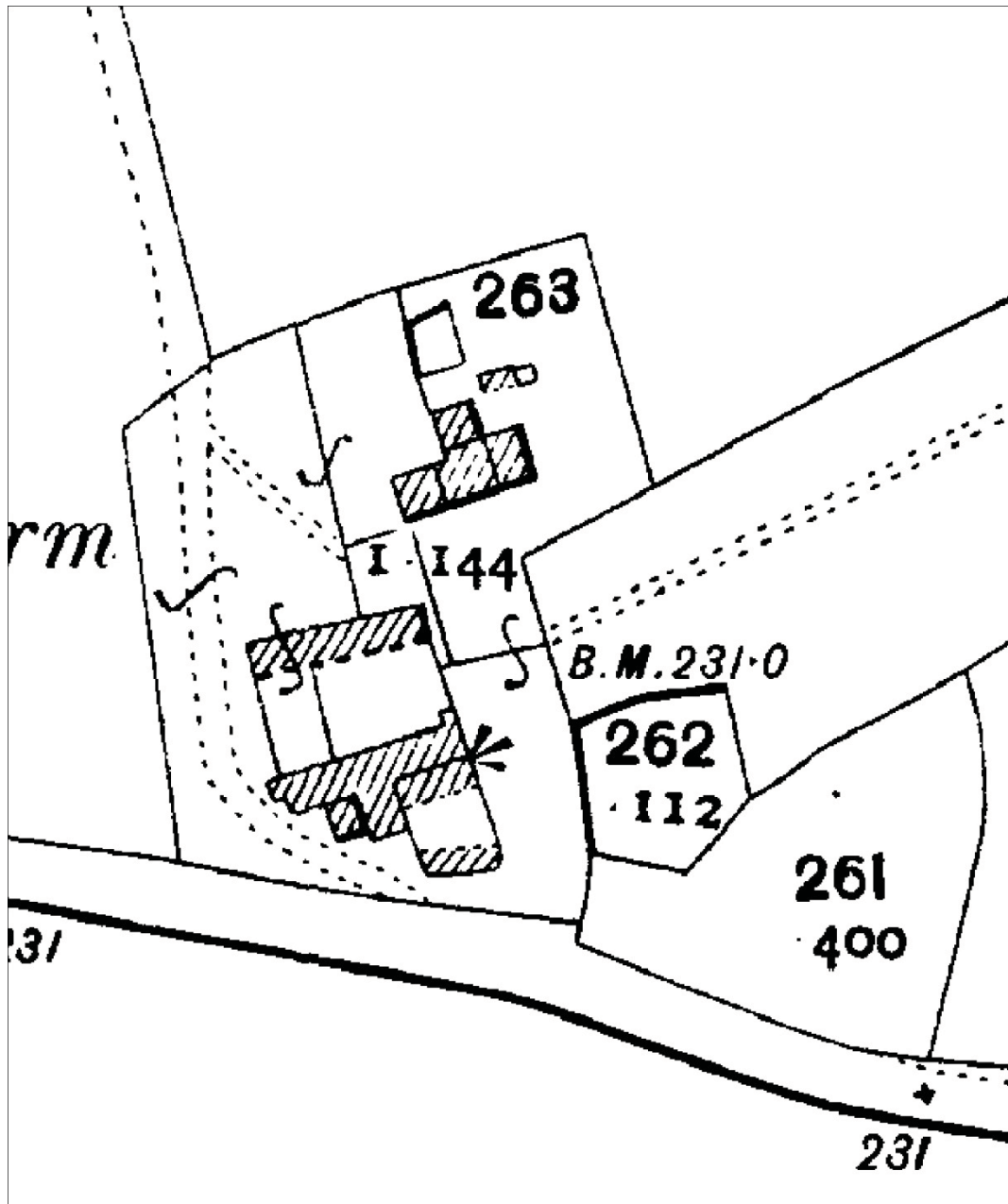


Figure 4

Second Edition 25 inch Ordnance Survey of 1904, showing the buildings in more detail. The open southern elevation of the shelter-shed, which adjoins a pair of enclosed animal yards, is indicated by a broken line.

Building Analysis

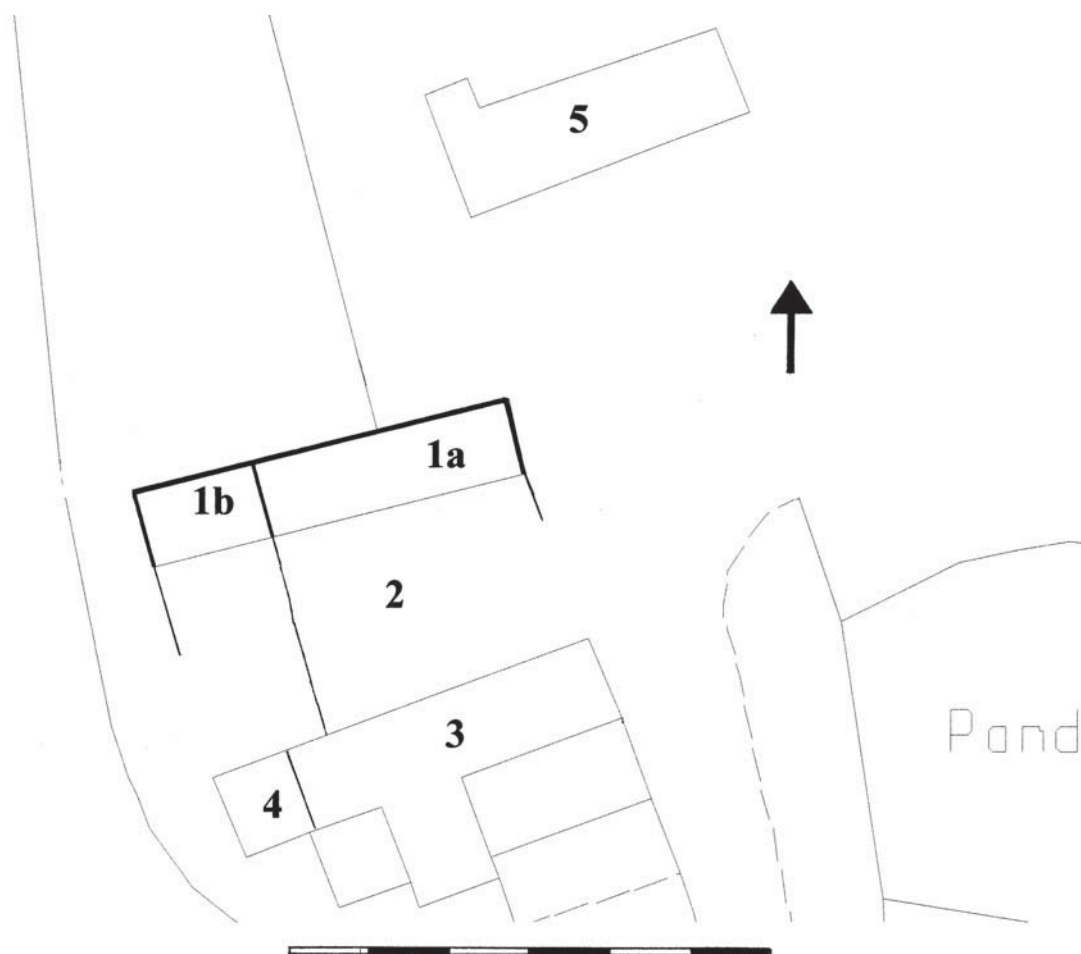


Figure 5

Block plan of the site identifying each historic building with a number for ease of reference in the text and photographic record. Adapted from the Ordnance Survey. 30 metre scale in blocks of 5 metres.

Key

1. Mid-19th century single-storied flint-rubble shelter-shed with pantiled roof and red-brick dressing to corners. Adjoining two cattle yards on the south. Flint partition dividing the interior into two sections (1a and 1b) reflecting the cattle yards with a small hatch or calf-creep to rear. *Circa* 1870. Much altered, with its southern arcade posts and roof-plates renewed and all but a short section of the roof and rear wall rebuilt in 1980s after a major collapse under the weight of snow.
2. Open cattle yards with flint-rubble walls integral with those of the shelter-shed. Partly demolished but with evidence of original entrances to east and west.
3. Timber-framed and weatherboarded barn with intact 19th century gault brick threshing floor in penultimate western bay extending into gabled porch to south. Original mid-17th century structure in four bays with mid-rails and trenched braces; all but the western bay open-sided to north with arch-braced roof-plates – an unusual arrangement. Possibly a rare hay-barn of considerable historic importance but probably

designed with a partial northern aisle that was subsequently removed (perhaps with a stable in the enclosed and un-aisled western bay). Enclosed, extended by two bays to east in early-19th century and entirely re-roofed in late-19th century. Some original external render surviving to south.

4. Small timber-framed and weatherboarded 18th century shed. Notches for hay racks and probably designed as a stable.

5. Grade II-listed timber-framed and rendered farmhouse. Internal layout altered but originally with central hall dividing a pair of service rooms on the west from a wide chimney bay and parlour on the east. Clasped-purlin roof structure with wind-braces. Originally entered from north with stair door to rear (south) of cross-passage. Chimney rebuilt and extended to form a new kitchen with lateral chimney to north in early-17th century.

The farmhouse and the agricultural buildings to the south of the yard do not form part of the development area and are not discussed further below.

Proportions and Structure

The shelter-shed to the north of the barn is a flint-rubble structure with red-brick dressing on an approximately east-west axis which extends to 24 m in length by 5.5 m in overall width (79 ft by 18 ft). Its walls rise to 2.1 m at the roof-plates (7 ft) and the shallow-pitched softwood roof structure was designed for its present pantiles. The short section of original roof which survives to the east contains clasped-purlins with nailed collars and a ridge board, and is sealed with lime render on the laths between its tall-sectioned common rafters. The building is integral to the walls of the enclosed yards to the south, and contains a lateral partition which coincides with the division between the two yards. The shed appears on the Ordnance Survey of 1885 but not the tithe map of 1842, and is consistent with a relatively late date within this range of *circa* 1870.

Original Layout and Purpose

Although known to the present owners as a cart lodge, the building is a typical late-19th century shelter-shed for cattle. It adjoins a pair of enclosed yards to the north of the barn rather than the open ground at the entrance to the farm as would be expected of a cart lodge. The interior is divided by an original flint-rubble partition into two areas (1a and 1b) and probably served a dairy yard to the east and a smaller bullock yard to the west. The low eaves cannot have accommodated horses, and the boarded hanging cattle troughs which survive in both sections may well be original features. The southern elevation was entirely open to the yards with an open arcade of timber posts while the gables and northern elevation were fully enclosed. A small hatch to the north of the internal partition was probably a 'calf-creep' to permit young animals to visit their mothers (of a kind often found in 19th century cow-sheds elsewhere). The southern elevation was partly enclosed with boarding and corrugated iron to form loose boxes in the mid-20th century, and the yards are understood to have housed cattle immediately prior to the present owner's acquisition of the farm without its farmland in the 1970s.

Later Alterations

The shelter-shed is understood from the present owner to have collapsed under the weight of snow in the early-1980s (presumably the severe winter of 1981-2) and has been largely rebuilt. With the exception of approximately 6 m to the east the rear (northern) elevation was

entirely renewed in modern red-brick and all but 3 m of the roof was also rebuilt in modern softwood. The upper part of the western gable was similarly renewed leaving only the eastern gable and internal partition chiefly intact. The southern roof has been replaced with two sections of tall-sectioned softwood bolted together and the arcade posts replaced with rough round-wood (i.e. tree trunks in the round).

Historic Significance

The shelter-shed at Lower Manor Farm is a typical late-19th century cattle yard shelter that was largely rebuilt in the 1980s and is of limited historic significance. It is of too late a period and too heavily altered to merit listing in its own right. The building's chief point of interest lies in the extent to which it illustrates the agricultural revolution known as Victorian High Farming, where cattle were enclosed in yards for the first time, and in its contribution to the visual and historic context of the listed farmhouse and the unlisted but historically interesting barn.

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. General view of site from Valley Road to south-east showing farm entrance to right and site of Battisford Tye in rear.
2. General view of site from southern entrance showing farmhouse (5) in rear with shelter-shed (1) and barn (3) to left.
3. General view of site from east showing farmhouse (5) to right, shelter-shed (1) in centre and barn (3) to left.
4. Exterior of shelter-shed (1) from south-east showing its close proximity to grade II-listed farmhouse to right.
5. Exterior of shelter-shed (1) from south-east showing barn (3) to left and farmhouse (5) to right.
6. Northern exterior of barn (3) from north-east showing yard wall adjoining shelter-shed (1) to right.
7. Eastern yard (2) from west showing shelter-shed (1) to left and barn (3) to right.
8. Southern exterior of shelter-shed (1) from south-east showing 20th century boarded loose boxes (1a) and pantiled roof.
9. Northern exterior of shelter-shed (1) showing original flint fabric to left and brick reconstruction to right.
10. North-eastern external corner of shelter-shed showing original flint fabric with brick dressing and 20th century buttress.
11. Detail of late-20th century brickwork to western end of northern exterior of shelter-shed (1).
12. Western external gable of shelter shed (1) showing 20th century brick above original flint fabric with yard wall to right.
13. Southern exterior of shelter shed (1b) from western yard showing 20th century corrugated iron loose box (1a).
14. Western yard seen from shelter-shed (1) to north showing low shed (4) adjoining barn (3) to left.
15. Entrance to western yard showing low shed (4) adjoining barn to right.
16. Interior of eastern section of shelter-shed (1a) showing modern roof and northern brick wall to left.
17. Interior of eastern section of shelter-shed (1a) showing renewed posts of southern open arcade to yard to left.

18. Remnant of original roof structure at eastern end of shelter-shed (1a) showing rendered laths between softwood rafters.
19. Detail of renewed arcade post to southern elevation of shelter-shed showing double roof-plate.
20. Internal northern gable of shelter shed (1a) showing brick dressing to corners and contiguity with yard wall to right.
21. Western internal gable of eastern section of shelter-shed (1a) showing flint-rubble internal partition & cattle trough to left.
22. Detail of boarded cattle trough in south-western internal corner of shelter-shed (1a).
23. Internal southern elevation of eastern section of shelter-shed (1a) showing round-wood arcade posts.
24. Interior of western section of shelter-shed (1b) from west showing rebuilt northern elevation to left.
25. Interior of western section of shelter-shed (1b) showing 20th century brickwork above flint plinth of western gable.
26. Southern interior of western section of shelter-shed (1b) showing secondary round-wood arcade post in centre.
27. Northern interior of western section of shelter-shed (1b) rebuilt in late-20th century brickwork.
28. Internal partition of shelter-shed from western section (1b) showing blocked hatch or calf-creep bottom left.
29. Detail of blocked hatch or calf-creep in northern corner of internal partition of shelter-shed, seen from west.
30. Detail of boarded cattle trough adjoining internal western gable of shelter shed (1).
31. Northern exterior of barn (2) from shelter-shed (1) showing principal entrance to right and side-door to left.
32. Southern exterior of barn (3) showing gabled porch with lean-to sheds to left and right.
33. Exterior of barn (3) from south-west showing adjoining shed (4) in foreground.
34. Southern exterior of barn (3) from western lean-to shed showing original daub cladding above later boarding.
35. Interior of barn (3) from west showing threshing floor in foreground.
36. Gault brick threshing floor of barn (3) seen from south.

37. Interior of barn (3) from east showing arch-braces of formerly open northern elevation to right & original gable tie above.
38. Internal northern elevation of barn (3) showing arch-braces of original open arcade.
39. Interior of barn (3) from entrance bay to west showing former open arcade to left and closed frame with mid-rails to right.
40. Western interior of barn (3) showing rebuilt gable with solid original walls of western bay to right and left.
41. Interior of western shed (4) from east showing arch-braced tie-beam and roof-plates with central tenoned post.
42. Interior of western shed (4) from west showing missing arch-braces of tie-beam abutting gable of barn (4).

Photographic Appendix follows on pp. 13-17

Appendix 2 (pp. 13-17): Selected Printed Photographs



Illus. 1. Exterior of shelter-shed (1) from south-east showing 17th century timber-framed barn (3) to left and grade II-listed farmhouse (5) to right.



Illus. 2. Northern exterior of barn (3) from north-east showing yard wall adjoining shelter-shed (1) to right. This elevation of the barn was originally open-arcaded and may have formed a rare hay-house



Illus. 3. Southern exterior of shelter-shed (1) from south-east showing 20th century boarded loose boxes to eastern section (1a) and pantiled roof.



Illus. 4. Southern exterior of western section of shelter shed (1b) from western yard showing 20th century corrugated iron loose box (1a).



Illus. 5. Interior of eastern section of shelter-shed (1a) showing modern roof and northern brick wall to left (rebuilt after collapse in 1980s) with small section of original flint fabric and roof in rear.



Illus. 6. Internal eastern gable of shelter shed (1a) showing original flint-rubble fabric with brick dressing to corners and contiguity with yard wall to right. The roof structure shown here is also original, with softwood joists and rendered laths against the pantiles.



Illus. 7. Detail of boarded cattle trough hanging in south-western internal corner of eastern section of shelter-shed (1a), showing internal partition to right.



Illus. 8. Interior of western section of shelter-shed (1b) from west showing rebuilt northern elevation to left, open arcade adjoining southern yard to right and flint-rubble partition against the eastern section in centre. The small, blocked hatch or calf creep is visible to the left of this partition.



Illus. 9. Interior of barn (3) from east showing arch-braces of formerly open northern elevation to right with fully-framed southern elevation to left & tie-beam with empty stud mortises of original gable above. The roof is a late-19th century replacement that may be contemporary with the shelter-shed (1).



Illus. 10. Interior of unusually diminutive western shed (4) from east showing arch-braced tie-beam and roof-plates with central tenoned post.