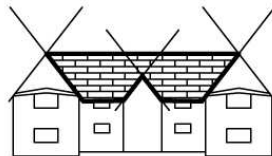




**A Heritage Asset Assessment of The Pound, Hadleigh Road,  
Higham, Suffolk**

**December 2017**



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## **Introduction**

### **1.1. Project Overview**

This report presents a Heritage Asset Assessment of the historical and architectural development of The Pound, Hadleigh Road, Higham in Suffolk.

The assessment was commissioned by the owners, Mr. and Mrs. Hall, in advance of a Planning and Listed building application for alterations to the property. Full Survey drawings of the property were produced by Shiel Architecture Ltd.

The Pound is a Grade II listed building. The core of the building dates to the early 16<sup>th</sup> century with a secondary 16<sup>th</sup> century phase of alterations. During the early 17<sup>th</sup> century the building was extended to south with a timber-framed crosswing which was jettied to the front. This phase of alterations included the insertion of a floor structure over the former open hall and the replacement of the roof structure over the earlier part of the building. Two 18<sup>th</sup> century phases of alterations can be discerned. The first phase took place during the first half of the 18<sup>th</sup> century, whereas the second phase dates to the late 18<sup>th</sup> or early 19<sup>th</sup> century. The latter of the two phases included the addition of an in-line brick range to the south end of the 17<sup>th</sup> century crosswing. There is evidence of a late 19<sup>th</sup> century phase of alterations. The last major phase of alterations and repairs to the property dates to the 1950s.

The Heritage Asset Assessment was undertaken by Nicolaas Joubert Historic Buildings Consultant, and the Documentary Research Report was undertaken by Anthony Breen.

### **1.2. Statutory Designations**

Below is the Listed Building Description of The Pound, Hadleigh Road, Higham.

The description is accessible at:

<https://www.historicengland.org.uk/listing/the-list/list-entry/1351624>

## **THE POUND**

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:** THE POUND

**List entry Number:** 1351624

**Location:** THE POUND, HADLEIGH ROAD

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

**County:** Suffolk

**District:** Babergh

**District Type:** District Authority

**Parish:** Higham

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 22-Feb-1955

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

**Legacy System:** LBS

**UID:** 277246

### **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**

HIGHAM HADLEIGH ROAD TM 03 NW (west side, off) 3/3 The Pound 22.2.55 - II House. C16-C17 with C19 wing to left and C20 alterations. Timber-framed, rendered with red brick stack, C19 wing red brick with some dark brick headers. Plain tile roof. Single-storey and attic range with gabled jettied cross wing at left. 2-storey brick addition. Half-glazed door to cross

wing, jettied 1st floor. 3-light C20 casement, bargeboards to gable. 24-pane fixed window with single opening light to hall, end of beam protrudes at floor level. C20 casements and further door to right. 2 gabled dormers with C20 windows. Small C20 ridge stack to right and sawtooth stack between cross wing and hall. Brick range 3-light windows under segmental arches, 2 replaced 16-pane sashes in flush architraves above. Pair of large gabled wall dormers to rear hall range. C20 extension under pent roof. Interior: hall, somewhat rebuilt inglenook. Chamfered beam and exposed joists.

**Listing NGR:** TM0301436877

#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

**National Grid Reference:** TM 03014 36877

#### Map



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## **2. Historical Documents and Maps**

### **2.1. Historical Context of the Site**

*(Documentary Research were carried out by Anthony Breen)*

#### **The Pound, Higham**

##### **Intoduction**

The research for this report was carried out at the Suffolk Record Office in Ipswich and further references relating to the history of the property were gathered from online sources.

The earliest reference to the Pound by that name that has been found in this research is in the census of 1841. It was then a tenanted farm the property of Patrick Mannock, the owner of the Gifford's Hall Estate. This report will show that the house was formerly the site of the manor of Raven's Hall or Reymes and that name or variants of that name were in use up until 1750. Unfortunately a seventeenth century map of property in 'Higham, Holton and Raydon' showing the 'greater part of the parishes of Higham and Holton' is marked as 'fragile and unfit for production', however there are 'particulars of the messuage called Ravenes' with a deed of 1723 that names the fields attached to the farm. These same field names can be found in later tithe records and sale particulars for Pound Farm showing that the two properties are one and the same.

This report is divided into two parts. The first part considers the earlier references to the manor of Raven's Hall or Reymes. The second part traces the history of Pound Farm backwards from 1918 to 1833. The conclusion of the research is given at the end of this report.

In 1918 the farm was purchased by Douglas Doyle Jones and his wife the artist Vivien Gribble. They in turn first let the house to the artist Cedric Morris and later sold the property to him in 1932. The archives of Sir Cedric Morris are now held at the Tate Gallery in London.

#### **Part One: Raven's Hall**

In January 2016 a report was prepared on Dewland's Farm in Higham, an example of a Suffolk farm that had retained the name of its medieval owners whose presence in Higham can be traced back as early as 1245. Most of the earlier



records for Dewland's Farm are to be found in the Mannock family archives held at the record office in Ipswich (ref. HA 248). The Mannock family purchased Giffards Hall, Stoke by Nayland and other lands in 1428. They also held the lordship of various manors in both Suffolk and Essex including the manor of Raven's Hall or Reymes in Higham. This manor was also known as 'Ingram's and Raven's otherwise Raines' and there is a reference to the tenement 'Ingramis' in Higham in the will of Philip Mannok dated 12 March 1435 (ref. HA 246/F/1). In tithe records of 1833 and 1839 Patrick Mannock is identified as the owner of Pound Farm, Higham and unlike Dewland's Farm, Pound Farm remained part of the Gifford's Hall estate until 1918. It should therefore be possible to trace the history of the farm, its lands and former occupiers in the same archive collections as were used for the report on Dewland's Farm, but there are no records listed in the Mannock collection under the name Pound Farm.

In Copinger's 'Manors of Suffolk' his description of the manor of Raven's Hall is confined to a single paragraph

'This was the lordship of John Reymes or Raimes in 1433, but by 1464 it had passed to John Mannock who died in 1476. From this time to the death of Sir George Mannock in 1787 the devolution of the manor is identical to that of Gifford's Hall, Stoke by Nayland, in Babergh Hundred. On the death of the 8th Bart the manor went to William Mannock, and we hear nothing further respecting it' (Copinger 1910).

In 1538 George Mannock leased lands called 'Dewlondys' to John Gant. John Gant died in 1540 and in his will he bequeathed the remaining term of his lease to his wife Margery together with 'all the years that I have in the ferme of Raymes in Higham aforesaid expressed in a payer of indentures made between the said Mr George Mannok and me to hyr and to hyr heires and assignes' (ref. IC/AA2/13/342). The word 'ferme' in this instance means a farm of years not an agricultural holding, though it is clear that the house was the family principal place of residence. Only the lease relating to 'Dewlonds', has been preserved in the Mannock collection.

There is a later lease dated 12 October 1564 in which Francis Mannock esquire leased to Anne Marten, widow of 'the manor of Raymes in Higham' with all its 'domynycall londs' (demesne land) for 12 years for a yearly rent of £12 (ref.

HA246/C5/7). There is also a further lease endorsed 'Raymes in Hyham', dated 28 October 1628, for 'the scite of the manor of Raymes in Higham aforesaid together with all the houses barnes stables edifices buildings yards gardaines orchards lands meadowes pastures feedings commons wayes easements profitts and commodities to the same belonging or therewith nowe or of late lett used occupied enjoyed or reputed or taken to be parte parcell or member of the same'. This lease granted to William Pickford reserved all the rights of the manor; which included the rights over 'wayfes' and 'strayes', the profits of the manorial courts, the rights to woods and the right to hunt, to Sir Francis Mannock. The lease was for 9 years only on the payment of an annual rent of £60 (ref. HA 246/C5/8). There is an interesting clause in the lease that allowed Sir Francis Mannock and his 'heires and assignes and his and their friends stewards and bayliffs and tenants and suitors to the said manor of Raymes for the time being one convenient dinner at such time or times as the said Sir Francis Mannock ... shall appoint the same'. The purpose of this clause was to accomodate the manorial court which continued to be held at the 'capital messuage'. A role of the court was to levy fines on waifs and strays held in the manorial pound. These leases do not contain any details of the lands attached to the property. There are no further leases for this 'Raymes'.

## **Recusancy**

At the reformation the Mannock family remained Roman Catholics (recusants) and at various times suffered the penalties of the law for their non-attendance of the parish church. In 1591 William Mannock's estates had been sequestrated and were then leased by the crown to William Twittie. The lease in the form of Letters Patent and written in Latin mentions 'Dewlandes', the water mill in Higham and 'all that tenement with certain lands to the same adjoining called Ravens situate lying and being in Higham ... now or late in the tenure or occupation of Anne Marten' (ref. HA 246/C3/1). No other lands in Higham are described. In 1599 two thirds of the estate including Dewland's, the water mill and 'the manor of 'Ryvershill' in Higham, 'now or late in the occupation Marten widow' were leased to Richard Crofte (ref. HA 246/C3/3). In 1605 the crown granted the two thirds of the estates of William Mannock, recusant to William Tiffyn including the 'manor of Ravenhill lying in Heigham' though the name of the occupier is omitted (ref. HA 246/C3/4).

The two thirds of the estates were later returned to William's heir Francis Mannock, who had been made baronet in 1627. He again lost his estate for recusancy in that same year. There are particulars of his estate dated 1627-1629 which describe the 'one messuage called Ravens alias Reynes with appurtenances in Heigham ... late in the tenure of Robert Thompson and now in the tenure of Thompson widow' (ref. HA 246/C3/9).

During the Civil Wars 1642-1649 Catholic estates were sequestrated by Parliament and entrusted to the Court of Sequestration. In 1649 the court was petitioned to allow certain portions of the estate to be used for the children of Sir Francis Mannock and his wife Mary in order that they would be educated in the Protestant religion (ref. HA 246/C3/12). The estates were restored following the restoration of Charles II in 1660.

To avoid the loss of their estates or the fines imposed for non-attendance of Anglican services, by the late seventeenth century such Catholic families had begun to conceal their real estate often through mortgaging their estates in return for fixed sums. In a deed dated 25 January 1723/1724 Sir Francis Mannock and George Yate raised a mortgage of £630 from Anne Hodges of Ipswich on 'All that messuage tenement or farm called or known by the name Ravens Farm ... now or late in the tenure or occupation of Christopher Norman ... and all that Mill with the yards ... all which said farm and mill are situated lying and being in Higham ...' (ref. HA246/B3/6). There is a second document filed with this deed, which is, 'a particular of the messuage called Ravenes with the grounds thereunto belonging ... in the parish of Higham ... late wear in the ferme & occupation of Richard Hart or his assigns'. The particular gives the total acreage are expressed in acres, roods and perches (a.r.p.) as 122 acres 2 roods and 8 perches. Each field is named with its acreage and the fields include 'The Hangings' 12a 2r 8p, 'Myll Fields in two parts' 11a 1r 6p, 'Oxborow Hill' 13a 1r 0p, 'Alder Carr' 4a 1r 4p, 'Great Lottons' 23a 3r 15p, 'Little Lottons' 4a 3r 27p, 'Lottons Pytell' 2a 0r 22p and 'Rowley Field' 20a 1r 12p. These fields can be found in later records for Pound Farm. The house is not described beyond 'Imprimus the scite or situation of the said messuage with the Bottons 3a 3r 10p'.

There is an example of this type of a mortgage listed in the catalogue under 'Settlements and related documents' as a 'Particular of Sir Francis & William

Mannock esqrs estates in the counties of Essex, Suffolk and Hampshire' dated March 1750/51 (ref. HA246/C1/25). In this document the properties 'Hyham Mill & Farm' 'Ravens Farm' and 'Deulands Farm' are listed as having been used as security for a loan of £5000.

The lands surrounding Raymes were all demesne land that is land under the direct ownership of the lords of the manor, who were the various members of the Mannock family. The tenants of the manor held their lands either as freehold or as copyhold tenants in return for various payments. The lands belonging to these tenants are described in a rental of 'Raymes and Ingrams in Higham' dated 1630 and none of the lands described can be identified with those forming the lands of the later Pound Farm (ref. HA246/A2/11).

The Mannock collection was recovered by the then East Suffolk Record Office from the stables at Gifford Hall in 1955. Part of the collection relating to the manors and estates in Essex were deposited at the Essex Record Office and these documents are listed online on the record office's catalogue SEAX. There are no records relating to Pound Farm in that collection. Amongst the Quarter Sessions records for Essex there are returns of Papist Recusants estates for various years up until the 1786. The same records would have been kept for Suffolk but these documents have not survived in the Suffolk Quarter Session records.

## **Part Two: Pound Farm Ordnance Survey maps**

The site of Pound Farm is shown on the Ordnance Survey's 1:2500 series maps in the extreme north-western corner of the printed sheet (ref. Suffolk LXXXI.14). In the printed format the farm buildings are divorced from the lands of attached to the farm and the farms wider geographic setting. Only the 1904 and 1926 editions of this map are available at the Suffolk Record Office in Ipswich, both were printed without the use of colour to distinguish the domestic buildings from farm buildings.

## **Photographs**

On 18 July 1904 four photographs were taken, by an unknown photographer, of Pound Farm, Higham. These include a photograph of the then tenant Mr Cundy and his wife. These photographs are now held at the Suffolk Record Office in

Ipswich (ref. K467/2/41/1-4). Thomas Cundy aged 65 is listed as a farm foreman then living at Pound Farm in the 1901 census (ref. RG13/1771/114)

## **Sale Particulars**

This farm, part of the Gifford's Hall Estate, was offered for sale at an auction held at the Cups Hotel, Colchester on 31 August 1918 (ref SC 387/2). The entire estate was then 1514 acres and Pound Farm, Lot 23, was 102 acres 1 rood 9 perches. It was described as situated 'in the parishes of Higham and Raydon and bound on the east by a good hard road and on the west by the river Brett'. The house was described as 'the charming old-fashioned gabled residence, built of brick with a tiled roof'. It occupied 'a pleasant position with extensive views to the south' and contained 'five bedrooms, two attics, two sitting rooms, front and back kitchen, dairy, pantry etc with garden and orchard attached'. The farm buildings were described separately as a 'cart horse stable for five, loose box 4-bay, cattle shed and yard, large barn, 2-bay shed and yard, cart shed with granary over, two other cattle yards with shedding, piggeries etc'. The farm was shown 'coloured blue' on the sale plan based on the then current Ordnance Survey map and the lands were listed in a schedule printed with the sale particulars. Three areas of wood numbered 18-20 on the map were held in hand, the remainder of the lands were then in the occupation of Mr G. Fincham at a yearly rent of £60 per annum. The particulars mention 'a right of way for all purposes from No 204 to the Hadleigh and Higham Road, as shown by dotted lines upon the plan'. There are no photographs of the farm in the sale particulars. The vendor of the estate is not named in the sale particulars and the conditions of sale were omitted and only published in a separate second edition of the particulars. George Fincham, the tenant was listed in the 1911 census as a farmer aged 48 originally from Hemminghall, Norfolk of his five children only his daughter Ruth then aged 2 was born in Higham suggesting that the family moved to Pound Farm between 1906 and 1909.

The same estate 1437 acres had previously been offered for sale an auction held at 'the Mart, Tokenhouse Yard', London on 2 November 1887 (ref. fSC 387/1). At this sale 'dwelling house' of 'Higham Pound Farm' 132 acres, 3 roods and 28 perches was described as 'consisting of loft, five bedrooms, cheese room, two large sitting rooms, two kitchens, scullery, pantry, larder and dairy'. The farm's

buildings and yards were briefly described as ‘garden, stable, cattle sheds, piggeries, cart shed, two barns’ and a ‘granary’. It was held ‘for a term of 4 years from 29<sup>th</sup> September 1886’ and was ‘in the occupation of Mr Corben Morley at £75 for the first two years and £80 per annum for the remainder’. The schedule of lands uses the Ordnance Survey’s parcel numbers with their field names. The field names included: Alder Piece, Lower and Upper Hangings, Lottings, Oxbery Hill, Great and Little Mill Hill. Though the spellings and acreages vary from those given in the particulars of 1723 they show that the lands forming Pound Farm were the same as those forming Raven’s Hall. These field names were also listed in the 1839 tithe apportionment for the parish with the addition of ‘Rowley Field’ also found in the particulars. Corben Morley is listed in the 1881 not at Pound Farm, but at Green Farm, Higham. The then tenant of Green Farm was John A Cobbold and his family. Cobbold was originally from Stowmarket and occupied a farm of 236 acres employing 5 labourers and 3 boys (ref. RG11/1865/32). By the time of the 1891 census an architect named Michael Manning and his family were living at Pound Farm (ref. RG12/1464/13).

Again the vendor is not named in these sale particulars of 1887. The evidence of title for the main part of the estate according to the conditions of sale were to dated from deeds of lease and re-lease ‘dated respectively 11th and 12th days of February 1820’ and the purchaser or purchaser were informed that earlier titles were not required. These deeds are not in the Mannock family archives.

### **Tithe Map and Apportionment and Earlier Tithe Records**

Tithe maps were produced as a result of the Tithe Commutation Act of 1836. The purpose of the act was to covert the payments of tithes, a tax payable to the established church on a tenth of agricultural produce, into a fixed rent charge. The farm is shown on the tithe map but it is not labelled. The lands are described in the apportionment as the property of Patrick Mannock and then in the occupation of his tenant John Blomfield (ref. FDA130/1A/1a). The farm was measured at 162 acres 1 rood and 1 perch and the site of the ‘buildings, yards, etc’ numbered 10 on the map was measured at 3 acres 7 perches (ref. FDA/1A/1b/130). This measurement of the site of the buildings and yards can be compared with 2 acres 3 roods and 10 perches in 1887 or 2 acres 1 rood in 1918 though both may be the

result of more accurate measurement. The buildings themselves were not described in the tithe apportionment.

The tithe map for Higham is undated apart from the Tithe Commission's date stamp for when it was delivered to their offices in 1839. The map was undoubtedly based on an earlier survey of 'The Contents of the parish of Higham' by John Bransby completed in 1833. The survey now held in the parish collection (ref. FB74/C1/3). This survey uses the same field number sequence as the tithe apportionment. Again the individual farms are not named but each holding is listed under the name of its proprietor and occupier. In the case of Pound Farm, the then tenant was Mr Thomas Hicks who occupied a farm of 196 acres 3 roods and 26 perches. There is also a separate list of the 'Contents of the Parish of Higham surveyed by John Bransby' that omits the field names but gives the same total for Thomas Hick's landholding (ref. FB 74/C1/6). Out of the parish's total acreage of 880 acres 2 roods and 11 perches Pound Farm was then second largest farm. There is a second list dated 1863 arranged alphabetically by the surname of the tenant which lists three landholdings under the surname Blomfield of which his farm of 169 acres 1 rood 6 perches was then the largest landholding in the parish. He held also held two other proprietries measured at 39 acres 4 perches and 1 acre 1 rood and 38 perches (ref. FB74/C1/6). John Blomfield is listed at Pound Farm in the censuses of 1841 and 1851 (ref. HO107/1084/13/5 and HO 107/1798/168). By 1861 one of his sons Walter Blomfield aged 22 is listed at Pound Farm with his wife Sarah aged 23 and their two young daughters (ref. RG9/1159/127). Though Walter is again listed at Pound Farm in the 1871 census in that year was listed as a widower and there is no mention of his two daughters. In 1871 the house was listed as occupied by Thomas Alderton a farm labourer and his wife and family and Walter Blomfield's name appears as a lodger (ref. RG10/1747/9).

There are also two earlier tithe account books. In the account for 1760-1805, there is a list of the tithes paid at Michaelmas 1805. The largest amount paid was by a Mr Hoy and a Mr Hoy is listed as a proprietor in Bransby's 1833 survey and he is known to have been the owner of Dewland's Farm occupied by his tenant John Smith. The second highest amount paid in 1806 was paid by a Mr Stutter but his property is not named and his name only appears in the accounts from 1802 onwards. In the earlier lists from 1777 to 1799 a Mr Mens paid tithes of a similar

value. Unfortunately Simon Mens of Higham is mentioned in deeds relating to another property in Higham called 'Hawkins' (ref. HB9/3340/4-8). The property known as 'Hawkins' was one of the manorial freehold properties listed in the 1630 rental and then occupied by a William Bridges (ref. HA246/A2/11).

The earlier book for the years 1733-1762 follows a similar pattern (ref FB74/C1/1). This book does include some agreements as to the compounding of tithes from which it is possible to identify a Mrs Mary Death as tenant of Dewlands in 1733 or Thomas Glanfield as tenant of Higham Hall in 1734, but other farms are not named. In 1735 apart from Mr Glanfield a John Eblewhite paid the second largest amount in tithes, but it cannot be taken for certain that he was the tenant of Pound Farm. There is a reference in the accounts for 1734 to a Mr Norman paying £7 10s compared with the £9 5s paid by John Eblewhite. Christopher Norman is mentioned in the mortgage of 1723 as the occupier of Raven's Farm but in these tithe records he is named as 'Mr Peter Norman' in 1736. He is named through to 1761.

There are no details of John Blomfield's tenancy of the property in the tithe apportionment, though as he is listed as the occupier and not as the owner it suggests that he probably held the property under the terms of a short-term lease. Such leases normally detail the system of rotation of cultivation then in use and also describe the tenant's rights to timber for repairs, fencing and firings. The main responsibility for repairs to the buildings rested with the owner, though allowances were sometimes offered for specific works. In terms of estate records, as a tenant John Blomfield's name would normally appear only in the lease itself or in an estate rental. Occasionally estate records may include applications for a lease or correspondence between a tenant and the estate's steward. Sometimes a firm of solicitors acted as stewards for an estate and estate records can be found in solicitors' collections. There are no solicitors' collections containing papers relating to the Gifford Hall Estate. Following the death of Sir George Mannock in 1787, the estate was inherited by William Comyns who assumed the surname Mannock and on his death in 1819 by Patrick Power who also assumed the surname Mannock by royal licence in 1830. Patrick Mannock, formerly Power is listed as the owner of Higham Pound Farm in the 1833 survey and 1839 tithe apportionment.



## **Conclusion**

Pound Farm was formerly Raven's Hall farm the site of the manor of Raven's Hall. This manor was acquired by the Mannock family in the late fifteenth century after they had acquired Gifford's Hall in Stoke by Nayland. Gifford's Hall was the family's main residence and they were able to lease out Raven's Hall to tenants. It is likely that the present house was rebuilt in the sixteenth century possibly for John Gant or for Anne Marten both of whom appear to have held a long lease on the property. The house was known as Raven's Hall or variants of that name, but the manor was known as Ingram's and Raven's. By the late sixteenth century the Mannock family were suffering restrictions under the law for their adherence to the Roman Catholic Church and were unlikely to have had money to invest in their estates. The estates were frequently sequestrated and the tenants named in the various records of the period appear to have held the property only for brief periods. By the eighteenth century the farm appears to have been tenanted to first Christopher Norman and then Peter Norman for an extended period. The Mannock family's estates in Suffolk would have been registered with the county's Quarter Sessions up to late 1780's but these records have not survived.

By 1841 the farm was known as Pound Farm and it is only through matching the field names given in particulars of 'Ravenes' of 1723 with the same field names given in tithe records of 1833 and 1839 and later sale particulars of 1887 that it can be shown that they were the same farm. The census records show that the farm was held by its tenants for relatively short periods. The presence of the architect Michael Manning in the 1891 census suggests that the farm house was not always used as the residence for the farmer of the lands. It is not known whether or not any repairs were carried out on the building at this date. The only descriptions of the building are in the sale particulars of 1887 and 1918. It is possible that there are references to the building in the wills of the various occupants of the property and further details of the periods of occupancy of the later nineteenth century tenants can be found in the commercial trade directories of the period.

**Anthony M Breen July 2017**

## References

## Part One

### Mannock Estate Collection

HA246/A2/11 Rentals Manor of Raymes and Ingrams in Higham 1630

HA246/B3/6 Evidences of title to Ravens Farm and mill in Higham, mortgaged by Sir Francis Mannock, bart and George Yate of North Waltham esq to Ann Hodges of Ipswich spinster 25 jan 1723/24

HA 246/C1/25 Particular of Sir Francis & William Mannock esqrs estates in counties of Essex, Suffolk and Hampshire' March 1750/51

HA246/C3/1 Letters Patent of lease to William Twittie 'messenger called Dewlands, water-mill and tenement called Raven's all in Higham' 3 May 1591

HA246/C3/3 Letters Patent of lease to Richard Crofte 4 March 1599/1600

HA246/C3/4 Letters patent to William Tiffyn 24 December 1605

HA246/C3/8-10 Particulars of estates of Sir Francis Mannock 1627-1629

HA246/C5/7 Lease of Francis Mannock esq to Anne Marten of Higham, widow, of the manor of Reymes in Higham for £12 years at £16 per annum 12 October 1564

HA246/C5/8 Lease by Sir Francis Mannock, bart to William Pickford of Higham, yeoman of site of the manor of Reymes in Higham with all lands belonging thereto for 9 years at £60 per annum 28 October 1628

HA246/C6/16 Bundle Miscellaneous estate papers 1548-1831

HA246/C7/1 Map of Property in Higham, Holton and Raydon 17th century 'fragile-unfit for production'

HA246/F/1 Will of Philip Mannock 12 March 1434/35

### Archdeaconry of Suffolk Wills

IC/AA2/13342 Will John Gant 1540

## Part Two

### Maps and Sale Particulars

1:2500 Ordnance Survey Map Suffolk sheet LXXXI.14 1904 & 1926

SC387/2 Sale Particulars Gifford's Hall Estate 1918

fSC387/1 Sale Particulars Gifford's Hall Estate 1887

FDA130/A1/1a & b Tithe map and apportionment Higham 1839

### Photographs

K467/2/41/1-4 Photographs Pound Farm July 1904

### Higham Parish Collection

FB74/C1/1 Tithe Account Book 1733-1767

FB74/C1/2 Tithe Account Book 1760-1805

FB74/C1/3 Survey of the parish of Higham for tithe, surveyed by John Bransby  
1833

FB74/C1/6 References to the survey of Higham Parish, surveyed by John Bransby  
1833

#### Census Records

HO107/1084/13/5 Pound Farm, Higham 1841

HO107/1798/168 Pound Farm, Higham 1851

RG9/1159/127 Pound Farm, Higham 1861

RG10/1747/9 Pound Farm, Higham 1871

RG11/1865/32 Pound Farm, Higham 1881

RG12/1464/13 Pound Farm, Higham 1891

RG13/1771/114 Pound Farm, Higham 1901

#### Printed Sources

W.A. Copinger 'The manors of Suffolk Notes on Their History and Devolution and their Several Lords: The Hundreds of Babergh and Blackbourn' Vol 1, pub London 1905

W.A. Copinger 'The manors of Suffolk Notes on Their History and Devolution and their Several Lords: The Hundreds of Samford, Stow and Thedwestry' Vol 6, pub Manchester 1910

## 2.2. Historical Maps

An extract from the Tithe Map of the Parish of Higham, dated 1839 (FDA130/A1/1a & b).



Figure 1: Extract from the 1839 Tithe Map.

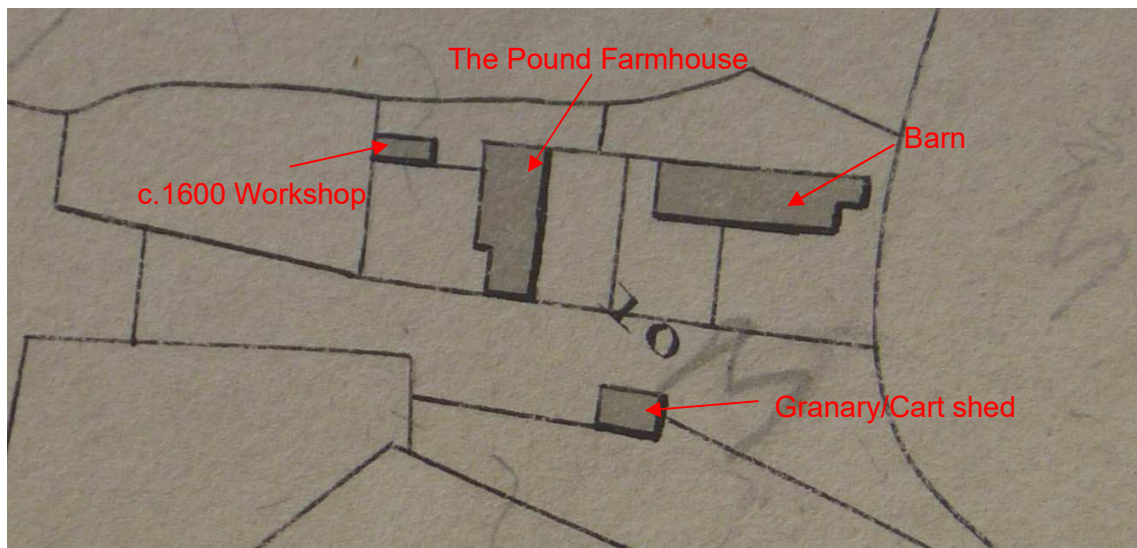


Figure 2: Enlarged extract from the 1839 Tithe Map.

An extract from the Tithe Apportionments of the Parish of Higham, dated 1839 (FDA130/A1/1a & b).

Munrook Park	John Blomfield	3	Tollings	23	1	13
		4	Lower Hangings	6	2	33
		5	Star piece	3	5	5
		6	Little Meadow	1	1	39
		7	Star piece	3	2	5
		8	Upper Hangings	11	2	14
		9	Round field	15	1	
		10	Buildings Yards &c.	3		7
		11	Cobbery Hill	9		3
		12	Second pen	4	2	31
		13	Third pen	4	1	10
		14	3. Acre meadow	2	2	32
		15	7. Acre "	7		22
		16	8. Acre "	8		37
		17	First pen	5	3	32
		18	Great Mill Hill	5	2	30
		19	Little "	4	2	38
		20	Home field	16		7
		21	Howley field	20	3	39
				162	1	1

Figure 3: Extract from the 1839 Tithe Apportionments of Higham.

An extract from the O.S. County Series: Suffolk 1:2500 1884-1886

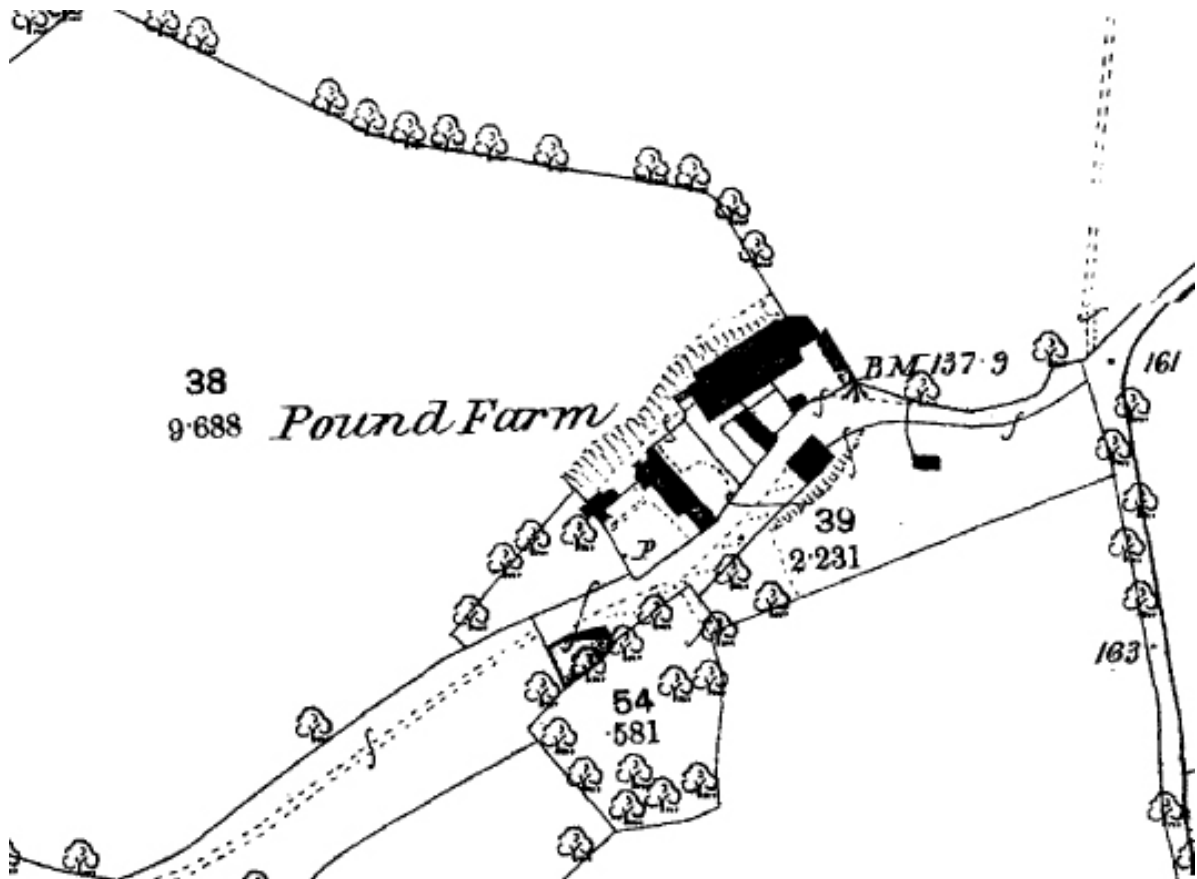
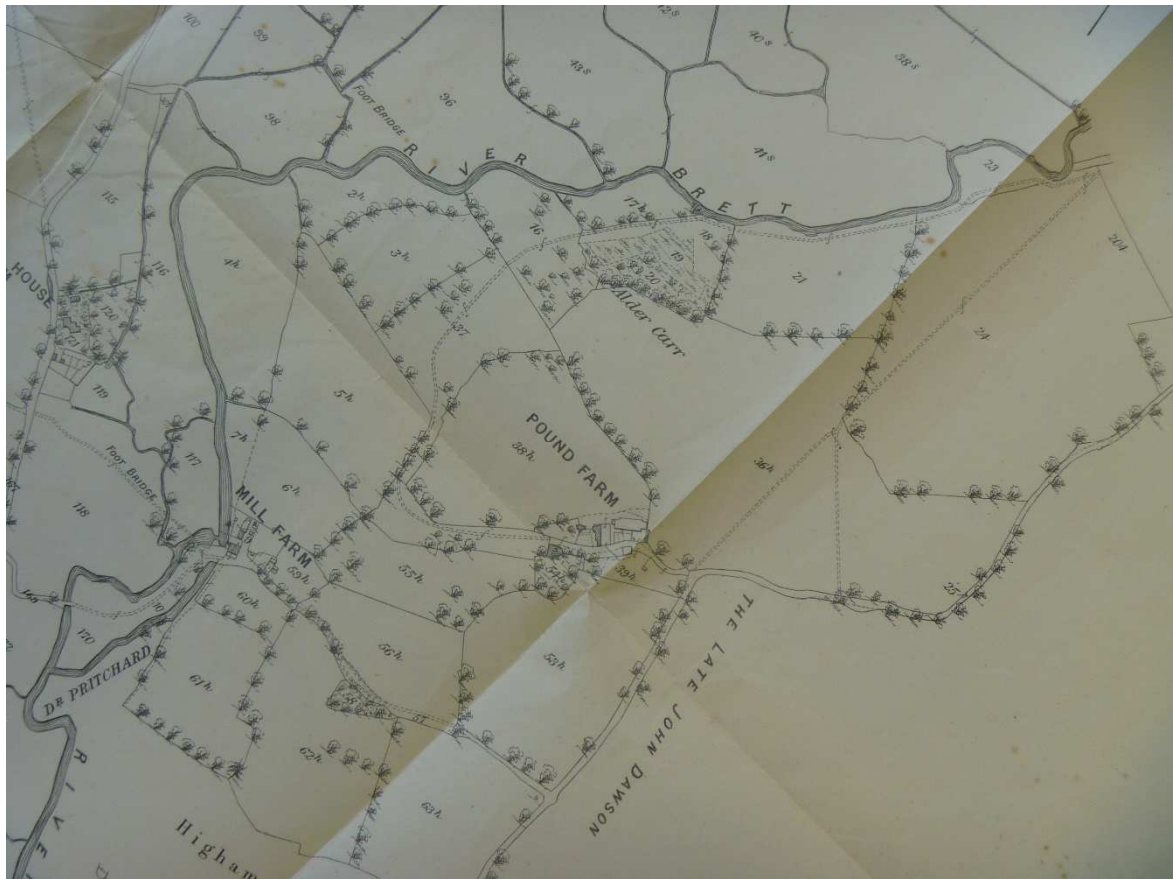
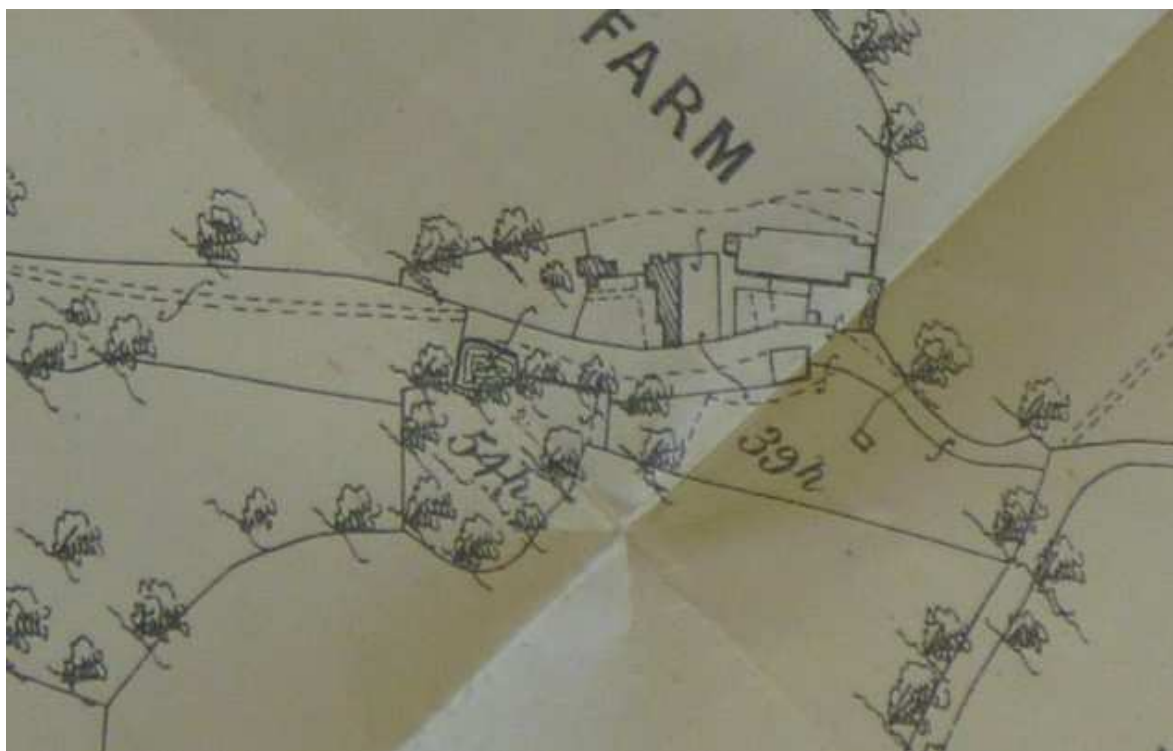


Figure 4: Enlarged extract from the 1884-1886 O.S. Map of Higham.

**Sale Particulars Map of Gifford's Hall Estate 1887 (FSC387/1)**



**Figure 5: Extract from the 1887 Sale Particulars Map of Gifford's Hall Estate.**



**Figure 6: Enlarged extract from the 1887 Sale Particulars Map of Gifford's Hall Estate.**

**Sale Particulars Schedule of Pound Farm 1887 (FSC387/1)**

COTTAGE, OCCUPIED BY JAMES BARFORD, CONTAINS THREE ROOMS AND GARDEN, ON HIGHAM MARSH.

## THE HIGHAM POUND FARM

COMPRISES IN ALL ABOUT

### 132 acres 3 roods 28 perches,

WITH

### DWELLING HOUSE,

CONSISTING OF

Loft, Five Bedrooms, Cheese Room, Two Large Sitting Rooms, Two Kitchens, Scullery, Pantry, Larder and Dairy.

GARDEN, STABLE, CATTLE SHEDS, PIGGERIES, CART SHED. TWO BARNs, GRANARY,

*For a Term of 4 Years from 29th September, 1886,*

In the Occupation of Mr. CORBEN MORLEY, at £75 for first Two Years, and £80 per Annum for remainder.

---

### THE SOUND PASTURE, ARABLE & MEADOW LANDS & HOMESTEAD,

IN HIGHAM.

No. OF PEAR.	NAME.	DESCRIPTION.	A.	R.	P.
2 n	Three Acre Meadow	Pasture	2	2	19
3 n	Third Fen or Four Acre	Ditto	4	2	6
4 n	Seven Acre ditto	Ditto	7	2	13
5	Eight Acre	Arable	8	0	35
18, 19 and 20	Alder Piece	Plantation	3	2	21
16	Hill Piece or Third Fen	Pasture	3	3	17
17	Little Meadow	Pasture	1	2	5
21	Lower Hangings	Pasture & Arable	6	2	8
22	"	Pasture	1	0	31
24	Lottings	Arable	23	1	33
25	Part of Road	"	1	0	20
36 n	{ Upper Hangings	Ditto	27	2	2
37	{ Pound Field				
38 n	Second Fen	Pasture	5	0	15
39 n and 54 n	Oxbery Hill	Arable	9	2	30
53 n	Buildings, Yard, &c.	"	2	3	10
55 n	Great Mill Hill	Arable	9	3	30
56 n and 57	First Fen	Pasture	5	3	35
204	Little Mill Hill	Arable	4	3	21
	Part of Haden's in Raydon Parish	Arable	2	2	37
			132	3	28

Figure 7: Extract from the 1887 Sale Particulars Map of Gifford's Hall Estate.

An extract from the 1:2500 Ordnance Survey Map Suffolk sheet LXXXI.14 1904 & 1926.

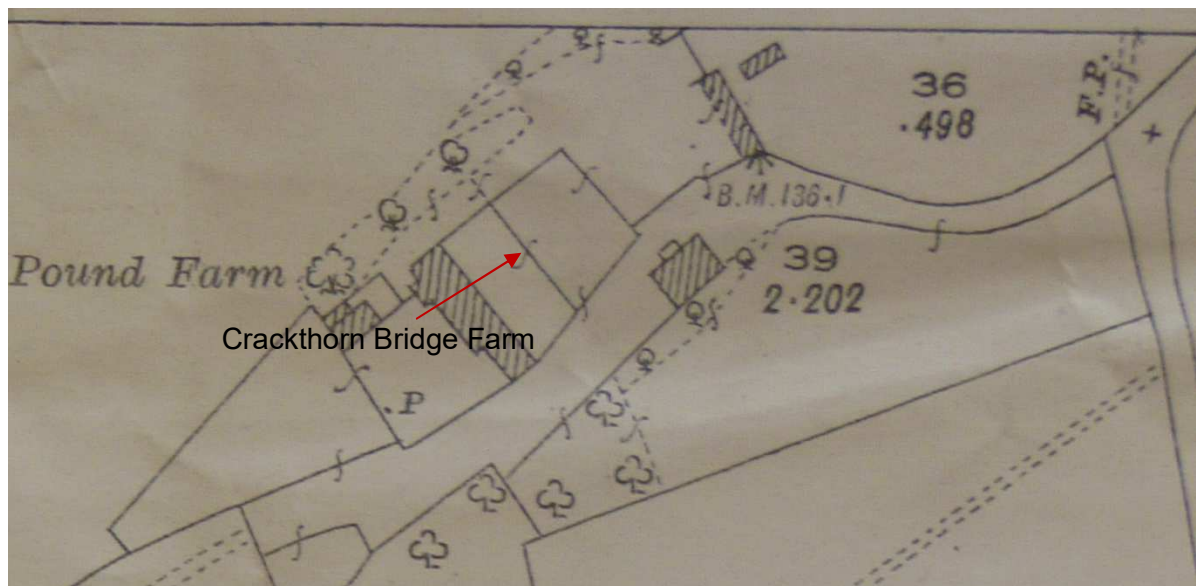
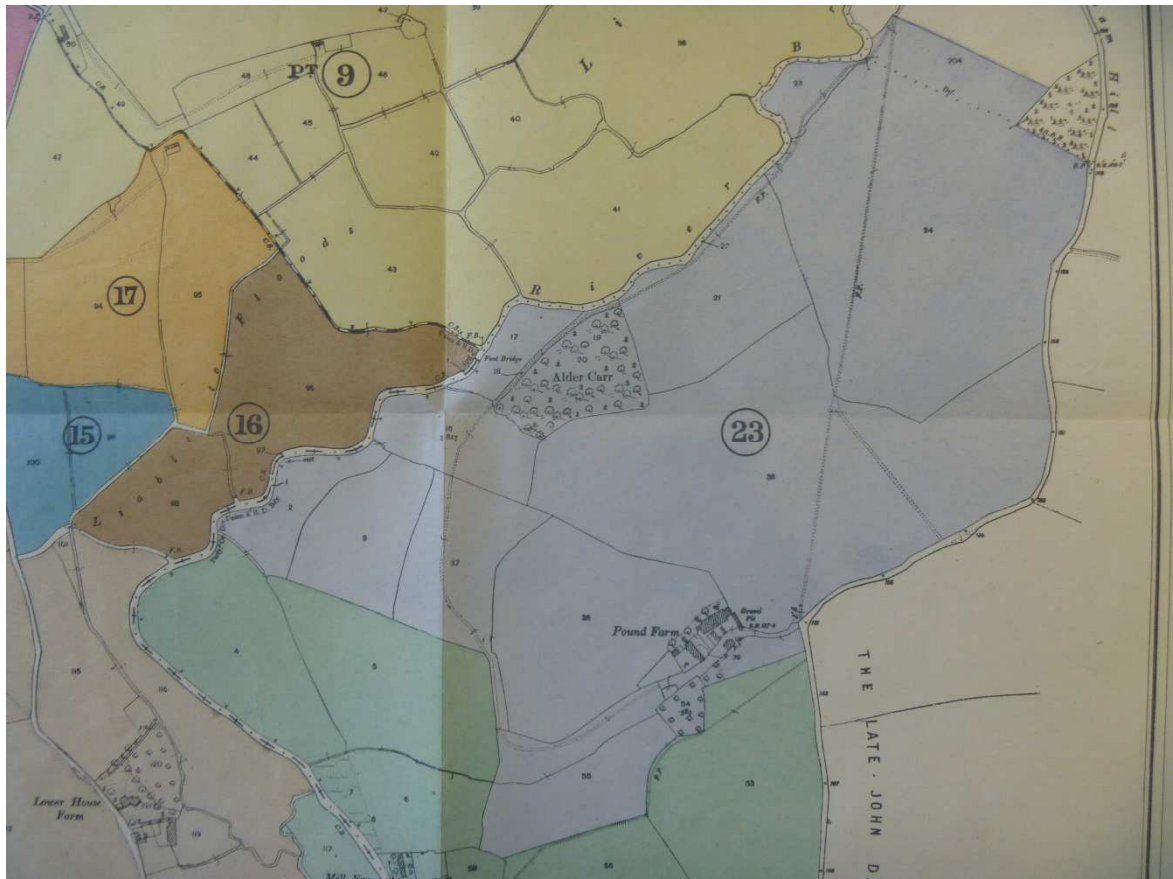
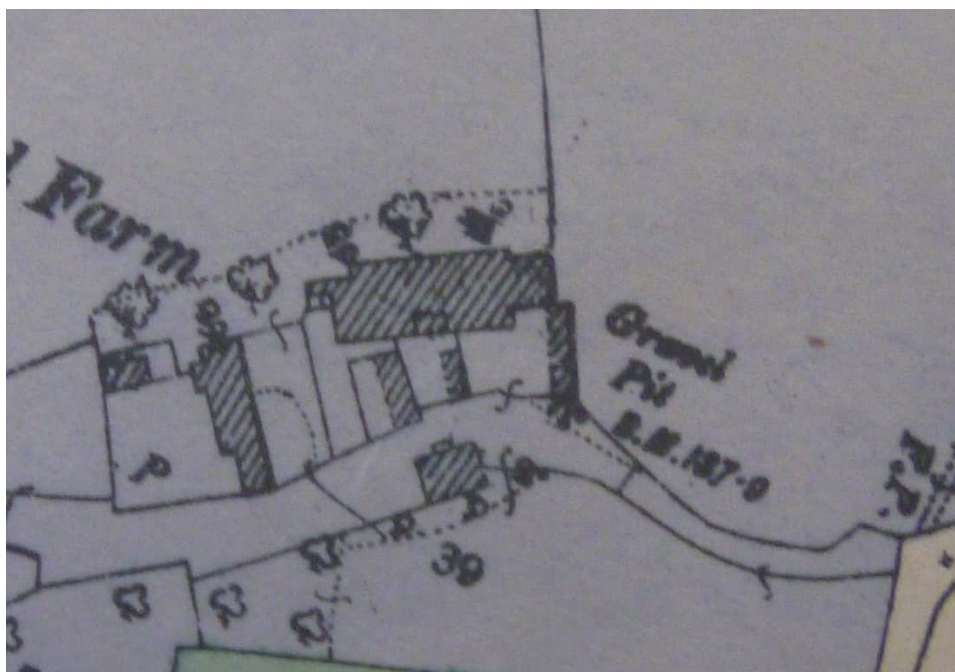


Figure 8: Extract from the 1905 O.S. Map of Higham.

**Sale Particulars Map of Gifford's Hall Estate 1918 (SC387/2)**



**Figure 9: Extract from the 1918 Sale Particulars Map of Gifford's Hall Estate.**



**Figure 10: Enlarged extract from the 1918 Sale Particulars Map of Gifford's Hall Estate.**



**Sale Particulars Schedule of Pound Farm 1918 (SC387/2)**

**LOT 23**  
*(Coloured Blue on Plan)*

**VERY DESIRABLE FREEHOLD COMPACT HOLDING**  
known as  
**Pound Farm**

Situate in the Parishes of Higham and Raydon, and bounded on the East by a good hard road and on the West by the River Brett.

It covers an area of about

**102 a.      1 r.      9 p.**

of excellent Pasture and Arable, and a small area of Woodland.

**The Charming Old-fashioned Gabled Residence,**  
built of brick with tiled roof, occupies a pleasant position with extensive views to the South, and contains Five Bedrooms, Two Attics, Two Sitting Rooms, Front and Back Kitchen, Dairy, Pantry, etc., with Garden and Orchard attached.

**The Farm Buildings**  
comprise Cart Horse Stable for five, Loose Box, 4-bay Cattle Shed and Yard, large Barn, 2-bay Shed and Yard, Cart Shed with Granary over, Two other Cattle Yards with Shedding, Piggeries, etc.

Of the Lands comprising Lot 23

*The following is a SCHEDULE:*

No. on Plan	Description	Area		
		A.	R.	P.
39	House, Buildings, etc. ... ..	2	1	0
2	Pasture ... ..	2	2	19
16	Do. ... ..	3	3	17
17	Do. ... ..	1	2	5
23	Do. ... ..	1	0	31
37	Do. ... ..	5	0	15
55	Do. ... ..	5	3	35
54	Do. ... ..	0	2	10
3	Arable ... ..	4	2	6
21	Do. ... ..	6	2	8
24	Do. ... ..	23	1	33
36	Do. ... ..	28	2	22
38	Do. ... ..	9	2	30
204	Do. ... ..	2	2	37
18, 19 & 20	Wood ... ..	3	2	21
<b>Total A.</b>		<b>102</b>	<b>1</b>	<b>9</b>

Nos. 18, 19 and 20 are in hand, and possession of the remainder, which is now in the occupation of Mr. G. Fincham, at a rental of

**£60 per annum**

will be given on completion of the purchase.

Outgoings: Land Tax, £1 18s.    Tithe Rent Charge, £23 5s. 6d.    Crown Rent, 6s.

There is a Right of Way for all purposes from No. 204 to the Hadleigh and Higham Road, as shown by dotted lines upon the Plan.

**Figure 11: Extract from the 1918 Sale Particulars of Gifford's Hall Estate.**

**Photograph of the south end of The Pound Farmhouse, dated 1904  
(K467/2/41/1-4)**



**Figure 12: Partial view of the south end of the Pound Farmhouse.**

**Photograph of the rear elevation of The Pound Farmhouse, dated 1904  
(K467/2/41/1-4)**



**Figure 13: Rear elevation of the Pound Farmhouse.**

**Photograph of the rear elevation of The Pound Farmhouse, dated 1904  
(K467/2/41/1-4)**



**Figure 14: Enlarged photograph of the rear elevation of the Pound Farmhouse.**

### **2.3. Notes on the Associated Historical Documents and Maps**

Research had shown that the manor of Raven's Hall dates to at least the 15<sup>th</sup> century when it was in the lordship of John Reymes or Raimes in 1433. The manor was acquired by the Mannock family in 1464 and remained within the Giffords Hall Estate until 1918. Giffords Hall was the Mannock family's main residence, and Raven's Hall was leased to tenant farmers and other occupants until its sale in 1918.

The Pound Farmhouse was constructed in several phases of which the earliest date to the early 16<sup>th</sup> century. It was recorded that the Mannock family '*leased lands called 'Dewlondys' to John Gant*' in 1538. John Gant died two years later; however, his will refers to his long tenancy at the '*ferme of Raymes in Higham*'. It is therefore highly probable that the earliest part of the house formerly known as Raymes was constructed by/for him or his predecessor. There was a 15<sup>th</sup> century or possibly

earlier dwelling on the site which was pulled down to accommodate the 16<sup>th</sup> century dwelling.

The next major phase of alterations to the property dates to the early 17<sup>th</sup> century. Prior to the sequestration of the estate of William Mannock in 1591, the Pound was occupied by a widow named Ann Marten. Although the lease for Dewlandes and Raymes passed hands twice between 1591 and 1605, widow Ann probably remained in occupation of the Pound/Raymes until the early 17<sup>th</sup> century. It is unlikely that the second phase of alterations was carried out prior to 1605. *'In 1605 the crown granted two thirds of the estates of William Mannock, recusant to William Tiffyn'*. The name of the occupier is unknown. In October 1628, the property was leased to William Pickford for a period of 9 years. The lease reserved all the rights of the manor. A clause in the lease stipulated for the continued accommodation of the manorial court at Ryames. This is of significant interest as the 17<sup>th</sup> century layout or floor plan of the Pound is slightly unconventional and may relate to the accommodation of the manorial court. This will be discussed in greater detail later. *'By the eighteenth century the farm appears to have been tenanted to first Christopher Norman and then to Peter Norman for an extended period.'* There is evidence of at least two 18<sup>th</sup> century phase of alterations to the property. The first phase dates to the first half of the 18<sup>th</sup> century and the second to the late 18<sup>th</sup> century.

The 1839 Tithe Map of Higham (Figure 1) was based on an earlier survey of *'The Contents of the parish of Higham'* by John Bransby, which he completed in 1833. At this date, the property was in the ownership of Patrick Mannock, and occupied by Thomas Hicks. The property was in the ownership of William Mannock between 1787 to 1819 before it was acquired by Patrick Mannock in 1819. By 1841 the property was known as Pound Farm.

The Tithe Map locates the farm buildings, and their associated enclosures, to the east of the farmhouse. The farmyard consisted of a large barn, and a granary/cart shed to the south of the barn. There are several enclosures shown around the barn which are associated with livestock which confirm a mixed farming system of probably corn/cereals and cattle at Pound Farm. The barn was very likely

subdivided to accommodate animal housing such as stabling, grain production and storage.

The farmhouse has a north to south orientation and was approached from the south-east. A narrower, in-line extension can be seen at the south end of the house. The extension was constructed in brick and clearly predates the 1833 survey. The detached timber-framed building to the rear of the house has an east to west orientation. This building would have been utilitarian in nature but not associated with the general farm buildings as suggested by its proximity to the house.

The 1884 Ordnance Survey Map (Figure 4) illustrates several alterations to the farmstead between the period of 1833 and 1884. For clarity, it is helpful to also consider the 1887 Sales Particulars Map and schedule (Figures 6 & 7). The 1887 map was based on the 1884 O.S. map. The 1887 Sale catalogue informs that at this date the property was in the occupation of a Mr. Corbyn Morley who became the tenant of Pound Farm after 1881. It is not clear who was responsible for the latter alterations, but it is possible that it was carried out by Mr. Morley after 1881. The 1887 Sale Schedule describes the house as *'consisting of loft, five bedrooms, cheese room, two large sitting rooms, two kitchens, scullery, pantry, larder and dairy'*. *The farm's buildings and yards were briefly described as 'garden, stable, cattle sheds, piggeries, cart shed, two barns' and a 'granary'*.

When compared to the Tithe Map, we can see several alterations to the footprint of the farmhouse and building to the rear of the house. At the north end of the house, we can see two small lean-to structures as well as another larger structure attached to the west elevation of the house. This lean-to structure can be seen on the 1904 photograph of the rear of the house (Figure 13). The garden and its associated footpaths are shown in an enclosure to the rear of the house. The building to the rear which forms the north boundary of the garden was also altered with the addition of lean-to structures to the north and south elevations of the building. Note that the building was also extended to the west.

The alterations to the farmyard show an increased emphasis on pastoral farming. This is clearly illustrated by the addition of two long cattle sheds or open shelter sheds to the south of the barn. There is also an increase in the number of

enclosures previously shown on the 1833 map. This is typical for the period, and many such examples can be seen on farmsteads in Suffolk where improvements were made to the general management of beef and dairy cattle. The schedule also refers to a cheese room which is very indicative.

A 'drift' for cattle can be seen running from the farmyard, past the south end of the farmhouse and onwards to the pastoral fields west of the farmstead.

The footprint of the barn was substantial. A comparison between the 1833 and the 1887 map shows that a long lean-to range was constructed along the rear of the barn, which increased its footprint dramatically. The stables at the east end of the barn can also be seen on the 1833 map. A piggery with a small enclosure was added to the west end of the barn. The 1887 Schedule refers to two barns which can be identified as the main barn and the smaller 'barn' to the west of the farmhouse. The granary and cart shed which predated 1833 can still be seen on the 1884 and 1887 maps.

By 1891 an architect named Michael Manning and his family were living at Pound Farm. The duration of his occupancy is unknown. From 1906 the property was occupied by George Fincham and his family. He was still in occupation when the farm was sold in 1918.

A comparison between the 1887 and 1918 Sale Particulars maps (Figure 9) illustrates a number of alterations to the house and farm buildings. There appear to be some inconsistencies between the 1904 O.S. map and the 1918 Sale Particulars maps when compared to the 1887 map. The large barn was omitted from the 1904 map but reappeared on the 1918 map with an additional cow shed.

The two small lean-tos on the north gable of the house are no longer shown but can be seen on site today. The rest of the footprint of the Pound farmhouse remained unchanged. The smaller 'barn' to the rear of the house was altered. The former lean-to on the south elevation of the building was demolished and an enclosure was formed on the east and north side of the building. The lean-to on the north side and enclosure probably served as a chicken house and pen.

In 1918 the house was described as *'the charming old-fashioned gabled residence, built of brick with a tiled roof'*. It occupied *'a pleasant position with extensive views to the south'* and contained *'five bedrooms, two attics, two sitting rooms, front and*

*back kitchen, dairy, pantry etc with garden and orchard attached'. The farm buildings were described separately as a 'cart horse stable for five, loose box 4-bay, cattle shed and yard, large barn, 2-bay shed and yard, cart shed with granary over, two other cattle yards with shedding, piggeries etc'.*

Both the farmhouse and farmyard were significantly affected by later 20<sup>th</sup> century repairs and alterations.

### **3. Architectural Phases of Development and Alterations.**

*Please refer to the overlaid Survey Plans and photographs in Section 4.*

#### **3.1. Phase 1 – Early C16, c.1500 & Phase 2 – Early C17**

The earliest part of the house appears to date to the early 16<sup>th</sup> century, probably around c.1500. However, there may have been two 16<sup>th</sup> century phases of alterations. The earliest part of the house was constructed as a single storey timber-framed structure which was originally thatched (Figure 18). Both the 16<sup>th</sup> and later 17<sup>th</sup> century timber frames were constructed with wattle-and-daub infill panels which were plastered, and lime washed. The layout of the original structure is of interest as it is unconventional. The 17<sup>th</sup> century alterations to the house were substantial and had a large impact on the form of the 16<sup>th</sup> century layout.

The existing hall at the centre of the house appears to locate the early core of the house. The floor structure over this room was inserted during the early 17<sup>th</sup> century (Figure 19). The binding beam protrudes through the front wall of the house and was secured to the rest of the frame with a timber 'needle' which is referred to as a 'needle beam' (Figure 20). This type of insertion is very much regional tradition and early 17<sup>th</sup> century.

The two-bay hall was reduced in size during the 18<sup>th</sup> century when a timber-framed partition wall was inserted as a screened corridor in the north end of the hall (Figure 21). The hall was divided into two bays. Bay 1, at the south end of the hall is the larger of the two bays and there is evidence for large original windows in the east and west walls of bay 1 (Figure 22). This suggests that the high or more important end of the hall was located at the south end. Generally, in a traditional 16<sup>th</sup> century three cell house, this would suggest that a parlour was located beyond the high end of the hall. It is possible that there was a small parlour at the south end of the house which was replaced by the cross-wing parlour during the 17<sup>th</sup> century.

During the early 17<sup>th</sup> century a jettied cross-wing which is hipped to the rear was constructed at the south end of the hall (Figure 23). The cross-wing (Figures 15 & 16) was constructed to accommodate a parlour on the ground floor with a 'best' chamber over. During the same construction phase, a brick chimneystack was inserted into the upper bay of the hall. The hall was now heated with a large inglenook fireplace (Figure 24). Typically, both the hall and parlour would have



been heated with back-to-back fireplaces. The parlour was much altered during the 20<sup>th</sup> century with the formation of an office and WC at the rear end of the parlour. This may have included the partial removal of the parlour fireplace. It is not clear at present. The fireplace in the parlour chamber over is exposed to view (Figure 25). This fireplace has a splayed back, which is typical for this period. It was heavily repaired and repointed in cement during the 20<sup>th</sup> century, which also included the insertion of a timber lintel.

The location of the original staircase is unclear, but a 20<sup>th</sup> century staircase was inserted at the east end of the parlour, which today functions as an entrance lobby (Figure 26).

The parlour chamber was subdivided later to form a bedroom to the rear of the original parlour chamber. This may have taken place during the 18<sup>th</sup> or 19<sup>th</sup> century.

The existing first-floor windows in the cross-wing was inserted into the location of the original window openings. There are rebates for window shutters in the wallplates over these windows.

There is a long edge half scarf joint in the front wallplate over the hall (Figure 27). The scarf joint forms part of the 17<sup>th</sup> century repairs and alterations to the house. There is some blackening visible on the earlier wallplate to the north which is consistent with smoke blackening or even fire damage; however, there are spots of blackening on the later wallplate to south, but these are associated with water staining. During the 17<sup>th</sup> century the hall chamber would have been undivided. The chamber over the hall is currently divided from north to south into two equally sized rooms (Figure 28). The rear room functions as a bedroom with an en suite bathroom and the room to the front as a library. The division of the hall chamber probably took place during the 18<sup>th</sup> century. We are told by the 1887 Sales Schedule that the house consisted of 5 bedrooms and a cheese room. These rooms were located on the first floor. This informs us that the insertion of the partition wall dates to at least the 19<sup>th</sup> century but is likely to date to the late 18<sup>th</sup> century phase of alterations. The library was formed in the 1970s.

The house extends beyond the hall, to the north, with an additional two bays (figures 15 & 16). This area can be identified as the service end of the house. The ground floor layout of this area was much altered and repaired during the late 18<sup>th</sup>

century and later. This part of the house may be contemporary in date with the Hall as there is no apparent break in the wallplate to the front of the house. There is a slight splay in the lower part of the front wall of the house, but it is associated with a later repair to the front wall.

Truss 2, as shown in Figures 15 & 16 marks the end of the original hall. This was a closed truss with a studwork partition dividing the hall from the service end of the house. The evidence for this can be seen on the underside of the tiebeam within the first floor bedroom. This partition originally continued upwards to the apex of the roof.

During the 20<sup>th</sup> century, the partition wall below truss 2 was heavily altered to accommodate a room to the front of the house which today functions as a kitchen. A section of the partition wall appears to have been retained at the rear of the house to accommodate the corridor for the back door (Figure 29). It is not clear whether part of the original studwork partition has survived within the current partition, but there is a possibility that this is the case. A modern door can be seen in this partition. The current back door may locate the position of the original cross-passage with opposite doorways.

Truss 3 was originally an open truss. There is a surviving archbrace on the east side of the truss (Figure 30). There is also no evidence of an original partition wall below the tiebeam. This clearly confirms that bay 3 & 4 originally formed a single room or space. It is of interest that, as can be seen in Figure 16, bay 4 is larger than bay 3. This type of layout is usual associated with a Hall as shown earlier. From the 17<sup>th</sup> century and onwards this end of the house served as the service end of the house. However, the combined size of bays 3 & 4 is not typical for an early 16<sup>th</sup> century service room. There is a strong possibility that the orientation of the house was changed during the 17<sup>th</sup> century phase of alterations. This would have placed the service end of the house to the south of the hall and the parlour to the north. The substantial alterations and repairs to the south end of the hall have destroyed any evidence which may have confirmed this. However, the location of the hall window in the front wall of bay 1 seems to contradict this. An alternative explanation may be that the room at the north end of the house was constructed and designated for a dual purpose, potentially serving as a room used for both the

manorial court sessions and domestic services. Documentary research has shown that the manorial court sessions continued at the Pound throughout the 17<sup>th</sup> century. It must be said that it is not typical to construct a room, especially for this purpose.

The floor structure over the north end of the house was inserted. But this insertion appears to predate the early 17<sup>th</sup> century phase of alterations to the house. The use of clamps to support the ends of floor joists is not a typical early 16<sup>th</sup> century practise (Figure 31). Usually, the floor structure would be orientated in a manner which allowed the ends of the joists to be supported on top of a beam rather than a supporting clamp. The existing or rather surviving bridging beam at the north end of the room has a north to south orientation (Figure 32). The surviving joists are jointed into the bridging, and the ends are supported with clamps. The floor structure is clearly 16<sup>th</sup> century with intermediate 17<sup>th</sup> century joists. The upper part of a posts is visible at the centre of truss 2 (Figure 33). The post terminates underneath the tiebeam. This post was inserted and is not part of the original assembly. The purpose of this post was to receive and support the end of the bridging beam which formed part of the inserted floor structure over the south end of the house.

The roof structure over the 16<sup>th</sup> century range was rebuilt with a clasped, side purlin roof structure during the early 17<sup>th</sup> century phase of alterations (Figure 34). There are several earlier reused rafters visible within the roof space. These have collar-halving's which are consistent with a coupled rafter of crownpost roof structure. It is worth noting that none of the reused rafters are smoke-blackened which may suggest that the house had some form of chimneystack from the outset. It is highly probable that it contained a timber-framed stack which was covered with clay. This chimneystack may well have been in the same location as the 17<sup>th</sup> century brick chimeystack in the hall.

The roof was covered with plaintiles during the 17<sup>th</sup> century. There is a felt underlay between the rafters and the plaintiles which suggests that the roof was re-tiled during the 20<sup>th</sup> century.

### ***Outbuilding to the west of the house***

The timber-framed outbuilding to the west of the house appears to have been constructed during the early 17<sup>th</sup> century (Figure 17). The building was constructed with full height studwork containing wattle-and-daub infill panels (Figure 35). Some of these panels are still in situ within the north elevation of the building. During the 19<sup>th</sup> century the wattle-and-daub panels within the east elevation of the building were replaced with brick nog infill panels. These were covered with laths and rendered. The south elevation of the building is covered with weatherboarding. The existing doorway in the south elevation of the building locates the original doorway as the 17<sup>th</sup> century door head is still in situ (Figure 36). An original window head and sill can be seen to the west of the door. The window was enlarged during a later period.

Two external arched wind braces can be seen on the north-east corner of the building. There are also mortices for wind-braces in the corner posts at the west end of the timber-framed structure and mortices for missing studwork in the end tie beam (Figure 37). This confirms that the original structure did not extend further to the west beyond the two existing bays. The building originally contained a loft floor as there are redundant mortices for floor joist clamps in all four of the original corner posts.

Between 1833 and 1884, the building was extended to the west with a half bay width brick and timber structure (Figure 38). The brick chimneystack is still in situ, but the brick oven or possibly a forge was demolished later. The upper half of the west gable end was constructed with a timber frame. The roof structure was rebuilt with a clasped side purlin roof when the building was extended and covered with slate tiles. Repairs to the north plinth wall and timber frame were also carried out during the same phase of alterations. The 1884 map shows a lean-to extension on the north elevation of the building. This structure has mostly collapsed. It was accessed from within the main building as suggested by the doorway in the rear elevation of the building (Figure 39). The other 19<sup>th</sup> century lean-to on the south elevation of the building was demolished by 1904.

### **3.2. Phase 3 – Late C18 or Early C19**

During the late 18<sup>th</sup> or early 19<sup>th</sup> century, the house was extended beyond the cross-wing with an in-line brick range (Figure 40). It was constructed in a Flemish bond with burnt headers and redbrick stretchers. There is a plain projecting string course at first-floor level. The plain tiled roof is hipped at the south end, and there is an internal stack which projects through the roof of the south hipped end of the range. This stack only serves the first-floor bedroom and does not project down to the ground floor. The upper part of the stack was altered during the 20<sup>th</sup> century, as shown in Figure 12. There is an external chimneystack attached to the centre of the east elevation. This stack was constructed to heat the ground floor only and is clearly contemporary in date with the rest of the range.

The ground floor consists of a single large space which is accessed from the lobby in the cross-wing. Both the architrave and four-panel door are contemporary in date with the range (Figure 41). The internal north elevation of the range is framed with shelving and low cupboards, which projects into the room (Figure 42). These are framed with moulded surrounds with corner blocks at each corner. These may be contemporary in date with the rest of the range. The shelving at the opposite end of the room may be contemporary in date (Figure 43). There are two arched recesses in the south wall of the range. These are original; however, the small casement windows were inserted after 1904.

The moulded wooden fireplace surround with decorative corner blocks depicting a bird and a lion appears to be original (Figure 44). The front and jambs of the fireplace were originally plastered. During the 20<sup>th</sup> century, the plaster was removed, and the brickwork repointed with cement.

The plain skirting boards appear to be original; however, the dado rail and coving was inserted during the 20<sup>th</sup> century.

The west elevation of the range was altered during the 20<sup>th</sup> century with the insertion of a door adjacent to an earlier double-hung sash window with eight-over-eight panes and sash horns (Figure 45). At first floor level in the same elevation, there are three windows. From north to south; a Crittal casement window inserted after 1918, a small timber casement window which is contemporary with the casements in the south elevation and dates to the 20<sup>th</sup> century and another large

casement window with an upper tier of four fixed panes with a central top hung opener and two opening casements below. This window replaced an earlier one. The six-light fixed windows with arched heads in the east elevation of the ground floor have an early appearance, but the brickwork surrounding these windows appear to have been disturbed suggesting that these windows were inserted later. The two double-hung sash windows on the first floor have eight-over-eight panes and sash horns. The sash window in the west elevation of the ground floor is contemporary with these and date to the later 19<sup>th</sup> century.

The first floor consists of a bedroom with a 20<sup>th</sup> century en suite bathroom. The bedroom door is set within the body of the bedroom to allow for a naturally lit landing. There is also a bathroom within body of the first floor. This room was also formed when the range was constructed but had another purpose. Due to the substantial 20<sup>th</sup> century alterations to the house in the c.1950s the existing internal fittings and fixtures cannot be relied upon to date internal alterations to the partition walls and elsewhere. The doors leading from the first-floor landing into the bedroom and bathroom (in the brick range) and bedroom in the rear of the parlour chamber have two-panel doors which predate the brick wing (Figure 46). Elsewhere there are 19<sup>th</sup> century doors with modern architraves. It is, therefore, best to make a physical examination of any wall which is to be altered to determine its correct date.

There are other late 18<sup>th</sup> or early 19<sup>th</sup> century internal alterations to the house which have already been discussed.

The double-piled gabled dormers on the west or rear elevation of the house was probably constructed during the first half of the 18<sup>th</sup> century rather than later (Figure 47). The Crittall casement windows in the dormers are contemporary with the rest of the Crittall casements in the rear elevation of the house. The earliest surviving window in the entire house is the six-over-six double-hung sash window in the west wall of the hall. This window is flush with the exterior wall and has an exposed sash box. This window predates the brick range and probably dates to the first half of the 18<sup>th</sup> century. The two panelled doors which were reused in the brick range are also of this date.

The small dormer windows in the front roof slope over the 16<sup>th</sup> century wing may date as early as the late 18<sup>th</sup> or early 19<sup>th</sup> century, however, the existing casement windows are 20<sup>th</sup> century.

### **3.3. Phase 4 – Late C19 & Phase 5 - C20**

The 19<sup>th</sup> century alterations to the house were less substantial and were predominantly focussed on window replacements and alterations to the north end of the house. The 19<sup>th</sup> century historical maps show that a lean-to structure was constructed on the west elevation of the service end of the house. The 1904 photograph of the rear of the house shows the lean-to as it appeared on the 1884 and 1887 maps. From the photograph, we can see that after 1904, the rear kitchen chimneystack was demolished, and the lean-to rebuilt with a pent roof over. The existing back door has a pediment which is supported on brackets (Figure 48); however, the 1904 photograph shows a flat hood over the doorway. The door has also been replaced. The window to north of the back door was also replaced with a smaller window to accommodate the later rebuilt lean-to. A cat-slide roofed 'dormer' was added to the west slope of the north end bedroom during the same phase of alterations.

The layout of the service end of the house was substantially altered during the 20<sup>th</sup> century. During the 20<sup>th</sup> century alterations, a chimneystack was inserted at the centre of the kitchen (Figure 49). The 1887 and the 1918 Sale Schedules describes the service end of the house to contain '*front and back kitchen, dairy, pantry, scullery and larder*'. The existing layout mostly reflects the 20<sup>th</sup> century alterations.

The 1884 and 1887 maps also show two small extensions on the north gable end of the house. Both buildings are still present (Figure 50). The structure to the east was constructed in gault brick and has a plaintiled roof. The other is lower, rendered and has a pantiled roof.

There is a doorway in the upper part of the north gable end of the house. This doorway led into the 'cheese room' which was first mentioned in the 1887 Sale Schedule. It is highly probable that this room served as a storage/cheese room form as early as the 17<sup>th</sup> century. The actual door dates to the 20<sup>th</sup> century.

The pargetting (decorative render) to the rear elevation of the house was applied during the 20<sup>th</sup> century.

Several carpentry repairs can be seen on the rear elevation of the cross-wing (Figure 51). All of the repairs dates to the 20<sup>th</sup> century. The eight-over-eight double-hung sash window, with sash horns, in the west elevation of the office is contemporary in date with the sash windows in the brick range to the south. The front door under the jetty to the front of the cross-wing dates to the 20<sup>th</sup> century; however, a doorway may have been located here as early as the 17<sup>th</sup> century. The fifteen-paned fixed window in the upper part of the cross-wing was inserted during the 20<sup>th</sup> century. Although it has an earlier appearance, we can see on the 1904 photograph of the front of the house that this window replaced an earlier sash window. A similar fixed window can be seen in the front wall of the hall. All of the windows to the north of the hall window date to the 20<sup>th</sup> century. This also applies to the door; however, the doorway is likely an 18<sup>th</sup> century insertion.

The cellar probably dates to the 18<sup>th</sup> century or later.

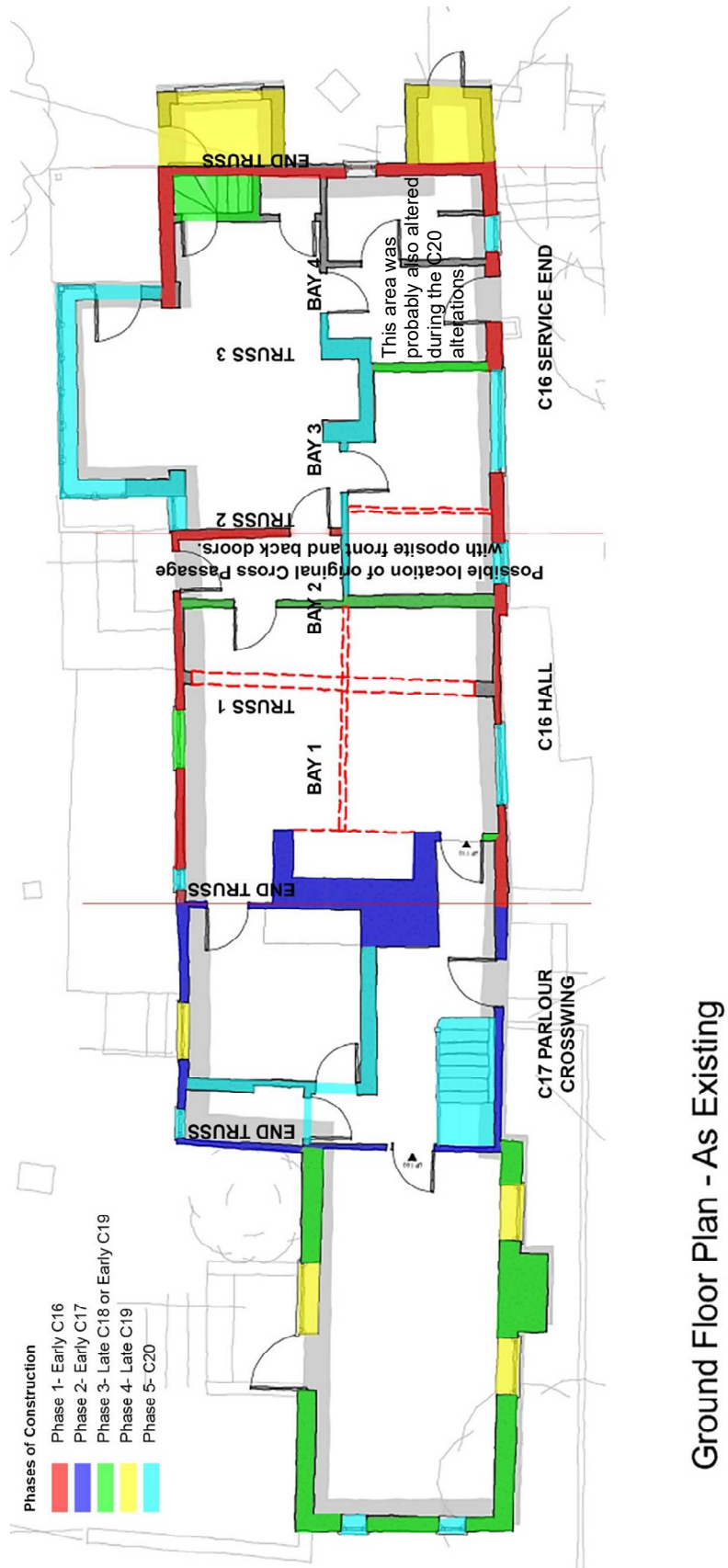
Several repairs were carried out to the plinth walls of the house. The earliest appears to date to the 18<sup>th</sup> century.

### ***Farm Buildings***

Only a single 19<sup>th</sup> century cowshed survived the 20<sup>th</sup> century alterations to the Farmstead of the Pound. This building which is located at the far north-east end of the farmyard was also mostly rebuilt and now forms part of a stable block. The earlier large barn was also demolished and replaced by a modern barn.



#### 4. Construction Phase Plans and Photographs.



Ground Floor Plan - As Existing

Figure 15: Ground Floor Phase Plan (Base Survey drawings by Shiel Architecture Ltd.)

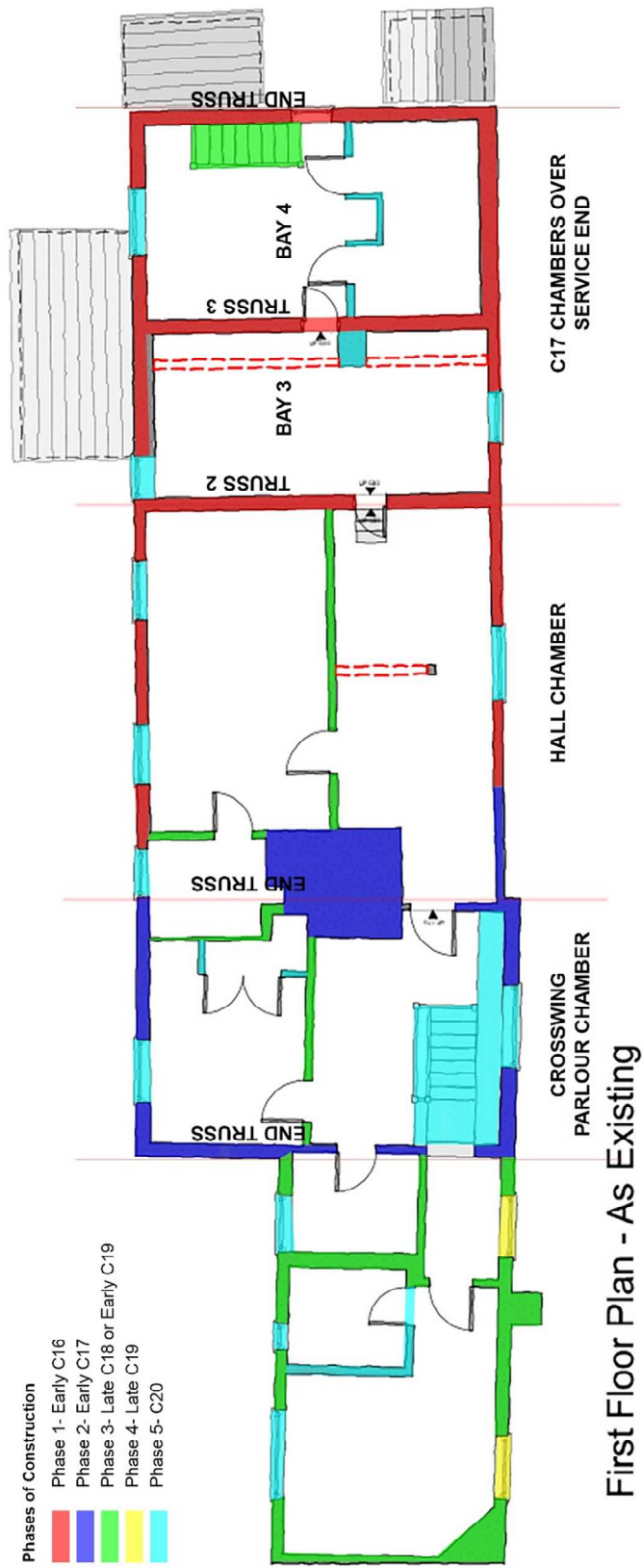


Figure 16: First Floor Phase Plan (Base Survey drawings by Shiel Architecture Ltd.)

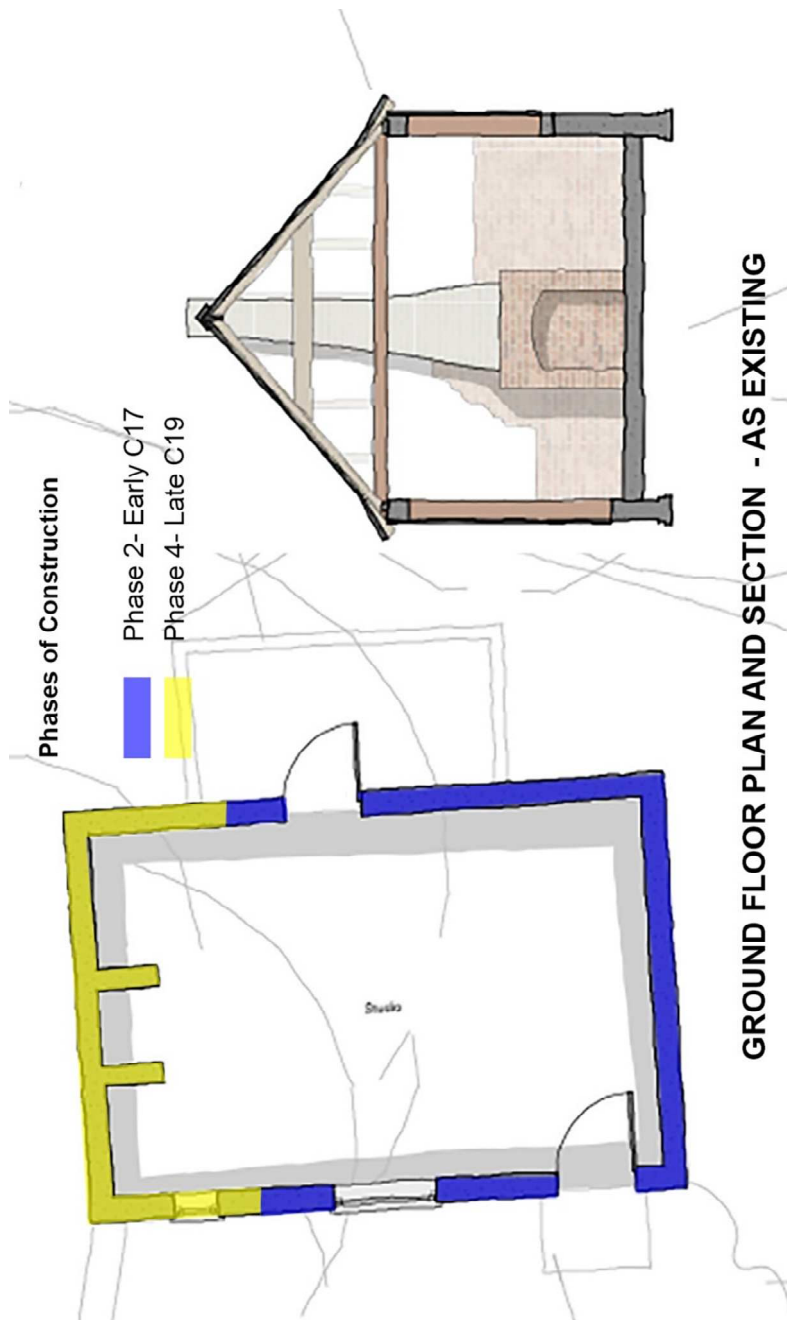


Figure 17: Ground Floor Phase Plan - Outbuilding (*Base Survey drawings by Shiel Architecture Ltd.*)



**Figure 18: Early C16 single storey range to right.**



**Figure 19: Inserted C17 floor structure over the hall.**



**Figure 20: Needle beam protruding through the front wall of the hall.**



**Figure 21: Inserted C18 partition wall into low end of the hall.**



**Figure 22: Evidence for a window in the high end of the hall.**



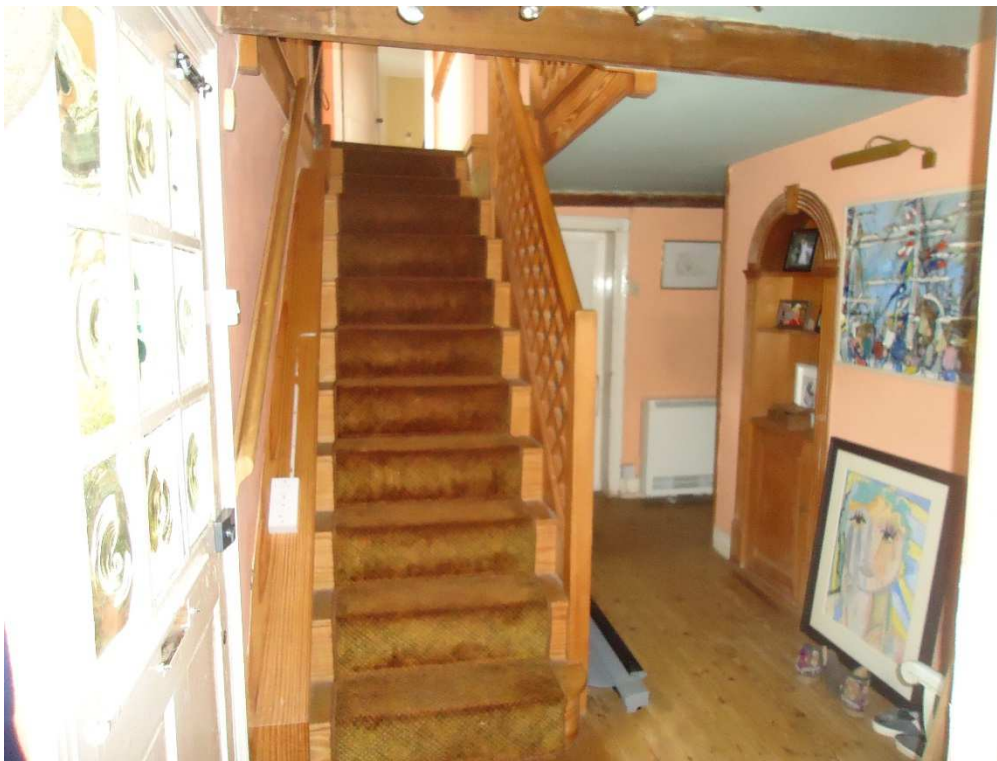
**Figure 23: Early C17 jettied cross wing to south of the hall.**



**Figure 24: Inserted C17 inglenook fireplace in the hall.**



**Figure 25: C17 fireplace in parlour chamber.**



**Figure 26: Inserted modern staircase into entrance lobby.**





**Figure 27: C17 scarf joint in front wallplate.**



**Figure 28: C18 subdivision of the C17 chamber over the hall.**



**Figure 29: Location of original C16 partition wall.**



**Figure 30: C16 brace in former open Truss 3.**



**Figure 31: Joists supported by joist clamp.**



**Figure 32: Part surviving bridging beam.**



**Figure 33: Inserted post underneath Truss 2.**



**Figure 34: C17 clasped side purlin roof structure over the C16 and C17 sections of the house.**



**Figure 35: Outbuilding to the west of the Pound.**



**Figure 36: Internal view showing location of original door and window heads.**



**Figure 37: West end truss of the C17 structure.**



**Figure 38: C19 extension to west end of the outbuilding.**



**Figure 39: Doorway into lean-to structure formerly attached to the north elevation.**



**Figure 40: Late 18<sup>th</sup> or early 19<sup>th</sup> century brick range.**



**Figure 41: Four panel door leading into brick range from lobby.**



**Figure 42: Ground floor - internal north elevation of the brick range.**





**Figure 43: Ground floor - internal south elevation of the brick range.**



**Figure 44: Original fireplace surround.**



**Figure 45: Rear/West elevation of the brick range.**



**Figure 46: Ground floor - internal south elevation of the brick range.**



**Figure 47: Double piled gable dormers to the rear of the house.**



**Figure 48: View of the 20<sup>th</sup> century back door and window.**



**Figure 49: Inserted 20<sup>th</sup> century kitchen fireplace and joists.**



**Figure 50: North gable end of the house.**



**Figure 51: West elevation of the early C17 crosswing.**



**Figure 52: Existing farm buildings.**