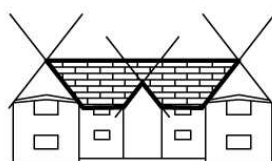




Summary Heritage Asset Assessment of Brundish Manor, Brundish, Suffolk.

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Nicolaas Joubert MSc.
Historic Buildings Consultant Ltd.
M: 07717533498
E: historicbuildings.haa@gmail.com

Contents

1. Introduction	3
2. Statutory Designations	4
3. Historical Context of the Site	7
3.1. Maps	7
3.2. Notes on the Associated Maps	9
4. Summary Assessment of Brundish Manor	11
4.1. The Main Wing	11
4.2. The Service Wing	15
5. Comments on proposed repairs and alterations	17

Table of Figures

Figure 1: Enlarged extract from the Tithe Map of the Parish of Brundish, dated 1840.	7
Figure 2: Enlarged extract from the 1886 O.S. Map of Brundish.....	8
Figure 4: Existing Site Plan of Brundish Manor.....	9
Figure 4: Main wing of Brundish Manor.	11
Figure 5: South end of the main range.	14
Figure 6: North-east elevation of the main range.....	14
Figure 7: North-west or front elevation of the service wing.	15
Figure 8: South-east elevation of the service wing and main wing.....	15
Figure 9: Condition of cement render.	18
Figure 10: C20 Pantry and cupboard adjacent to back staircase.....	19
Figure 11: Internal view of the location of the proposed doorway.	20
Figure 12: Internal view of the north-west gable end wall.	21
Figure 13: External view of the modern Fletton brickwork in the north-west gable end wall.....	21

1. Introduction

- 1.1. This report presents a summery Heritage Asset Assessment on Brundish Manor Brundish, Suffolk.
- 1.2. The study was commissioned by the owners of Brundish Manor in advance of a listed building application for necessary repairs to the exterior of the property and some minor internal alterations.
- 1.3. The works include;
 - Removal of cement render to the exterior of the timber-framed building.
 - Repair works to the external face of the timber frame where required. These repairs will be informed once the existing render has been removed. The soleplates of the buildings have been exposed in several places. Inspection has revealed that the soleplates around both wings will require replacement or splicing/repairs where appropriate.
 - The plinths were inspected by The Morton Partnership Ltd., structural engineers. Reconstruction of the plinths were advised. See proposed drawing and report Ref: 17676\02.
 - Existing windows are to be repaired in a like-for-like manner where required.
 - The roof structures over the main and service wings are to be re-thatched with reed as per existing detail.
 - Alterations to ground floor include; demolition of C20 partition walls in south-west end of existing kitchen, insertion of a rear doorway in the north-east elevation of the main wing, replacement of existing boiler system which is situated in an existing lean-to structure on the east elevation of the main wing and demolition of C20 brickwork to the lower part of the north gable end wall. The C20 brickwork is to be replaced with a timber-framed wall in character with the rest of the historic timber-frame of the building.
 - Alterations to the first floor include; Upgrading of existing bathrooms and insertion of a new en-suite bathroom.
- 1.4. Brundish Manor as it appears today was constructed over several phase. The earliest phase dates to c.1500 when the service range was constructed. The main range which is located nearest The Street was constructed between c.1560 c.1580. There is evidence of a significant 17th century phase of alterations to both the main and service wing. The 18th century phase of alterations was less significant and very little of this phase is evident. During the early 19th century a more significant phase of alterations was carried out to the property which include the replacement of several earlier windows and major works to the service wing.
- 1.5. The study was undertaken by Nicolaas Joubert Historic Buildings Consultant.

2. Statutory Designations

Below is the Listed Building Description of the Grade II* listed Brundish Manor, Brundish, Suffolk.

The description is accessible at:

<https://historicengland.org.uk/listing/the-list/list-entry/1102653>

Brundish Manor

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BRUNDISH MANOR

List entry Number: 1032864

Location: BRUNDISH MANOR, THE STREET

The building may lie within the boundary of more than one authority.

County: Suffolk

District: Mid Suffolk

District Type: District Authority

Parish: Brundish

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 29-Jul-1955

Date of most recent amendment: 18-Dec-1987

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 280135

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Details

BRUNDISH THE STREET TM 27 SE

4/15 Brundish Manor (formerly - listed as the Manor House) 29.7.55

Grade II*

Former farmhouse. Early-mid C16 main range of 3-cell cross-entry form; set corner-to-corner to the south west is a shorter service range, probably C16 but raised and re-roofed at a later date. Timber framed and plastered, with remains of old panelled plasterwork to main range. Thatched roofs. 2 storeys with attic to main range. Scattered fenestration: mostly C18 square-leaded casements and original windows with moulded mullions, the latter opened out during C20 restorations. Main range has C20 porch with hipped thatched roof and boarded door. Internal stack with C16-C17 plain oblong shaft; against the south gable end a C17 external stack with 2 square shafts set diamondwise. Service range has internal stack. Very fine interior with most of frame exposed. The hall has a moulded beam and joist ceiling and moulded cornice, the bridging beam and end cornices also enriched with brattishing. Joists have leaf-carved stops. Heads of storey posts carved in a similar manner to nearby Brundish House (Item 4/11). Fireplace lintol is carved with initial 'W' in a shield (probably for Wyard family), with a facing pair of winged beasts and wheatsheaf emblems. Arched doorways with carved spandrels and some good early doors. Evidence for screen at lower end of hall, with a moulded ceiling in the cross-passage. The present partition at the lower end of the hall must be a slightly later addition. Parlour and parlour chamber have moulded beam and joist ceilings and moulded cornices. Fine close studding in parlour. Stucco fireplace with sunk spandrels in hall chamber. Roof has a single row of clasped purlins and arched windbraces. Service range has some heavy plain ground floor joists; at the east end is a blocked secondary window with chamfered mullions replacing the original diamond-mullioned window. Part of a carved fireplace lintol, probably re-used from the main range. Sandon, Suffolk Houses, 1977, pp.129 & 253-4. Remains of medieval moated

system.

Listing NGR: TM2639271222

Selected Sources

Books and journals

Sandon, E, Suffolk Houses: A Study of Domestic Architecture, (1977), 129

Sandon, E, Suffolk Houses: A Study of Domestic Architecture, (1977), 253 254

National Grid Reference: TM 26392 71222

Map



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3. Historical Context of the Site

3.1. Maps

Extract from the Tithe Map of the Parish of Brundish, dated 1840 (IR 30/33/76)

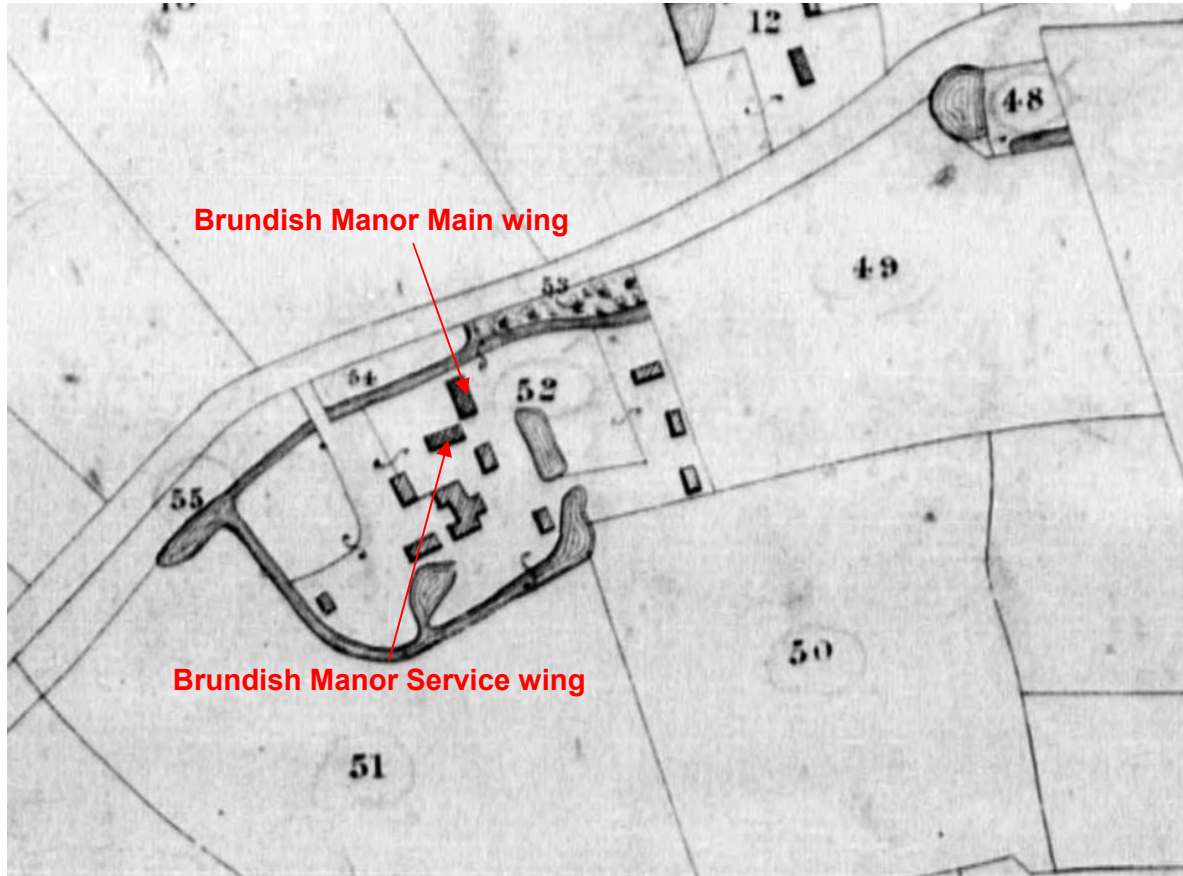


Figure 1: Enlarged extract from the Tithe Map of the Parish of Brundish, dated 1840.

Extract from the OS County Series: SUFFOLK 1:2,500 1886

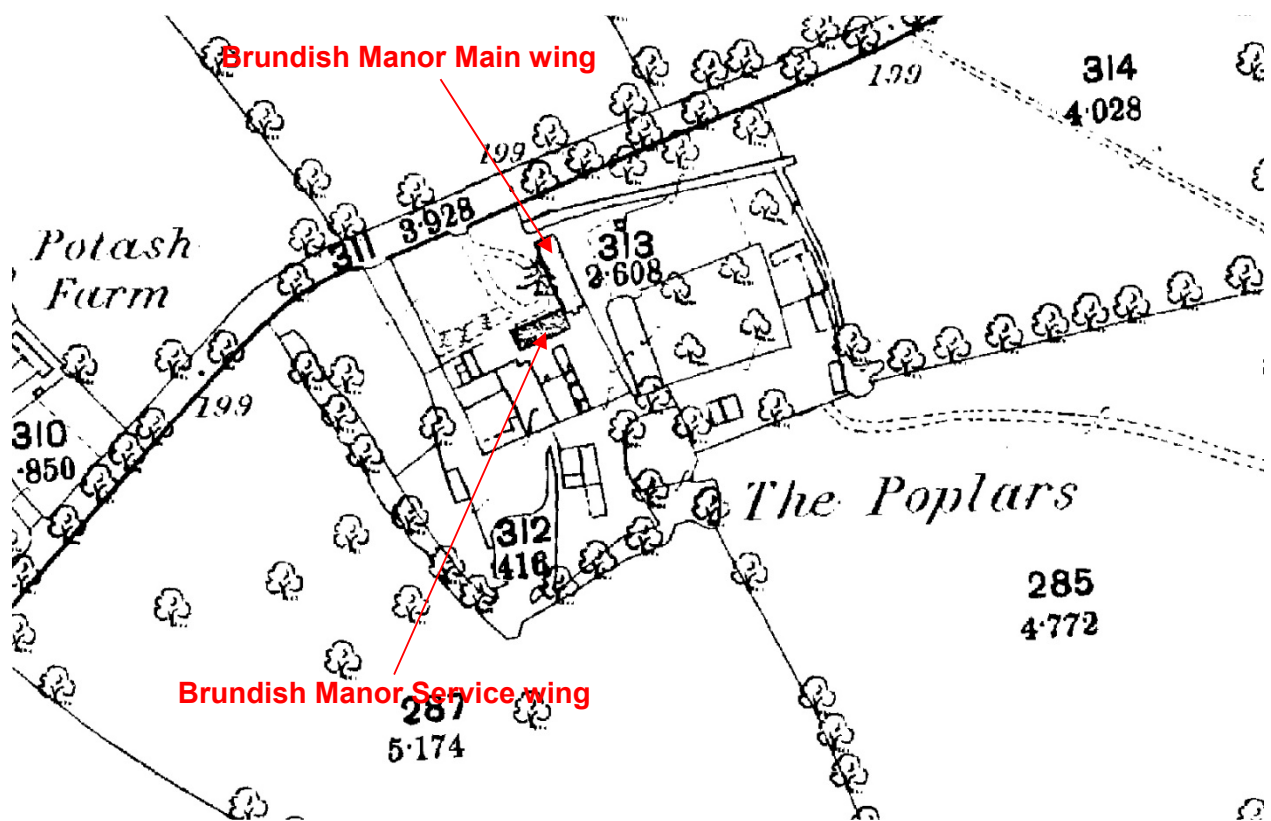


Figure 2: Enlarged extract from the 1886 O.S. Map of Brundish.

Existing Site Plan of Brundish Manor

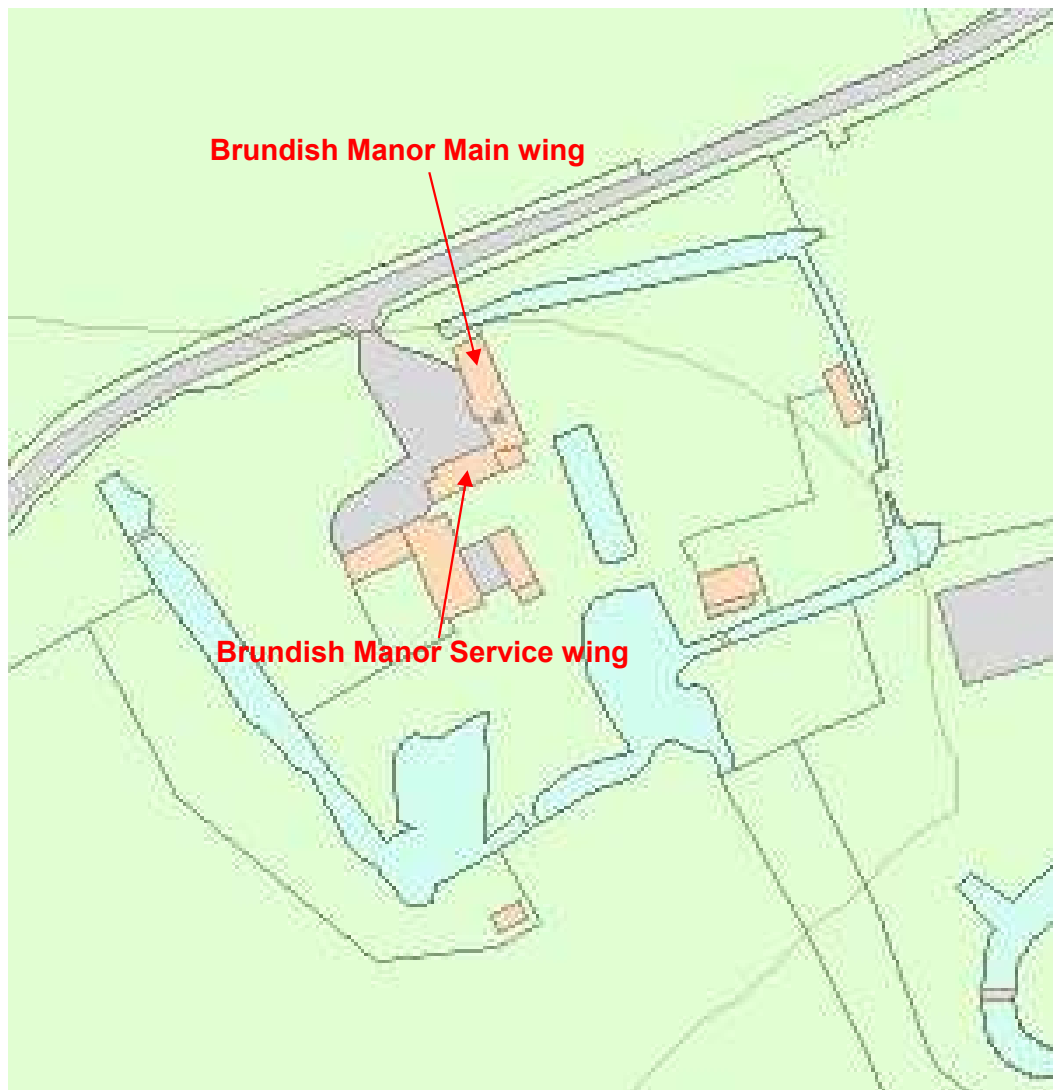


Figure 3: Existing Site Plan of Brundish Manor.

3.2. Notes on the Associated Maps

- 3.2.1 The earliest map available for this study is the 1840 Tithe Map of the Parish of Brundish. A comparison between the 1840 Tithe Map and the present site plan illustrates a significant number of changes to the site between 1840 and the present.
- 3.2.2 The existing site plan clearly illustrates that significant alterations were carried out to the medieval moat during the development of the site. Some alterations were carried prior to 1886 and again prior to 1979 as illustrated on the 1886 and 1979 Ordnance Survey maps.
- 3.2.3 Prior to 1886 a large section of the north-west end of the moat was infilled. The original main access to the site was located over this section of the moat. The main entry gave access to both the farmyard and the farmhouse. As shown on the 1886 Ordnance Survey map a separate access

further to the north-east was formed for the farmhouse during the alterations to the moat. The original entry off The Street eventually became redundant and was removed. Brundish Manor is shown as 'The Poplars' on this map.

3.2.4 As shown on the 1886 map the moat was extended southwards with the addition of a long ditch on the east side of the homestead prior to 1886. Between 1957 and 1979 the south arm of the original moat was extended eastwards with an additional ditch to enclose the moated site.

3.2.5 There is some discrepancy between the positioning of the barn in relation to the farmhouse on the 1840 map. A small separation between the main house and service wing is also shown. A comparison between the 1840 and the 1886 maps seems to suggest that the barn was rebuilt further to the west after 1840. This is not the case, it is simply an inaccuracy on the part of the Tithe Map. The comparison between the two maps does however give a clear indication of a significant phase of alterations to the site and buildings between 1840 and 1886. Such a significant phase of alterations as illustrated on the historical maps usually coincide with alterations to the main residence.

3.2.6 The barn and a granary to the south-east of the house was converted during the latter part of the C20.

3.2.7 Brundish Manor was constructed as a gentry farmhouse within the Manor of Brundish Hall. The moat is of an earlier age and dates to the Medieval period.

4. Summary Assessment of Brundish Manor

4.1. *The Main Wing.*



Figure 4: Main wing of Brundish Manor.

- 4.1.1 Brundish Manor consists of two wings which form an L-shaped footprint. The larger of the two wings which constitute the main range is gabled to the north-west arm of the moat and The Street. The second range which has a north-east to south-west orientation served as a service wing to the main range. The service wing is of an earlier date. The main wing of Brundish Manor dates to the latter half of the C16.
- 4.1.2 The footprint of this wing has a typical three cell layout with evidence for an original cross-passage or screens-passage. The Hall is located at the centre of the range with a Parlour to the north-west and Service room at the south-east end of the house. The first floor reflected this three cell layout with a parlour, hall and service chamber.
- 4.1.3 At the high end of the hall, between the hall and parlour, there is an original C16 red brick chimneystack with back-to-back fireplaces heating the hall and parlour. The bressummer or lintol over the hall fireplace is embellished with decorative carvings and inscribed with 'W' in a shield (probably for Wyard family), with a facing pair of winged beasts and wheatsheaf emblems. There is evidence of red ochre ruddle paint work on both fireplaces which was applied shortly after the construction of the chimneystack. The plain oblong shaft projecting through the roof appears to have been rebuilt later.
- 4.1.4 The parlour chamber fireplace was blocked, probably during the C20. The hall chamber has a stucco fireplace with sunk spandrels. The

hall chamber was probably heated from the outset, but the stucco work appears to be an C18 alteration.

4.1.5 The existing front door in the south-west elevation of the house was inserted during the early C17 interrupting a clerestory mullioned window within the low end of the hall. The original front cross-passage door was located further to the south as suggested by evidence in the timber frame. The status of the house is also reflected by the positioning of the original cross-passage. It was typical for smaller sized houses to include the cross-passage within the low-end bay of the hall. Here, the cross-passage was formed within its own narrower bay leaving the full width of the two-bay hall unencumbered. A staircase was located to right upon entry of the original front door. This staircase led to a service chamber, also used as a sleeping chamber, on the first floor which was only accessible via this staircase. The hall and parlour chambers were accessed via a newel-staircase on the right flank of the chimneystack between the parlour and the hall. The service room at the south-east end of the house was a large single bay room which was subdivided with a stud wall during the late C17. The existing external stack with 2 square shafts set diamond-wise on the south-east gable end of the house was constructed during the early C17 phase of alterations. The service room was accessed via a single doorway in the south-east wall of the cross-passage. During the early C17 a large staircase was inserted into the cross-passage. This alteration was carried out during the same phase as the insertion of the early C17 front doorway. A new cross-screen was inserted into the low end of the hall to form a new lobby and an additional room which straddled part of the lower bay of the hall and part of the redundant original cross-passage. The new lobby and room was accessed via twin doorways from the hall.

4.1.6 During the early C17 phase of alterations to the house a corridor was formed along the south-west side of the first floor to accommodate the new staircase. The existing staircase to the attic was inserted during the same phase.

4.1.7 The structural framework is of high quality and exposed to the interior of the wing. In its original form the timber frame would also have been exposed to the exterior. The exterior was rendered with lath-and-plaster probably from as early as the C17. The studwork is closely spaced. The interior joinery of the main wing reflects the high carpentry standard and quality of the structural framework. The hall has a moulded beam and joist ceiling and moulded cornice, the bridging beam and end cornices are also enriched with brattishing. The joists over the hall have leaf-carved stops. The heads of the storey posts are carved in a similar manner to nearby Brundish House. The exposed ceiling joists over the

parlour are '*...rib moulded and each terminates with a spear point in which the mouldings are gathered...*' (Sandon, E. 1977). There is a high survival of the original moulded plank doors. The doorways are arched with spandrels which are decorated with carved Tudor roses. There is also a high survival of original mullioned windows. The mullions are moulded and were glazed from the outset. The form of the mullions and other decorative features such as the moulded joists and beams suggest a probable construction date between 1560 and 1580.

- 4.1.8 The north-west gable end of the main range is of much interest. Only the clerestory/flanking mullioned windows have survived but at the centre of these, on both the ground and first floor, were large oriel windows. These windows projected beyond wall line. The oriel windows were probably removed during the C18. The oriel window opening at first floor level was blocked in after its removal. At ground floor level the timber frame was removed and underbuilt in modern Fletton brickwork. It is fortunate that the clerestory windows were retained.
- 4.1.9 The roof structure over the main range was constructed with a single tier of clasped purlins with arched windbracing which is contemporary in date with the main wing. The roof is currently thatched with reed thatching.
- 4.1.10 During the early C19 phase of alterations to the house many windows, particularly on the ground floor, were re-fenestrated with rectangular- leaded light casement windows. The plain window frames are of timber but the casements are of iron. It was suggested that the windows date to the C18 but an early C19 date is more probable when compared to other dated examples.
- 4.1.11 Main range has C20 porch with hipped thatched roof and boarded door.
- 4.1.12 During the C20 the plinth walls of both the main and the service wings were mostly rebuilt. There is surviving C16/C17 brickwork around the buildings which appears to be in a stable condition. The upper section of the earlier plinth walls appears to have been reduced and replaced with modern brickwork which projects forward beyond the original or earlier plinth walls.
- 4.1.13 Both wings were re-rendered with cement render and expanded metal laths during the C20. The earlier lime render was removed but much of the lathing was retained. Both the laths and the expanded metal lathing have now come to the end of their lifespans due to the well documented detrimental effects of the cement render. As a consequence of this the render is now delaminating from the external walls and has severely cracked over several areas which are now allowing water ingress.



Figure 5: South end of the main range.



Figure 6: North-east elevation of the main range.

4.2. The Service Wing.



Figure 7: North-west or front elevation of the service wing.



Figure 8: South-east elevation of the service wing and main wing.

4.2.1 The service wing of Brundish Manor appears to have been constructed in c.1500. There is evidence of severe historical fire damage to the original timber frame of the building which predates the C17 alterations to the building. This wing was a service wing from the outset which was clearly associated with a larger main dwelling which predates the current

main wing. The earlier main wing would have been in proximity to the existing service wing. It is possible that the earlier wing may have been destroyed by a fire which also damaged the service wing.

4.2.2 The service wing was constructed with two cells separated by a chimney bay. The larger of the two cells are located at the south-west end of the service wing and consisted of two bays. The smaller of the two cells is located at the north-east end of the wing. There are plain heavy joists exposed to the ground floor of this cell. The gable end wall of this cell was altered later to accommodate a doorway into the main wing and there is evidence for an original large diamond mullioned window. The window was altered when glazed Cavetto mullions were inserted into the window opening. This window was subsequently blocked. There is also evidence for a window in the rear wall of this cell which has been blocked. There is a surviving original diamond mullioned window at first floor level. There is also another original window opening in the same elevation at first floor level. This opening originally contained a diamond mullioned window but was replaced by galzed Cavetto mullions during the C17.

4.2.3 The red brick chimneystack which occupies the chimney bay was inserted during the early C17. The lintol over the fireplace at the north-east end of the wing was reused. Its origin is unknown. The fireplace in the chamber over is exposed. The red brick jambs are chamfered, and it has a C17 form. The fireplace facing into the larger ground floor cell has a plain lintol but the fireplace was repair during the C20.

4.2.4 The layout of the ground floor was reflected at first floor level. As suggested by the inserted leaded casement window in the north-west elevation of the service wing the external walls were raised to gain more headroom at first floor level. During this process the original tiebeams at first floor level were removed and a new doorway was formed at first floor level which gave access to the first floor of the main wing. Evidence within the timber frame of both wings confirms that there was never first floor circulation between the two wings prior to the alterations to the external walls of the wing. It is not clear when the corridor at first floor level was formed but it is highly probable that it was formed during the early C19 alterations. The location of the original staircase is unclear but it was probably located within the chimney bay. The existing staircase at the south-west end of the service wing appears to be a C20 insertion rather than the C19. The partition walls associated with the pantry and cupboard adjacent to the staircase date to the C20.

4.2.5 The reed thatched roof structure over the service wing appears to have been rebuilt during the late C19 or early C20. This does raise the question whether the alterations to the external walls coincide with the works to the roof structure? If this was the case, then the first floor leaded

casement window in the front façade of the wing was reused for the purpose. Further uncovering works to the façade is required to answer this question.

4.2.6 There is a single storey C20 boot room on the south-west gable end of the service wing.

5. Comments on proposed repairs and alterations

5.1. Refer to drawings:

- Structural Engineer's Statement
- Existing Brick Plinth Detail 17676/1
- Proposed Brick Plinth Detail 17676/2
- Site Plan and Location Plan 800/01
- Plans, Elevations and Sections as Existing 800/02
- Plans and Elevations as Proposed 800/03
- Proposed Section, Door and Window details 800/4
- Existing Plinth Wall – Photos 800/05

5.2. Proposed repairs and alterations:

- Removal of cement render to the exterior of the timber-framed building.
- Repair works to the external face of the timber frame where required. These repairs will be informed once the existing render has been removed. The soleplates of the buildings have been exposed in several places. Inspection has revealed that the soleplates around both wings will require replacement or splicing/repairs where appropriate.
- The plinths were inspected by The Morton Partnership Ltd., structural engineers. Reconstruction of the plinths were advised. See proposed drawing and report Ref: 17676\02.
- Existing windows are to be repaired in a like-for-like manner where required.
- The roof structures over the main and service wings are to be re-thatched with reed as per existing detail.
- Alterations to ground floor include; demolition of C20 partition walls in south-west end of existing kitchen, insertion of a rear doorway in the north-east elevation of the main wing, replacement of existing boiler system which is situated in an existing lean-to structure on the east elevation of the main wing and demolition of C20 brickwork to the lower part of the north gable end wall. The C20 brickwork is to be replaced with a timber-framed wall in character with the rest of the historic timber-frame of the building.
- Alterations to the first floor include; Upgrading of existing bathrooms and insertion of a new en-suite bathroom.

5.3. The existing render consist of cement render on expanded metal lathing which was applied over the earlier wooden laths. As shown in Figure

9 below the render is in poor condition. There is evidence of severe cracking in several areas and the render is in the process of delamination. Investigatory works revealed that the soleplates around the building are in poor condition. This may also apply to the external face of the core timber framed structure. The condition of the timber frame could not be established as this would require the removal of the existing render. Permission is sought to remove the inappropriate C20 fabric to carry out the necessary repairs to the soleplates and timber frame of the building. Once the repairs have been carried out to the building the structure will be covered with sheep's wool insulation (wood fibreboard too rigid and will affect external appearance), a vapour permeable membrane, wooden laths and rendered with a scratch coat of WarmCote followed by a 7-10mm coat of Limecote with two 12mm coats of WarmCote. The products are lime based and supplied by 'Best of Lime' in Haverhill. These products have a proven track record as appropriate materials which is entirely compatible with timber framed structures as a vapour permeable alternative. The exterior will be painted with a Keim mineral paint. Specifications available on request.



Figure 9: Condition of cement render.

- 5.4. As shown in Photos 1524/06 the plinth wall is in a poor condition and will require extensive repairs and sections of replacement. Proposed drawings and report by a structural engineer will accompany the application. The earlier C16/C17 plinth wall will be retained where possible.
- 5.5. Some of the timber window frames will require maintenance and repairs. These repairs will be carried out in a like-for-like manner. Wholesale replacement is not required.
- 5.6. The existing roof covering over the two wings consist of reed thatching. The thatch requires replacement. It is proposed to re-thatch with reed as per the exiting roof covering.
- 5.7. It is proposed to demolish C20 partition walls within the south-west end of the service wing (Figure 10). The partition walls form a pantry and cupboard adjacent to the back staircase. These are not of historical significance or interest and the proposed demolition works will enhance the historical layout of this area.



Figure 10: C20 Pantry and cupboard adjacent to back staircase.

- 5.8. It is proposed to insert a new doorway into the north-east elevation of the main wing (Figures 6 & 11). The doorway is to replace an existing modern window opening in the south-east end of the historical hall. The fabric below the window sill consist of modern plasterboard. Though this would not be a typical historical location for a doorway it will be inserted into an existing opening. Further investigatory works may be required to establish if earlier studwork has survived below the current window. The existing interior and exterior surface fabric is modern.



Figure 11: Internal view of the location of the proposed doorway.

- 5.9. The replacement of the older boiler will not have any impact on the fabric of the main wing.
- 5.10. During the C20 the lower part of the north-west gable end wall was rebuilt in Fletton brickwork after the removal of the original timber framed wall (Figures 12 & 13). It is proposed to demolish the Fletton brickwork wall and reconstruct the wall with a timber framed structure as per the original construction. It is also proposed to re-insert a ground floor window into this elevation. The window is to match the existing early C19 leaded-light casement windows. The proposed works will enhance the character of the historical parlour and the inserted window will retain continuity with the existing fenestration.



Figure 12: Internal view of the north-west gable end wall.

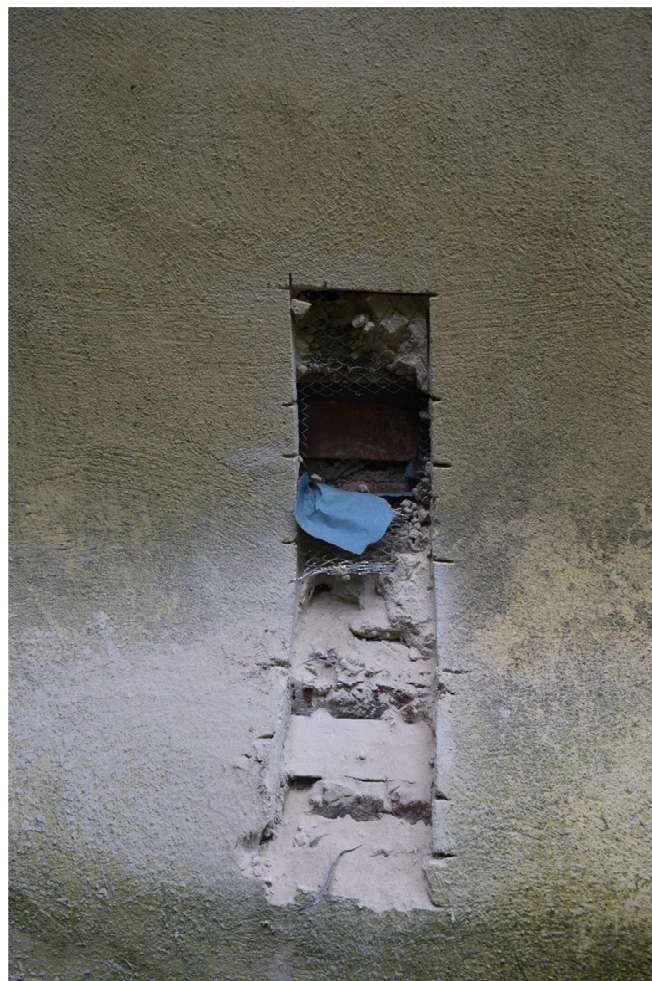


Figure 13: External view of the modern Fletton brickwork in the north-west gable end wall.

- 5.11. The proposed works to the first floor will only affect the existing bathrooms and modern partition walls within the service wing of the house. It is proposed to upgrade the existing bathrooms. These works will not affect the historical fabric of the building. It is proposed to form a small en-suite bathroom on the south-east side of the C17 chimneystack in the service wing of the house. The en-suite bathroom will be accessed via the north-east bedroom. The partition wall in which the doorway is to be formed consist of modern fabric. The existing drainage arrangement will be utilised to accommodate the new bathroom.
- 5.12. In summary the repairs will preserve the character and appearance of the existing property. The works, such as the repairs to the windows, removal of the cement render, repairs to the timber-frame and plinth walls of the building and re-thatching of the roof structures can be considered as essential repairs to the Grade II* listed building which is long overdue. These repairs and proposed alterations will not have a negative impact on the setting or character of the listed building.

References:

1. Sandon, E, Suffolk Houses: A Study of Domestic Architecture, (1977), 129
Sandon, E, Suffolk Houses: A Study of Domestic Architecture, (1977), 253 254