



**WINCER
KIEVENAAR**

CHARTERED ARCHITECTS

Householder and Listed Building
Consent Planning Application for
Alterations and Extension to:
Rookery Farm, Daisy Green

DESIGN ACCESS
AND HERITAGE
STATEMENT

Ref: 5686_DAS
February 2022

▶ 5686

Householder and Listed Building Consent Planning Application

Address:

Rookery Farm, Daisy Green, Bury St Edmunds, IP31 3HW

Local Authority:

Mid Suffolk District Council

Client:

Mrs J. Chapman

Date:

February 2022

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PROPOSAL SUMMARY

Wincer Kievenaar Architects were appointed to prepare this Design and Access Statement in support of a Householder and Listed Building Consent Planning Application submission for the residential extension & alterations at Rookery Farm, Daisy Green.

This statement and supporting documentation is prepared in accordance with The Communities and Local Government publication “Guidance on Information requirements and validation” (March 2010) which sets out in Section 6 the requirements for Design and Access Statements.

A further amendment to the requirements for Design and Access Statements was made via The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 No. 1238. Article 4 states the following new requirements for Design Access Statements:

(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about—

(a) the design principles and concepts that have been applied to the development; and
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall—
(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed.

The proposal outlined within this document seeks to create a ground floor rear extension to Rookery Farm. Along with internal and external alterations to the listed building. A number of alterations are seeking retrospective approval and will be discussed later within this document.

2.0 SITE CONTEXT

Rookery Farm lies in Daisy Green, east of Great Ashfield.

Rookery Farm is circa 17th Century with additions added over the years. It is clustered with a number of listed buildings in the area, these are shown on the adjacent map:

- 1) Rookery Farm (Grade II Listed)
- 2) Barn 20 metres north east of Rookery Farmhouse (Grade II Listed)
- 3) Rookery Cottages (Grade II Listed)
- 4) Dassia Cottage (Grade II Listed)
- 5) Grange Farmhouse (Grade II Listed)



3.0

ARCHITECTURAL & HISTORIC CONTEXT

A Heritage Report was produced in 2017 as part of an earlier planning submission for applications: DC/17/03652 & DC/17/03654. This is within Appendix A of this document.

1) Rookery Farm (Grade II Listed) Listed 15th Nov 1954.

Former farmhouse, early C17 with lower, possibly earlier range to left. 2 storeys. 3-cell lobby-entrance plan. The range to left is of one storey with attics, 2 cells. Timber-framed and plastered. Fish-scale tiled main roof; an axial early C17 chimney of red brick with sawtooth shaft. C19 3-light casements. At lobby-entrance position is a C20 gabled porch with battened and boarded door. Plain tiled roof with two casement dormers and an axial chimney of C16/C17 red brick, the shaft rebuilt in C19/C20. Interior not examined.

2) Barn 20 metres north east of Rookery Farmhouse (Grade II Listed) Listed 9th May 1988. Barn, probably C17. About 4 bays. Timber-framed and weatherboarded. Corrugated iron roof, once thatched; a weather vane at the right hand gable. Boarded barn doors at second bay from left. Interior not examined: included for group value.

3) Rookery Cottages (Grade II Listed) Listed 9th May 1988.

House, c.1550-1570 with alterations of early/mid C20. 2 storeys. 3-cell. cross-entry plan. Timber-framed, entirely encased in early/mid C20 common brick. Roman pantiled roof, once thatched. An axial C16 chimney of narrow red bricks, the upper shaft plastered. Various C20 small-pane casements. Panelled C20 entrance doors: that to left is at cross-entry position. Heavy and complete C16 framing. Broad studs with arch windbraces, and blocked diamond mullioned windows. Chamfered 1st floor joists. Queenpost roof. Back-to-back lintelled open fireplaces in hall and parlour.

4) Dassia Cottage (Grade II Listed) Listed 9th May 1988.

House, built in two stages: c.1530-1550 and late C16. 2 storeys. 4 windows. Timber-framed and plastered. Pantiled roof, once thatched. An axial chimney of C16 red brick, the shaft rebuilt in C20. Mid C20 casements. Late C20 gabled entrance porch with panelled door. The hall and service cell of a high quality mid C16 house. Close-studding. Interior: The hall has a double-ogee

moulded binding beam and roll-moulded joists. A pair of 4-centred arched service doorways, one with original plank door. A complete C17 wainscotted cross-passage screen. Good queenpost roof: jowled posts and 3-way bracing to square-set purlins. Lintel led open back-to-back fireplaces. In late C16 the parlour cell was replaced by a second 2-bay hall with cross-entry (entrance doorway with 4-centred head) and service cell beyond. Wind-braced clasped-purlin roof. At this point the earlier hall may have assumed the function of a parlour: an unusual plan form for a 2-stage C16 house.

5) Grange Farmhouse (Grade II Listed) Listed 9th May 1988.

Farmhouse, early C19. Timber-framed and plastered on a tarred brick plinth. flipped thatched roof. Internal chimneys of red brick. 2 storeys. 3 windows. Small-pane sashes. Entrance doorway with fluted pilasters and open pediment. C20 door with 6 fielded panels. A rear service range, contemporary and with similar details.

4.0

PLANNING CONTEXT

There are a number of previous applications that relate to Rookery Farm:

- Erection of detached cartlodge garage and garden store.

Ref. No: DC/20/00382 | Status: Granted

- Conversion of cartlodge to additional living accommodation and erection of extension to main house. Erection of garage and garden store building.

Ref. No: DC/17/03652 | Status: Granted

- Conversion of cartlodge in to additional living accommodation and erection of extension to main house. Erection of garage and garden store building. Internal alterations.

Ref. No: DC/17/03654 | Status: Granted

- Discharge of Conditions Application for DC/17/03652 - Condition 3 (Materials), Condition 5 (Landscaping Scheme)

Ref. No: DC/19/03522 | Status: Application Withdrawn

- Erection of 2 storey extension to existing lean-to, open porch and double garage with insertion of new windows and other internal alterations to dwelling. Erection of 1.8m high brick walls and 2.75m high chain link fence surrounding proposed tennis court.

Ref. No: 1063/91/ | Status: Granted

- Erection of 2 storey extension to existing lean-to, open porch and double garage with insertion of new windows and other internal alterations to dwelling. Erection of 1.8m high brick walls and 2.75m high chain link fence surrounding proposed tennis court.

Ref. No: 0157/91/LB | Status: Granted

- Addition of two windows and alteration of two more.

Ref. No: 0010/82/LB | Status: Granted

- Front porch

Ref. No: 0014/83/LB | Status: Granted



5.0

USE AND AMOUNT

USE

Rookery Farm is a private dwelling located in Daisy Green.

The proposal will not affect the existing residential use.

AMOUNT

The proposal represents an increase in internal floor area to that of the existing dwelling following the proposed extension to the ground floor.

Site area: 2655sqm

Gross Internal Areas:

Existing dwelling: 332.7sqm

Total dwelling with proposed extension:
346.38sqm

Dwelling increase: 4%

The scale of the current proposal has been carefully considered, and continues a subservient structure to the host dwelling. This results in a progressive development of the dwelling.



6.0

SCALE

The principal elevation of the listed dwelling will not be affected by the proposed extension to the rear.

The proposed rear extension continues the lean-to pattern of a later addition to the dwelling. The proposal is modest in scale and design.

7.0 LAYOUT

The layout of the first floor will remain unchanged within the main house. The proposal does include for the insertion of 2no. dormer windows within the store area as indicated on the submitted drawings.

Alterations to the layout are concentrated on the ground floor, with a proposed single storey lean-to addition to the rear of the dwelling. The extension is sympathetic to the host dwelling and creating a coherent space. It is proposed to extend a previous lean-to extension and to re-configure the current Utility, Shower Room, Larder and WC and to now include a Garden Room.

The proposed inclusion of the Garden Room will require a number of modern walls to be removed, with the insertion of full length glazed french doors and fixed glazed screens to optimise views to the private garden area.

Within the re-configuration of the lean-to extension the Utility will now be re-positioned within the new addition to also include the Larder.

The existing WC is to be enlarged to incorporate the existing Shower Room.

A modern rear window within the Kitchen is to be removed and enlarged to provide access into the proposed relocated Larder.

Existing wall between the Kitchen and the newly proposed Garden Room is to be opened up to expose the existing stud work, mimicking the appearance within the Living/Dining area.

The proposal also includes for a number blocked up windows to be re-instated. These are indicated on the proposed floor plans, these include:

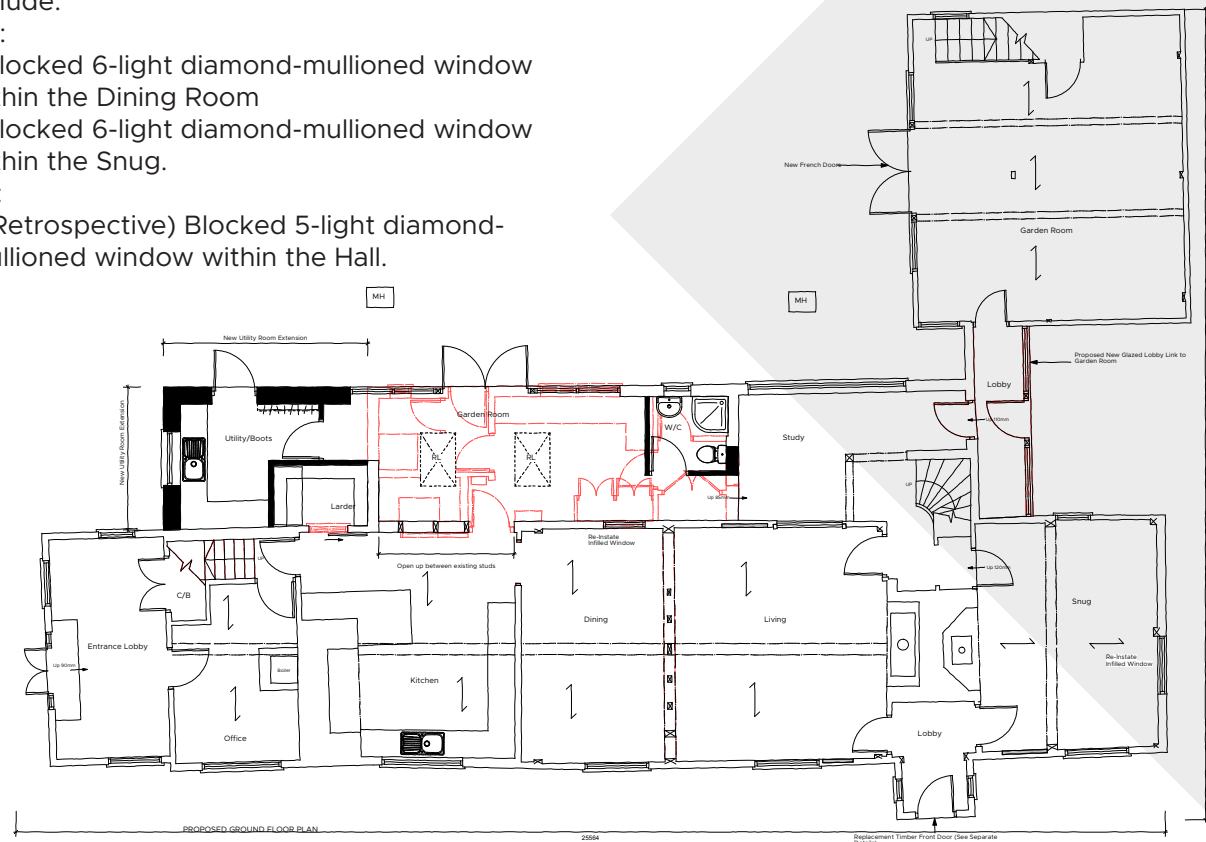
GF:

- Blocked 6-light diamond-mullioned window within the Dining Room
- Blocked 6-light diamond-mullioned window within the Snug.

FF:

- (Retrospective) Blocked 5-light diamond-mullioned window within the Hall.

Retrospective planning permission is also being sought for the glazed enclosure of an existing timber walkway between the existing Garden Room and the Host Dwelling.



▼ 8.0 APPEARANCE

The appearance of the proposed extension aims to reflect the nature of the site and its surroundings in architectural appearance, use and setting.

External changes include the insertion of two gable dormer windows within the existing first floor store. Historically, the site had received approval for the insertion of a dormer window and roof light under application DC/17/03652 & DC/17/03654.

Other changes to the Garden Room addition include the removal of the existing poor quality timber french doors and replaced with new timber french doors.

The existing lean-to extension includes the removal of the poor quality concrete roof tiles that are to be replaced with natural slate and incorporate the proposed extension's roof. It is also proposed to include the insertion of 2no. conservation rooflights within the existing lean-to roof. Within the lean-to the proposal includes for the removal of windows and door to be replaced with glazed french doors and fixed glazed screens.

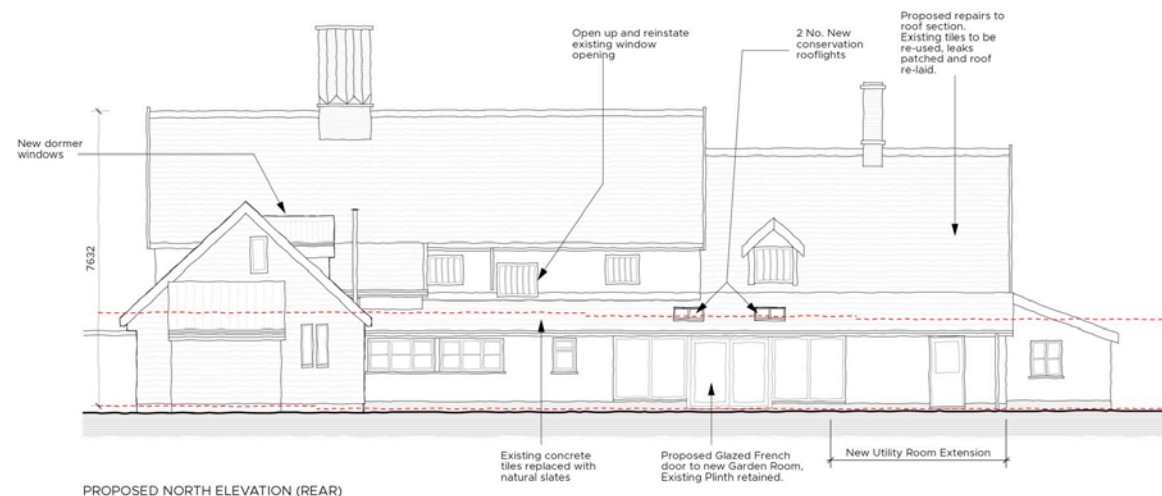
New timber flush casement slimlite glazed windows are to replace the existing poor quality front elevation dormer windows.

The proposal also includes for the removal of the poor quality front door to be replaced with a timber door in keeping with the vernacular of the dwelling.

As part of the proposal it includes for the reinstatement of windows historically blocked up. This includes an existing mullion window on ground floor East Elevation.

External repairs to the one & half storey roof are proposed. Existing tiles are to be removed and retained. Leaks repaired and roof re-laid with existing tiles.

The application also seeks retrospective permission for a number of changes made to the dwelling; these include the reinstatement of the first floor mullion window on the rear elevation. As well as the glazed link formed between the existing timber frame to create a lobby area, connecting the house with the existing Garden Room.





9.0

LANDSCAPING

Existing landscaping on site will be retained and unaffected with this proposal.



10.0

ACCESS

The vehicular access to Rookery Farm will be retained.

The new extension will comply with Part M of the Building Regulations wherever possible without affecting the listed building.

▼
11.0 SITE PHOTOGRAPHS



Retrospective: Glazed infill lobby created.



Infilled window to ground floor to be re-instated.



Front elevation of Rookary Farm.



Timber front door to be replaced.



First floor dormer windows to be replaced with timber flush casement slimlite glazed windows. Roof repairs proposed to deal with leaks on this section of roof.



Rear of Rookary Farm.



Later lean-to extension to be altered and extended. Retrospective: Reinstatement of historic first floor window.



Later lean-to extension to be altered and extended. Retrospective: Reinstatement of historic first floor window.



Utility window and door to be removed and replaced with glazed french doors and fixed glazed screens. Concrete roof tiles to be removed and replaced with natural slate.



Later addition window to be removed and opening increased to allow for door access to proposed Larder.



Partial demolition of lean-to to allow for proposed extension.



Garden Room alterations include the proposed insertion of dormer windows and replacing existing timber doors.



Retrospective: Infill glazed link creating lobby.



Existing blocked 6-light diamond-mullioned window in Snug to be re-instated.



Existing modern cupboards and partition walls to be removed. WC to be altered.



Utility to be relocated. Existing window to be removed and opening extended to provide glazed french doors and fixed glazed screens.



Modern stud walls to be removed to create proposed Garden Room.



Existing Shower Room to be demolished.



Alterations made to north wall, including removal of modern window and replaced with door opening, existing historic studs to be exposed and doors removed.



Window to be reinstated in blocked 6-light diamond-mullioned window to dining room.



Retrospective: Formally blocked up 5-light diamond-mullion window to be reinstated.



Timber doors to Garden Room to be replaced.

PREVIOUS HERITAGE REPORT

DC/17/03652 +
DC/17/03654



Rookery Farmhouse
School Road
Great Ashfield
Suffolk

Historic Buildings Report



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12.0 APPENDIX A

Rookery Farmhouse, Great Ashfield, Suffolk.

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The Record photographs can be accessed at the following Dropbox link:

<https://www.dropbox.com/sh/xmryxntk0wge4t/AABkBWISQsU4tZj6ObOCmpha?dl=0>

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Summary

The earliest maps of any use are the Enclosure Map of 1814 and the Tithe Map of 1848, and both show that the overall east-west length of the building is the same as today, excluding the west Garden Room. Three big northerly extensions had appeared by 1848, probably service rooms, and at the east end was the staircase outshut replacing a winder in the lobby of the stack. This outshut was rebuilt in about 1860, and this situation remained in place in 1977 but in 1982 a long north outshut was added in their place (apart from the staircase) and alterations made to internal details, particularly the doors and their frames.

The farm, and a great deal of the parish, was owned by Lord Thurlow and from at least 1841 he leased it to the farmer William Booty and descendants of Lord Thurlow continued to own the freehold until 1904. By 1851 however Booty had gone and the farmhouse had slid down the social scale; we find that it was the home of an agricultural labourer and his family and this persisted throughout the century, and in fact by 1871 it had been split into two dwellings for labourers – Rookery House and Rookery Cottage. These two habitations correspond with the two principal elements of the building, and occupiers come and go until in 1904 the farmer Benjamin Black bought the freehold of the house and land from the trustees of the Thurlow estate and unified the building into a single residence once more.

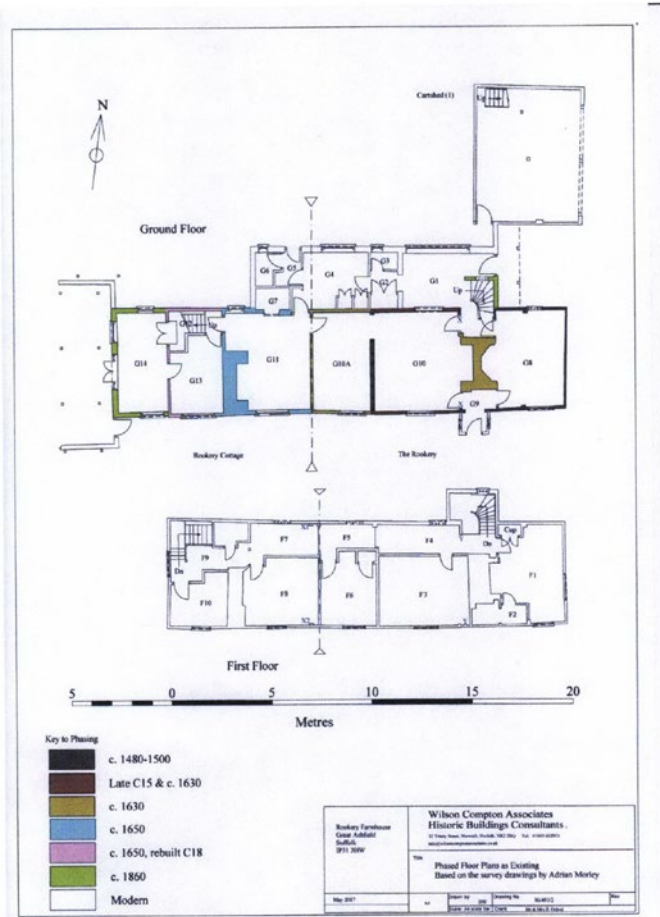
The exterior of the building gives little away apart from the fact that there are two major components, the lobby-entrance two-storey house to the east in three window bays and the one-storey and attic addition to the west. The interior is of great interest and proves to be all timber framed and to have started as a late fifteenth-century floored house which extended as far west as the left window of the two-storey block (seen from the south). However, only the two bays at the east end retain the remains of the very good queen-post roof, of which one complete truss may be examined and good parts of another.

In about 1630 the present stack was inserted, probably in a through passage, so creating the lobby-entrance plan, and the north and south walls west of it partly rebuilt. Fifteenth-century elements survive in these walls and the west end wall of the early house remains in its entirety. The room to the west of it is all of c. 1630.

The lower part of the building that can be equated with Rookery Cottage was added in the middle of the seventeenth century and is of two bays, but there is significantly less of interest in this part than there is in the older elements, although the same device was used by the respective carpenters to effect the connection between the old and the new – the use of parallel trusses in the framing. In the case of the east house this is quite striking and the twin arch-braced tie beams of the late fifteenth and the early seventeenth centuries are fully exposed to view.

The cottage was almost all rebuilt in the middle of the eighteenth century with a disappointingly scant timber frame and roof and in c. 1860 the Garden Room at the west end was provided. Finally is the long and large north outshut of 1982 which rationalizes the service rooms but contributes nothing to the architectural merit of the house which is otherwise an important and instructive building.

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May 2017



Part One - Understanding the Assets

[Note that comments in square brackets embedded in quotes are the author's]

Evidence from Maps, Plans and other Documents

Maps and Plans

1.1 The three early maps of 1767, 1787 and Cory's *Map of Suffolk* of 1807 are too small a scale to be any use in this case, although they sometimes are. The only thing to learn is that in 1787 Daisy Green was known as 'Day's Green'. The Enclosure Map and its award followed in 1814 and both it and the later Tithe Map were particularly accurate as people's livelihoods could well be affected by their provisions, many of the landless poor, for example, losing their rights to graze a pig or a couple of sheep on common land¹. In 1814 there were four buildings in the curtilage of the farmhouse: the

farmhouse itself, the main barn to the north-east, another building to the east of that and a smaller one farther out to the north-west. This last one was demolished in the twentieth century, though it was still there in 1904. The house is basically a rectangle with a big oblong extension to the north at the west end, which is rather different to the footprint apparent on the 1848 Tithe map, and it also looks as if the building is rather shorter east to west than it is today and not quite in the right position relative to the other buildings. This however is an illusion attendant on the differing scale used, and the true state can be demonstrated by overlaying the footprint of the present farmstead buildings on the Enclosure Map and the 1886 Ordnance Survey Map, there being little difference between the latter and the 1984 position as far as the house is concerned.

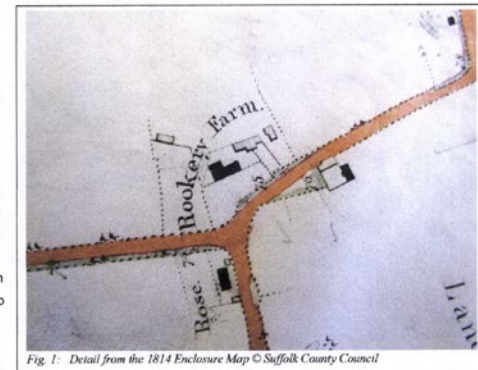


Fig 1: Detail from the 1814 Enclosure Map © Suffolk County Council

¹ The Enclosure Map was not as finely-tuned as the Tithe Map however: both required Acts of Parliament

- 1.2 The house in 1814 was about as deep as it was in 1848 when the three northern projections shown on the latter are taken into account and it is similarly just as deep as the present house, allowing for the late twentieth-century northern outshot. Various excrescences have come and gone over time but the main east-west core of the house

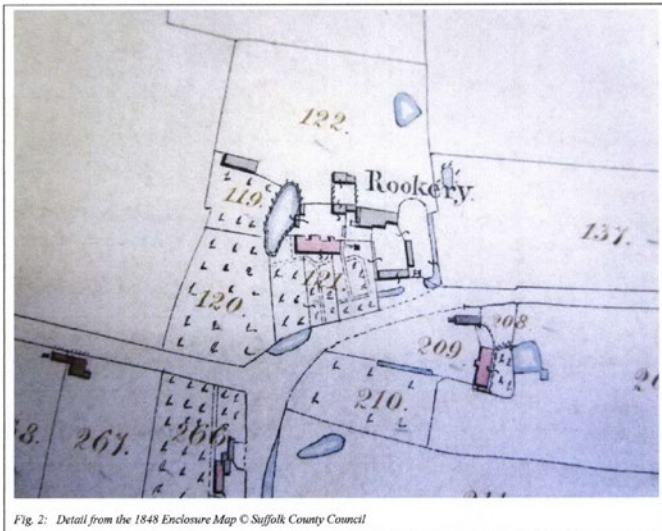


Fig. 2: Detail from the 1848 Enclosure Map © Suffolk County Council

as it was left in the mid eighteenth century survives. There are no details on the 1814 map and no sign of an entrance porch, but there is no porch on the Tithe Map either, but this map has other details and the first real information². It was stated on the Enclosure Map that Lord Thurlow was the landowner and the farm was rented or leased from him in 1848 by a farmer called William Booty who was working this land and living in the farmhouse since before 1841 according to the census return of that year.

1848 Tithe Map Apportionment

Landowner	Occupier	No. on Plan	Name & Description	State of Cultivation	Area
Rt. Hon. Lord Thurlow	William Booty	121	Rookery Farm House & Garden	-	0a-3r-30p

² Tithe Maps were ordered under the provisions of the Tithe Commutation Act of 1836 and were designed to commute the annual payment of tithes of any agricultural holding to the Church of England to a fixed land tax, to be paid irrespective of agricultural yield. They were often hotly contested, and because they were used to justify the charge of money the maps had to be accurate. Their accuracy was certified by Tithe Commissioners and appeal to Parliament was possible, so inaccuracy in such a map is very rare when it comes to acreage, even if the actual footprint of buildings was technically less crucial. The tithe system was abolished in 1936.

- 1.3 The 1848 map indicates that the big north-western extension had been demolished, or seriously reduced in size, and the north elevation was instead distinguished by three rectangular projections of slightly different sizes; they would have been service rooms of some sort, probably including a toilet. To the south, running right down to the road, was the garden which embraced the gable ends of the house as well. There are two walls or hedges running north-south from the south elevation, but these do not appear to be the kind of divisions that would suggest the house was divided into three units, though later in the century it was certainly divided into two dwellings. Between them is a pathway running from the road to the house, turning to the right to an entrance door on the site of the modern porch and to the left towards plot 120, described on the Apportionment as the 'front orchard' (plot 119 to its north was the 'back orchard'). There is no sign of the modern two carriageways which meet at the big tree in front of the barn east of the house, and neither was it there when the farmhouse and outbuildings were sold in 1984 for that matter.



Fig. 3: Present footprint superimposed on the 1886 (top) and 1814 Maps

- 1.4 The next map is the first of the modern Ordnance Survey Maps issued at a scale of 25" : 1 mile in 1886, surveyed in 1885. This shows that there now were three carriageways from the road and the house is definitely divided into two separate properties, all still owned by Lord Thurlow. The overall footprint is much the same as it was in 1848 except at the west end a narrow extension had been added which relates to the present garden room. The south porch has still not appeared but the northern extensions remain, as they do on the 1904 O.S. Map and by the time of the 1977 map reproduced in the sales particulars of 1984 the situation was the same. A porch had not yet been built according to a photograph of c. 1900 at the house³. Also present is the big pond immediately north-west of the house which was first recorded in 1848 and was still there in 1977 but has now gone.

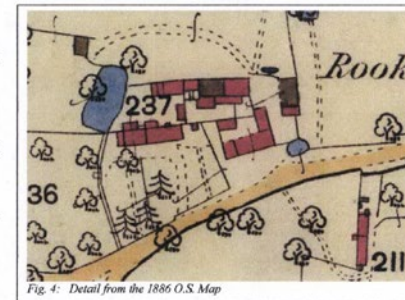


Fig. 4: Detail from the 1886 O.S. Map

³ From the 1960s the quality of O.S. Maps began to falter

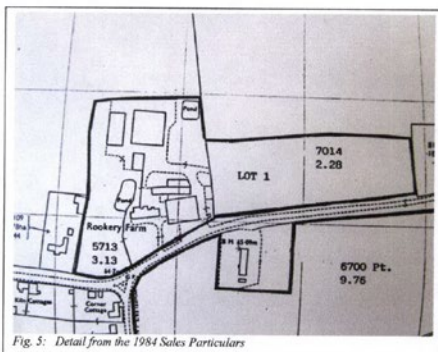


Fig. 5: Detail from the 1984 Sales Particulars

Census Returns, Trade Directories and Other Documents

1.5 The Enclosure Award of 1814 does not carry the name of the occupier of the farm because he or she was not the freeholder and thus could not benefit from details of the award. Lord Edward Thurlow was the landowner and the only re-allocation of land in the region of the farmhouse was a couple of strips of land at the side of the road numbered 75 and 76, of eight and twenty-four perches respectively. The farmer and occupier in 1848 was, as we have noticed,

William Booty, who also held another thirty-four plots of land from Lord Thurlow comprising 150 acres, 2 roads and 29 perches, so it was a big enough farm by mid nineteenth-century standards. Apart from Rookery Farmhouse he did not have an interest in any other dwelling, and he had been at the farm in 1841. In 1851 however the farmhouse, now known as 'Rookery House' was the home to John Hawes, a 31-year-old agricultural labourer who lived with his wife and two young sons but it would be odd if an ordinary labourer was allocated such a grand building as this. He is not listed as a farmer, but a farmer must have existed, and it is of course possible that Hawes was there in a caretaker capacity while the normal occupant was away on census night (30 March).

- 1.6 But the same thing happened on 7 April 1851; this time an agricultural labourer called George Hawes occupied the house with his wife and three young children, and this eventually occurring twice looks suspicious. For it to happen again on census night in 1871 (2 April) is pushing coincidence too far, and it is clear that the house has declined in social status since William Booty's day and the farmer must have had his own farmhouse elsewhere - a candidate for this could well be a member of the Wakelin family of Slough Farm, or maybe The Grange, which was the closest farm to The Rookery. There is however confirmation in the census return because the house had been split in two. George Hawes was in Rookery Cottage with Hannah and now five children, the oldest of whom was fourteen. In Rookery House, presumably the larger eastern part, was Edward Dorling, another agricultural labourer, his wife and son. In both this and the 1861 census the road is given as 'Rookery Road', 'School Road' not being mentioned until 1901.xz
- 1.7 Assuming Rookery Cottage is indeed the smaller western section (although it does not really matter which is which for our purposes) it had to have an entrance door and almost certainly a back door as well but the 1886 O. S. Map does not help with this, but it does help by recording the fact that the smaller part occupied 38% or thereabouts of the total length of the building (leaving the garden room out of the equation). This comes to within a metre of the dividing wall between rooms G10A and G11 on the ground floor, which is close enough, but it is a pity that the door out to the north immediately west of this partition is of the 1980s and so is its frame.
- 1.8 In 1881 only one part of the house was in occupation on the night in question (3 April) and this time it was a farmer who was back in charge, the widow Alice Wakelin of the extensive Great Ashfield family of farmers. She

was 52 and farmed 210 acres and employed eight men and two boys. Three sons and two daughters lived with her, the youngest two still at school, and there was one servant. Kelly's *Directory* of 1883 confirms this and then there is the 1891 census which records Alice Wakelin soldiering on with just one son, a daughter and a servant, while next door was Frederick Morris and his wife. He was an agricultural yardman. All the successive censuses required a little more information, and the 1891 form is useful because it has a column which reads: 'Number of rooms occupied if below five'. In this census and in the 1901 version the smaller western house mustered four rooms, and the main house, The Rookery, did not include a figure because the number of rooms exceeded that limit. Four rooms are about right for the Cottage, once passageways and staircases are excluded.

- 1.9 Alice Wakelin is last heard of at Rookery Farm in the 1896-97 Land Tax Assessments when she would have been 68 years old, and was replaced on the 1901 census by Frederick Gissing, a 49-year-old farmer with his wife, a daughter and two sons, plus a servant aged fourteen. In the Cottage were the agricultural labourer Henry Fisher, his wife and daughter. The 1904 O.S. Map shows the same layout as the 1886 map.

- 1.10 The 1911 census makes no mention of a cottage and the house had in fact been unified by the new farmer Benjamin Black, 55, accompanied by his wife, two daughters and a son. He didn't run to a servant. This, the last census available under the 100-year rule, refined the earlier stipulation about the number of rooms at the end of the return: 'Write below the Number of Rooms in this Dwelling (House, Tenement or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop'. There were nine rooms, though we might count ten today¹. The sequence of events unfolds not with the census but with the Land Tax Assessments which for Great Ashfield parish are disappointing as they survive only for the years 1894-1923 and 1946-49. However they provide enough².

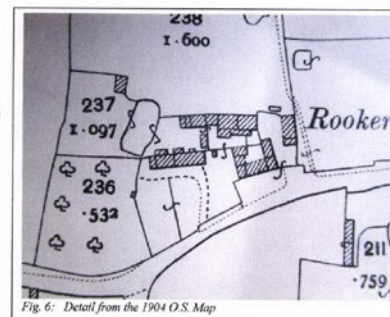


Fig. 6: Detail from the 1904 O.S. Map

- 1.11 The Assessment for 1893-94 has Lord Thurlow as the proprietor and Mrs. Wakelin as the occupier of the house and land, and the farm was valued at an annual rental of £1,785, which yielded in tax the sum of £12 12s 6d. This was quite a lot, but there were two dwellings concerned. By the time of the 1896-97 Assessment Mrs Wakelin is renting from the Trustees of Lord Thurlow, so he had died, and the rateable value calculations had changed and now Rookery Farm was valued at only £52 per annum, returning tax at 1/- in the pound of £2 12s 0d. The Tax for the following year was the same and it is still Lord Thurlow's Trustees, but now the tenant was Mrs. Wakelin's executors. In 1900-01 Maj. Hussey was acting for the Thurlow estate and Frederick Gissing is in occupation of The Rookery, the value of which has declined again to £38 per annum, yielding £1 18s 0d in tax. The tax went up slightly to £2 5s 9d in 1902-03.

¹ People, it seems, sometimes depressed the number of rooms, perhaps fearing it would be reflected in rates or Land Tax

² Land Tax was the precursor of the agricultural general rate and was introduced in 1692. In the 1690s it consistently brought in 35% of all government revenue, some £2,000,000. It was abolished by the Finance Act 1963. See *Magazine of the Friends of the National Archives*, Vol. 22 No. 3, December 2011

Fig. 7: Detail from the 1904-05 Land Tax Assessment (B. Black is second from top) © Suffolk County Council

- 1.12 The Assessment of 1904-05 tells us not only that Benjamin Black was the occupier but he was also the owner, so he had bought the farm from the trustees of the Thurlow estate and unified the house as a single property. This situation continued for years and in 1937 (*Kelly's Directory*) it was Benjamin Black & Son at Rookery Farm. They even had the phone in: Elmswell 83. The war caused an upheaval and some at least of Black's land was requisitioned for Great Ashfield airfield, so in 1946-47 the occupiers were R. Black, G. Miles and the Air Ministry. R. Black was presumably the Robert Black who had been sixteen in 1911 and was Benjamin's eldest son. The following year Black's holding was valued at £59 10s 0d, G. Miles' share was £13 15s 0d and £61 0s 0d was down to the Air Ministry. Thereafter these records cease⁶.
- 1.13 Then there is a big gap in our knowledge of the farm. On 5 September 1984 it was due for auction at The Limes Hotel in Needham Market 'By the Direction of H.S. Hawes & Son', the farmhouse and its immediate curtilage, including the barns, being Lot 1⁷. When H.S. Hawes came to own it is not known but it could have been shortly after the end of the war and by 1984 it was Mr. P. Hawes who should be contacted for viewing⁸. The sale proposed that the buyer pay a further £3,000 for the carpets, light fittings and kitchen fittings including the Aga.

⁶One wonders who G. Miles was and how he became involved. RAF Great Ashfield in fact began as a grass airfield in WW1 and was for training purposes, but in 1942 it was rebuilt and operated by the US 8th Air Force 385th Bombardment Group opening flying fortresses and you need a lot of runway for those when fully laden. Rookery Farm's land lay mainly to the south of the road where the airfield was situated. It was abandoned in 1955 but a restricted runway is still available for light aircraft. See *Air Force Historical Research Agency* at www.afhra.af.mil

⁷BRO IIE 503/11/486

⁸It was a family affair as the vendors in 1984 were Peter Cecil Hawes, Horace Sidney Hawes and Mary Joy Hawes

The sale particulars give us more information, such as the fact that the house had been extensively modernised within the last two years and this seems to include the whole of the northern extension. The particulars also advance the information that the farm was sold bit-by-bit from November 1942 to August 1970. In the end Lot 1 was not sold at auction, but by a private sale in the sum of £270,000 to the family of the present owners.



Fig. 8: View of the Farmhouse from the Sales Particulars, 1984

Part Two - Description of the Buildings

Exterior of the House

- 2.1 The house is approached from the south and it is the south elevation which has the greatest presence. It is in two parts: the main house to the east of two storeys and attic (at the east end) standing on a tarred brick plinth and a lower single-storey and dormer attic attachment to the west, with a lean-to addition against the west gable end. There are a variety of dates of construction which is more complicated than the fairly uniform colourwashed, rendered and roughcast elevation would suggest and only three of the six distinct building campaigns are

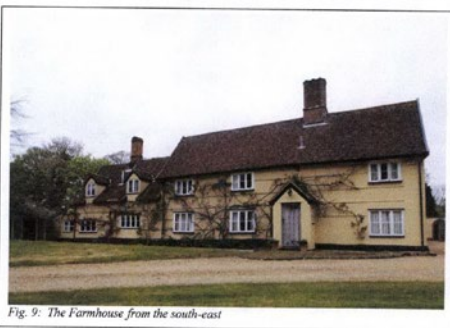


Fig. 9: The Farmhouse from the south-east

apparent from the front. The house began at the east end in the late fifteenth century but only two bays of the timber frame of that date survive inside and there is no notion of this from outside, nor even the existence of a timber frame. At the west end the date of about 1860 is reached and here the material is brick. In the description that follows the house is described as the two dwellings which existed in the nineteenth century.

Rookery Farmhouse

- 2.2 The **south elevation** is of three bays and is built to a lobby-entrance plan, with a twentieth-century gabled porch attached immediately in front of the stack denoting the lobby. It has a late C20 plank door with imitation cockshead hinges and a single-light top-hung casement in the east and west returns all under a gabled painted roof. The tarred plinth is uneven and there is a three-light early twentieth-century casement to the right of the porch under a drip mould, with a further two such windows to the left of the porch, and three similar first-floor casements, although the central one is a replacement of 1982. The gabled roof is clad with fish-scale tiles and the early seventeenth-century saw-toothed ridge stack is set to the right of centre and more to the south of the ridge than north of it.
- 2.3 The **north elevation** is also rendered and colourwashed but is rather obscured by the single-storey lean-to extension which takes in part of the lower western section of the house, which for historical reasons and convenience of description may be called Rookery Cottage. The long outshut is part of the extensive works which took place in 1982 for the Hawes family and is of brick under a concrete tile roof with a stretcher-bond brick plinth. The east end butts up to a screen wall connecting with the car port to the north, and the north elevation is unevenly lit through a six-light casement to the left followed by a single-light top-hung window and then a three-light casement to the right. This is followed by a stable door and finally to the right is another single-light top-hung casement. To the east of the screen wall there is in the ground floor a four-light diamond-mullioned

window with a sheet of plate glass in front of it (to the outside), which is a creation of 1982, as are all the externally visible mullioned windows⁹. The main elevation above the long outshut begins with a full-height outshut of c. 1860 under a sloping pantiled roof, which is lit through another 1982 mullioned window as before. This houses the main staircase, and to its right are two more 1982 diamond-mullioned windows behind glass, this time of five lights. The main roof on this side is clad with Welsh slate.

- 2.4 The **west gable end** is represented only by a silver of colourwashed render above the ridge of the roof of Rookery Cottage but the **east gable end** is complete, rendered and colourwashed as before. The tarred brick plinth is more regular than that to the south elevation and there are no ground-floor windows but there is a three-light casement to the first floor dating to 1982. It is off-set to the south because right next to it inside is a genuine four-light diamond-mullioned window, blocked but of the late fifteenth-century. Above this was a small square single-light casement to the attic room, but this has gone and the opening blocked with a piece of board nailed on (but falling off).



Fig. 10: The Farmhouse from the north-west

- 2.5 To the north of this gable, and recessed back from it, is another 1982 addition in the form of a porch which shelters what is now the main entrance to the house. It has a pitched pantiled roof resting on a bressumer which in turn is carried on two square timber posts. The roof structure is just a simple rafter affair and the door is a stable type with a plain glazed panel.

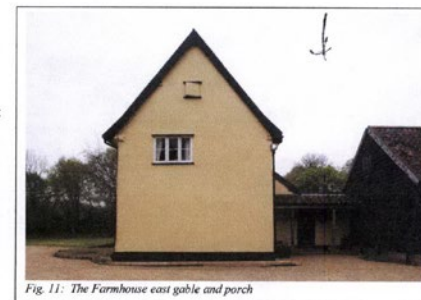


Fig. 11: The Farmhouse east gable and porch

Rookery Cottage

- 2.6 The **south elevation** has the same render and colourwash as the main house, and the same detailing, and it was added in the middle of the seventeenth century, though there was a lot of rebuilding a century later. One storey and dormer attic on a rough Flemish-bond tarred brick plinth under a gabled roof clad with plain tiles. There are two three-light casements to the ground floor of 1982 and two painted gabled dormers each with an early

⁹ There are some real ones inside, blocked

twentieth-century two-light casement. The ridge stack sits just west of centre and has mid seventeenth-century brickwork below the astragal which leans to the east. This leaning must have prompted action in the eighteenth century when the upper courses were taken down and replaced with perpendicular ones.



Fig. 12: The former cottage south elevation



Fig. 13: The former cottage and garden room north elevation

- 2.7 The **north side** is rendered and colourwashed as usual and has a tarred flush brick plinth. There is a particularly ugly wide single-light top-hung casement of 1982 to the ground floor west of the long northern outshut, and the upper floor (the passage F7) is lit through another of the fake mullioned windows behind plate glass.
- 2.8 Lastly is the **garden room** added in about 1860 as a single-storey outshut under a sloping pantiled roof. The **south side** has only a two-light casement added after the 1984 sale - it does not figure in the photograph on the Sales Particulars but there was then a stable door, now gone. A similar casement adorns the **north side**. The **west return** has more panache in the form of glazed French windows with margin glazing and a two-light casement to their left, all post-1984. In front is a new timber pergola on square posts which does no harm at all.



Fig. 14: The garden room, west return

Part Three – General History

- 3.1 The exterior of this house does not tell us much about its development and in fact the only datable features older than the later nineteenth century are the two stacks, the east one more so than the other. The ubiquitous render conceals any butt joints, deviation in framing, or any other clue which might otherwise testify to different phases, and even re-fenestration obscures the original size and position of the windows. The room survey sheets deal with each room in detail, so only themes are dealt with here, but in this building there are a lot of themes and a lot of questions.

The Late Fifteenth-Century House

- 3.2 There are in all six building phases, with a few minor alterations along the way as there always will be in a house which has evolved to its present form from the late fifteenth century. The surviving early part takes room GB on the ground floor at the east end and the rooms above and it is probable that it was not part of a standard hall-house with the hall open to the roof and a services-hall-parlour layout because the two surviving bays up to the roof boast one extremely good queen-post truss which must date to c. 1480-1500. It has all the details: the heavy and imposing queen posts stand on the tie beam of the room below and have arched braces, formerly in two

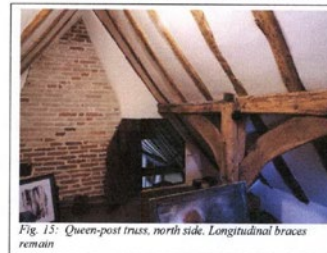


Fig. 15: Queen-post truss, north side. Longitudinal braces remain

directions, and the rarest survivor of all – triangular-section purlins which are not clasped but are trencled into the top of the posts as if they were wall plates. The design is reminiscent of the upper arrangement of an older raised aisle hall-house, but it is not, though it is a distant relative. The east bay is complete but the next bay, more-or-less where the big eastern stack has been inserted remains only as fragments of the roof, but the fragments are complete enough to identify it.



Fig. 16: West queen-post truss and C17 stack. Here the transverse braces remain

- 3.3 The house extended to the west into room G10 to terminate at the wall between this room and room G10A, and it is fortunate in this case that the infill of this wall has been taken out to expose the frame, a fashion of the 1970s and 1980s, because it reveals three or perhaps four important details. The first is that it stands on a brick plinth, as outer walls usually did at this time, but internal walls only very infrequently, secondly that there was no door



Fig. 17: Room G10A looking east to skeleton wall



Fig. 18: Another external wall exposed - Forest Lodge, Hatfield Forest, Essex. This was a hall-house

opening in it, so when the next phase extended the house farther west in about 1650 a doorway had to be created at the north end by hacking back the mid rail and removing a stud, or this would have been done if the house was just extended. If a new separate dwelling was added where room G11 is, then the doorway would have been opened at a later date. Certainly the house is known to have been two habitations for two families but that was in the nineteenth century. The third detail is the heaviness of the studs which probably would have been evident even if the infill was not taken out; they belong to a structural wall, not a partition, which is why they merited exposure in the first place. Many other examples of this exist in the south and south-east of England. A fourth factor which confirms that room G10A is an addition of a later date is the fact that its east-west bridging beam in the room does not rest on top of the common mid rail to the west but is supported by a bracket nailed onto the heavy central principal stud; it was not anticipated when the stud wall between the two rooms was built.

- 3.4 There are very probably late fifteenth-century studs and mid rails in the north and south walls of room G10 – the latter certainly – which were allowed to remain during the early seventeenth-century re-organisation, or even re-used if they were details. For this reason there is a diamond-mullioned window in the north wall of room G10A where there should not be (it could be an atavistic copy), while a proper early seventeenth-century sunk quadrant-moulded window has been blocked in the south wall of room G10. Another re-used feature is the dozen roll-moulded ceiling joists in G10A, which cannot have been carved much later than 1540.

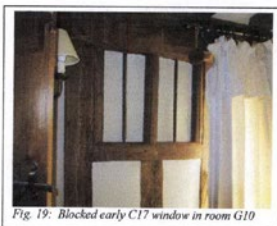


Fig. 19: Blocked early C17 window in room G10

Seventeenth-Century Additions

3.5 We do not know of the heating arrangements of the fifteenth-century house, but those of the early seventeenth century are all too obvious, as they usually were. A big stack was planted down between rooms G8 and G10, probably in a through passage rather than a screens passage associated with the hall-house formula. This immediately created a lobby-entrance plan with the inevitable lobbies to the north and south, neither of which existed before, which is illustrated by the fact that the bridging beam in the

south lobby runs right through to the mid rail at points marked X-X on the plan. This lobby became the entrance and the northern one the winder staircase, such features normally finding homes in the larger of the two lobbies, in this case quite generously wide compared with the winders of houses of lower status in the region.

- 3.6 The stack as it breaks the line of the ridge has three saw-toothed points and while this is of the early seventeenth-century character it is also consistent with chimney stacks of thirty years earlier and later, but the internal brickwork, accessible in each floor, is of the right date. At a stroke the house was changed but as we have just noted some elements of the older timber frame survived, though the roof did not as the queen-post structure was cut off abruptly at the points marked X-X on the ground plan and Y-Y on the first-floor plan. The solution taken by the early seventeenth-century carpenters to the problem of connecting the two timber frames designed some 140 years apart was novel and in its way quite engaging. He or they made no effort at all to fuse the seventeenth-century clasped purlin roof with the earlier queen-post. The structural studs are one thing as there cannot be much difference between the two; differences are usually ones of scantling and decoration, and of the latter there is little. The eastern bay has quite close studding and the seventeenth-century equivalent not so. In paragraphs 3.9 and 3.10 we shall notice that the eighteenth-century work is positively thin and weak.

- 3.7 The meeting of the old and new is evident in the first floor in room F3, where truss No. 3 of the fifteenth-century work, set immediately east of the new chimneystack, was allowed to stand. No connection with the new was made but instead another truss mimicking the old was built in parallel right through the house (one must ignore the early nineteenth-century partition wall designed to create a passageway for the sake of privacy)¹⁰. Even the wall plates are separate pieces of timber and certainly the roof structure above has nothing of the tight, crafted, quality of the fifteenth-century master's efforts. Details in the form of diamond-mullioned windows in rooms F1, F2 and in the corridor F4 remain of the fifteenth century but not a single one of them is open to the light and they have to be distinguished from the false versions put up in 1982.

- 3.8 Room G10A with all its contrary indications and room F6 above it are the last to be wholly or mostly of the early seventeenth-century and as they stand are puzzling. If they represent an extension of the old house requiring a new doorway through the existing G10/G10A wall, then the work can hardly have been worth the trouble for such a small increase in footprint, but then many people today have gone to considerable trouble just to have their kitchen extended and there is no reason to suppose that the seventeenth-century mind ran along different lines. If room G10A represented a new house then two further possibilities arise. Was it a one-up-one-down dwelling with a kitchen outshut at the back or a more substantial building reaching further to the west? One-up-one-down houses in the middle ages were the majority, raising themselves above the true hovel of a mud huts, and the form certainly survived, being frequently met in nineteenth-century slums. Some are still in existence, such as Nos. 27-33 City Road, Norwich¹¹.



Fig. 20: Two parallel trusses in Room F3, late C15 and early C17

¹⁰ Until the latter part of the eighteenth century privacy was not such a concern to people. Bedchambers strung in a line were usual, with one person walking through someone else's room to reach their own. This is why curtained four-poster beds were invented.

¹¹ The 1891, 1901 and 1911 censuses registered the number of rooms in houses to be stated, the 1911 census explicitly telling the head of the household to ignore kitchens, passageways, sculleries, workshops and so forth. There are an astonishing number of rural buildings where the answer was '2' even in the twentieth century.

- 3.9 The frame in these areas of the house is of good quality, and this has been touched upon in the context of room G10A, but it is just as good to the first floor in the corridor extension F5 and the bedroom F6 although it is only the west truss that has jowled principal studs with arched braces (the braces cut off to the north to allow for the passageway; the west tie beam in both passage and bedroom has a text-book set of carpenter's marks, I to AIII). It will have been noticed from the floor plans that some first-floor walls do not exactly correspond with



Fig. 21: Carpenter's marks on east truss in room F6

those below but this need not present a problem. West of this point, that is room G11 on the ground floor and F7 and F8 to the upper floor things change and we are in the realm of the middle of the seventeenth century and it definitely is a separate house because the building from here on is only of one storey and dormer attic. As far as we know in the absence of records it might have remained a separate house right up to Benjamin Black's ownership from 1904. The framing abruptly changes to a lower-quality one, and there are the remains of a pair of principal studs standing just west and proud of the F5/F6 west truss at the points marked on the floor plans as X1 and X2. It is as if the mid-century carpenter adopted the solution his predecessor employed twenty years or so previously, with parallel trusses.

- 3.10 Most of the ground-floor framing is invisible behind plaster and it is tempting to suppose that nobody thought it worth exposing; certainly this should have been a constraint as far as rooms G13 and F9 is concerned, but one is grateful for the evidence revealed. The mid-seventeenth-century roof is of widely-spaced common rafters and has this quality in common with most of the exposed structural work. Then, to the west, are rooms G12, G13 and F9



Fig. 22: Mid C18 roof detail

and F10. Of mid seventeenth-century concept they have nevertheless been thoroughly rebuilt in the eighteenth century, and not early in the century. G12 is the site of the staircase that served Rookery Cottage, although the stairs themselves belong to the extensive refurbishment of 1982. It is the frame which is interesting for there are a couple of studs in the north wall from the mid seventeenth century but these quickly give way to the west in favour of a very thin and poor timber frame with the studs widely spaced. The wall plate runs through but it too is very narrow and not at all of seventeenth-century character, but it looks heavier because a reinforcing member has been

tucked in on top of it during the course of the nineteenth century. This thin scantling extends to the west gable wall but the south wall, in rooms G13 and F10, is behind plaster but is no doubt the same, and to the east is the brick of the chimneystack. The rafters of the roof are exposed in the north and south walls and through the inspection hatch in the staircase landing, room F9, the upper works can be seen, and this consists of common rafters, collars and one tier of clasped purlins dating to about 1740-60.

- 3.11 The fifth building phase is just the single-storey brick garden room G14 added in c. 1860 which has no particular interest, and the main staircase to the east which replaced an earlier staircase in a similar outshut shown on the



Fig. 23: Mid C18 framing in room F9, with two C17 studs to the right

F10 and many of the windows (there will be more modern floorboards unseen beneath carpets). The late twentieth-century pergola butting up to the west wall of the garden room also lacks architectural merit but is at least attractive. The south porch had been added in the middle of the twentieth century where no porch had existed before.

Details of the Interior

- 3.12 There are a significant number of features within the house which rate a score of 4 and above in the room Survey Sheets beginning with obvious general things. The late fifteenth-century frame manages the maximum 6, including the roof structure, especially at the east end, mid rails and bridging beams, and both the early and the mid seventeenth-century frames are awarded 4 to 5 depending on the context. The timber frame added in the middle of the eighteenth century at the west end however does not feature in this 4+ group and indeed there is nothing anywhere in rooms G12, G13 and G14 which do. The remainder of items which require notice are all 4s, principally the eastern stack from the ground up to the exterior flues, the re-used early sixteenth-century ceiling joists in room G10A, all four of the original but blocked diamond-mullioned windows (rooms G10A, F1, F2, F4) and the only early seventeenth-century window (also blocked) in room G10. To this may be added the window rebate in the mid rail of room G8, though this is really part of the frame.

Part Four – The Importance and Significance of the Buildings and their Setting

- 4.1 Importance and significance are rather different things, and it is not difficult to say that Rookery Farmhouse is an **important** building, though it is not quite so architecturally interesting as to warrant an upgrade in listed status to grade II*, but it is closer to it than is apparent from the exterior. All buildings in England and Wales which are demonstrably earlier than 1700 are automatically listed at grade II if they survive substantially intact, and that essentially means the plan-form and the roof. The plan of the late fifteenth-century house is not at all obvious although it can be extrapolated up to a point, though its extent is clear enough, and there is enough of its queen-post roof surviving to push the building to the top end of grade II listing. The solid and impressive queen post truss may be seen as an adaptation of the first-floor hall formula of a century or so earlier, though it does not perform the same function and is not even on the right floor, and is just an adaption of one form to suit the needs of another, and this is an important consideration.
- 4.2 Rookery Farmhouse was not an open-hall house but was floored from the start and so is also of value as a comparatively early example of the type, although buildings in the country lagged a long way behind those in towns in this context. However hall-house or not the building demonstrates the classic pattern: houses were modified when the need for essentially medieval buildings with a through passage became outdated, especially those without any obvious provision for heating. There must have been such provision in the late fifteenth century but we do not know what it was. The solution here, as in very many timber-framed houses in Lowland England was to insert a new stack in the passage, allowing heating of two rooms on each floor and the creation of a lobby-entrance plan. Another planning theme which is emphatically demonstrated at the house is attendant on the changing mores of the times: in the eighteenth century not much notice was taken of privacy but in the nineteenth century it certainly was, so we have the inserted passage on the chamber floor.
- 4.3 So far as the **significance** of the house is concerned it is another matter. Significance is generally acknowledged to be the degree to which one building influences others or contributes to a general change of plan-form, of building type, of materials used, the introduction of a new style of architecture or is a good example of the work of an important architect. There are other factors involved in particular cases, but there are none for which Rookery Farmhouse can qualify other than contributing to the change in plan-form.
- 4.4 **Setting.** The house stands quite isolated in a rural landscape, but it obviously affects the setting of the listed barn to the north-east (the farm buildings are the subject of a separate report), and the cartshed, or car port is actually physically attached to the house. This means that somewhat paradoxically a building which had not been built at the time of the 1977 edition of the O.S. Map will be regarded for planning purposes as a listed building itself. Curtilage ought to be enough. The house is certainly an attractive building and enhances the quiet corner of the county in which it is set.

These considerations lead to the conclusion that the importance of the house may be ranked as MEDIUM TO HIGH, its significance as MEDIUM and its setting as MEDIUM.

Appendix One**Statutory List Description**

TM 06 NW 3/56 GV 15/11/54	GREAT ASHFIELD	SCHOOL ROAD Rookery Farmhouse II
Former farmhouse, early C17 with lower, possibly earlier range to left. 2 storeys. 3-cell lobby-entrance plan. The range to left is of one storey with attics, 2 cells. Timber-framed and plastered. Fish-scale tiled main roof; an axial early C17 chimney of red brick with sawtooth shaft. C19 3-light casements. At lobby-entrance position is a C20 gabled porch with battered and boarded door. Paintiled roof with two casement dormers and an axial chimney of C16/C17 red brick, the shaft rebuilt in C19/C20. Interior not examined.		
TM 06 NW 3/57 GV 09/05/88	GREAT ASHFIELD	SCHOOL ROAD Barn, 20 m north-east of Rookery Farmhouse II
Barn, probably C17. About 4 bays. Timber-framed and weatherboarded. Corrugated iron roof, once thatched; a weather vane at the right hand gable. Boarded barn doors at second bay from left. Interior not examined: included for group value.		

Appendix Two

Census Returns and Trade Directories

Places of birth where no county is given are in Suffolk.

1841 Census Return HO107/1013

Name	Age	Occupation	Born in Suffolk?
William BOOTY	35	Farmer	Yes
Emma BOOTY	20	-	No
Emma BOOTY	1	-	Yes

1851 Census Return HO107/1794

84 Rookery House

Name	Position	Status	Age	Occupation	Where Born?
John HAWES	Head	Married	31	Agricultural labourer	Wyverstone
Mary HAWES	Wife	Married	26	-	Wyverstone
John HAWES	Son	Unmarried	4	-	Ashfield
Thomas HAWES	Son	Unmarried	2	-	Ashfield

1861 Census Return RG9/1144

44 Rookery House, Rookery Road

Name	Position	Status	Age	Occupation	Where Born?
George HAWES	Head	Married	31	Agricultural labourer	Ashfield
Hannah HAWES	Wife	Married	28	-	Wyverstone
Anna HAWES	Daughter	Unmarried	4	-	Ashfield
George HAWES	Son	Unmarried	2	-	Ashfield
Thomas HAWES	Son	Unmarried	1 mths	-	Ashfield

1871 Census Return RG10/1731

44 Rookery House, Rookery Road

Name	Position	Status	Age	Occupation	Where Born?
Edward DORLING	Head	Married	37	Agricultural labourer	[Illegible]
Ellen DORLING	Wife	Married	39	-	Barwick Ash
Arthur DORLING	Son	Unmarried	8	Scholar	Ashfield

45 Rookery Road Cottage

Name	Position	Status	Age	Occupation	Where Born?
George HAWES	Head	Married	41	Agricultural labourer	Ashfield
Hannah HAWES	Wife	Married	38	-	Wyverstone
Anna HAWES	Daughter	Unmarried	14	-	Ashfield
George HAWES	Son	Unmarried	12	-	Ashfield
Thomas HAWES	Son	Unmarried	1	-	Ashfield

Plus two other children

1881 Census Return RG11/1847

5 Rookery House, Rookery Road

Name	Position	Status	Age	Occupation	Where Born?
Alice WAKELIN	Head	Widow	52	Farmer of 210 acres employing 8 men & 2 boys	Wetherden
Anthony WAKELIN	Son	Unmarried	24	Farmer's son	Ashfield
Lucy WAKELIN	Daughter	Unmarried	20	-	Ashfield
Henry J WAKELIN	Son	Unmarried	15	Farmer's son	Ashfield
Julia WAKELIN	Daughter	Unmarried	11	Scholar	Ashfield
John B WAKELIN	Son	Unmarried	8	Scholar	Ashfield
Emily WRIGHT	Servant	Unmarried	15	General servant, domestic	Combs

Kelly's Directory, 1883

Mrs. Alice WAKELIN, Farmer, The Rookery

1891 Census Return RG12/1454

5 Rookery Road

Name	Position	Status	Age	Occupation	Employed?	Where Born?
Alice WAKELIN	Head	Widow	62	Farmer	Employer	Wetherden
Henry J WAKELIN	Son	Single	25	Farmer's assistant	Employed	Ashfield
Elizabeth WAKELIN	Daughter	Single	23	-	-	Ashfield
Emma CLARKE	Servant	Single	19	General servant, domestic	Employed	Elmswell

6 Rookery Road

Name	Position	Status	Age	Occupation	Employed?	Where Born?
Frederick MORRIS	Head	Married	25	Agricultural yardman	Employed	Great Barton
Clara NORRIS	Wife	Married	25	-	-	Norton

There were four rooms in the house.

Kelly's Directory, 1892

Mrs. Alice WAKELIN, Farmer, The Rookery

1901 Census Return RG13/1759

6 School Road

Name	Position	Status	Age	Occupation	Employed?	Where Born?
Frederick GISSING	Head	Married	49	Farmer	Employer	Mendlesham
Mariane GISSING	Wife	Married	48	-	-	[Illegible]
Mary GISSING	Daughter	Single	17	-	-	Haughley
Henry GISSING	Son	Single	15	-	-	Haughley
C GISSING	Son	Single	13	-	-	Norton
Florence KING	Servant	Single	14	Domestic servant	Employed	Elmswell

7 School Road

Name	Position	Status	Age	Occupation	Employed?	Where Born?
Henry FISHER	Head	Married	45	Agricultural labourer	Worker	Wetherden
Alice FISHER	Wife	Married	41	-	-	Norton
Sarah FISHER	Daughter	Single	11	-	-	Norton

There were four rooms in the house.

Kelly's Directory, 1904

Frederick A GISSING, Farmer, Rookery Farm, then Benjamin Black (Land Tax Assessment)

1911 Census Return (www.ancestry.com)

Name	Position	Status	Age	Occupation	Employed?	Where Born
Benjamin BLACK	Head	Married	55	Farmer	Employer	Northumberland
Mary BLACK	Wife	Married	50	-	-	Northumberland
Ellen BLACK	Daughter	Single	18	Farmer's daughter, dairy work	Worker	Co. Durham
Robert BLACK	Son	Single	16	Farmer's son, working on Farm	Worker	Co. Durham
Beatrice BLACK	Daughter	Single	14	Schoolgirl	-	Co. Durham

There were nine rooms in the house, not counting passageways, toilets, sculleries etc.

Kelly's Directory, 1916

Benjamin BLACK, Farmer and landowner, The Rookery

Kelly's Directory, 1925-26

Benjamin BLACK, Farmer of over 150 acres, The Rookery

Kelly's Directory, 1929

Benjamin BLACK & Son, Farmers, The Rookery

Kelly's Directory, 1937

Benjamin BLACK & Son, Farmers, The Rookery. Tel: Elmswell 83

Land Tax Assessment 1946-47

Benjamin Black, Rookery Farm, then G. MILES

Land Tax Assessment 1947-48

Air Ministry, Rookery Farm

Land Tax Assessment 1948-49

Air Ministry, Rookery Farm

