

24-04-23 REV A

HERITAGE STATEMENT (INCLUDING ASSESSMENT OF SIGNIFICANCE and DESIGN AND ACCESS

Barfords, Donkey Lane, Lawshall, IP29 4QU

1. Introduction

- 1.1. This heritage statement and appraisal has been prepared for Barfords, Donkey Lane, Lawshall, IP29 4QU. The property straddles the parish and district boundary of Stanningfield (West Suffolk) and Lawshall, (Babergh).
- 1.2. The property is designated as a Grade II listed building.
- 1.3. Due to its location, the property has two listing entries, each having been registered by both local authorities at different times. These are:
 - West Suffolk: ref 1278803 Date first listed:27-Jan-1984
 - Babergh listing ref 1181447 Date first listed: 09-Feb-1978
- 1.4. For administrative purposes the property is administered as part of Lawshall, Babergh.
- 1.5. In February 2023 an application to Historic England was submitted to consolidate these to a single listing description, ref 1485807. This process is ongoing.
- 1.6. This statement has been prepared by John Stebbing Architects Ltd, author Sarah-Jane Stebbing BSc Hons BArch RIBA AAdipCon, RIBA registered Conservation Architect.
- 1.7. The scope of this work included multiple site visits carried out Feb – April 2023 together with research into the history of the site and the surrounding context including archive searches and the HER databases.



2. The Application Site

- 2.1. The application site comprises of a single dwelling, 1.5 storey with attic linear axial building running east west, on a moated site, that sites remote from the road.
- 2.2. Suffolk Heritage Explorer identifies the moat as having heritage significance. Identified as a monument – ref LW 005 - with an estimated date range of 1066-1539.
- 2.3. The dwelling house (Grade II designated) is timber framed with external walls over rendered, with double roman pantiled roof, together with gabled dormers to the attic storey and red brick axial chimney stacks. To the east end is a jettied wing, which was used as the local Catholic Chapel at intervals over time. To the west is a single cell range with attic storey over, smaller in scale than the main range which sits between these two opposing wings. At the rear are a number of single storey wings providing sanitary and ancillary spaces to the main dwelling.

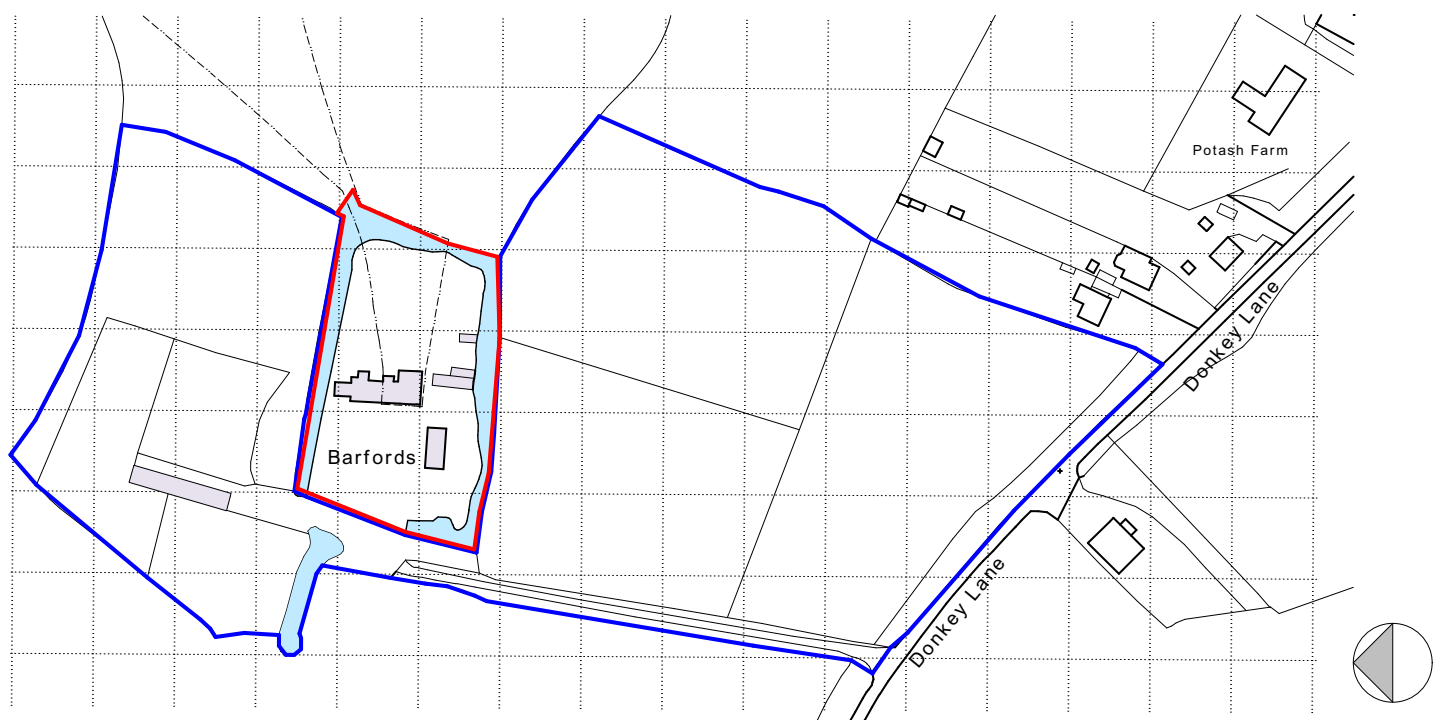


Figure 1 – Location plan (NTS)

2.4. BABERGH LISTING

Statutory Address: BARFORDS, HARTS GREEN, LAWSHALL

Details: A C16-C17 timber-framed and plastered house with C18-C19 external features. Renovated in the C20. 1 storey and attics. Casement windows. A modern gabled porch projects at the west end and there is a garage extension at the east end. Roof pantiled, with 4 gabled dormers and 2 original central chimney stacks, one with 2 octagonal shafts and another with 4 octagonal shafts on a square base. The house stands on a moated site. Listing NGR: TL8698855356



Figure 2 – Barfords from the front- the jettied wing at the east visible on the far right. The west wing is out of shot.



Figure 3 – Barfords from the front- the smaller single cell annexe to the west on the left

2.5 WEST SUFFOLK LISTING

Statutory Address: BARFORDS, DONKEY LANE STANNINGFIELD

Details:

House, C17, with small C15 or early C16 core. 1 1/2 storeys and attics; 3-cell lobby-entrance plan. Timber-framed and rendered. Double Roman pantiled roof with gabled casement dormers and axial chimneys of red brick; one has 4 octagonal attached flues on a square base with moulded string course, the other a single octagonal flue; both chimneys said to be rebuilt C20 with old bricks. C19 and C20 small-pane casements. C20 gabled pantiled entrance porch with boarded door. At the parlour end, a surviving cell from an earlier house with an end-jettied 1st floor; this wall converted mid C17 to a brick gable with integral fireplace. Small C18 1-storey addition to left. Early C19 wing to right, originally a Roman Catholic chapel, with vaulted ceiling and casements having wrought iron small panes with arched heads. Enclosed by a moat of mediaeval origin. Also included in the list for Lawshall parish, ref. 2/299. Listing NGR: TL8699355356



Figure 4 – Barfords viewed from the rear.

2.6 At first sight the building appears to have developed as a traditional linear hall house with wing annexes at either end. However, the research uncovered in preparing this report shows that the development is more complex.

2.7 Within the moated enclosure are a number of detached outbuildings. These are all contemporary although the present cart lodge is sited on the position of a historic building outline that formed part of the farm enclosure.



Figure 5 – Barfords main outbuilding and glasshouse.



Figure 6 – Barfords timber outbuilding to the rear.

3. Heritage Context and Historic Development

- 3.1 The first record of a house standing on this site is on the 1611 map of the 'Manors of Lawshall and Hanningfield' where a moated dwelling is shown as "Nune's House together with meadow and wood adjacent. The woodland is still known locally as Nune's Wood. The map shows a remote compact dwelling house outlying the village, with the access and approach off Donkey Lane as present day.



Figure 7 – Copy of 1611 map of the manors of Lawshall and Hanningfield

- 3.2 Nune's House or the associated land is not recorded with the corresponding schedules of manorial tithes for Lawshall or Hanningfield and was therefore included for context only but

must have been of sufficient stature to be worthy of providing as a landmark. Nunes was either a freehold or more likely tithed to the manor in Stanningfield parish (Coldham Hall) to the north of the property.

- 3.3 Thereafter, the close association with Coldham Hall, and the Rookwood family who occupied it, is documented. The Rookwood family were a prominent aristocratic family whose family seat was at Stanningfield (later Coldham Hall). They are noteworthy for remaining members of the Roman Catholic Church in post reformation England.
- 3.4 The history and development of Barford's is intertwined within this wider context of the history of Catholicism in the local area, which played a role of national importance and its heritage significance needs to be considered within this wider framework in order to be fully understood.
- 3.5 Coldham Hall was one of a network of local Catholic strongholds across Suffolk from which the Jesuits carried out their mission from the continent to preserve and administer the Catholic faith in England during this period. During this period, mass was said in secretive conditions in a concealed attic chapel at the hall.
- 3.6 During the C18th as successive acts of parliament were introduced, more freedom was granted to English Catholics. Barfords farmhouse was adapted to be used as the local parish Catholic Chapel, superseding the concealed attic chapel inside Coldham Hall which hitherto was used to say mass in secret.
- 3.7 Set back from the road, surrounded by woodland, it was a discrete location. The chapel was added as an adjoining wing to the original farmhouse, with a jettied front elevation and vaulted ceiling. Viewed externally, its appearance is domestic in scale and form rather than ecclesiastical in order to remain discrete. It has not been possible to date inconclusively the erection of the Chapel wing but it would not have been built before the Act of Toleration 1688. More likely, it is mid C18th, (records suggest the attic chapel was still in use in 1747) which corresponds with the Jesuit mission returning to the local area c1750.
- 3.8 Elizabeth Inchbald, a relative of the Rookwood family records attending mass at Barfords whilst staying at Coldham in 1781 and the parish records refer to baptisms taking place during the second half of the C18th at Barfords. (*Rookwood Family Papers 1606-1761 ed Francis Young, Boydell Press 2016 p lviii*)

- 3.9 In 1791, following the Catholic Relief Act of 1791, work commenced on a purpose built Chapel in the grounds of Coldham Hall, adjacent to the main house which was in use c1794, which it is deferred then made the chapel at Barford's redundant.
- 3.10 In 1792 Robert Rookwood of Coldham Hall, purchased from Robert Talbot the tenement and farm of Barfords (approx. 69 acres). In doing so he appointed trustees to administer Barfords *'immediately from his decease in trust or fund forever for the support and maintenance of a priest and the professing the Roman Catholic Religion. Such priest to live and reside at or in Coldham Hall aforesaid or in the neighbourhood thereof.*
- (This trustee document specifically mentions that Barfords was already tithed to the manor of Stanningfield).
- 3.11 In 1804 Barfords is listed as belonging to the priest, although its not known if they were the owner occupier or if this refers to the trust.
- 3.12 From 1823 Barfords was the used a girls' Catholic boarding school. The East Anglian Guild Magazine *No 2 Vol 14 1946* provides a description of the school at Barfords in "Our Diocesan Churches – Colham Cottage" naming the teacher as a local parishioner Miss Mayston going on to say, *"The teacher lived in a house attached to the chapel and held the school "in her best room (upstairs)".* The school relocated to purpose built premises by 1868.
- 3.13 In 1867, Coldham Hall was sold outside of the Rookwood-Gage family and the chapel within the grounds ceased to be used. Barfords again became the parish chapel, until the mission Church of Our Lady Immaculate and St Joseph, known locally as Coldham Cottage on the main street in Lawshall was made ready for use in 1870.
- 3.14 At the same time that the Coldham Estate was sold, Barfords was also put up for sale. The articles of the time describe the property: *"Barfords Farm with farmhouse, containing 3 bedrooms, 2 sitting rooms, kitchen, back kitchen, large store room (NB this is the chapel), dairy and wash house and the following outbuildings: Barn, gig house, stable for 4 horses, cowhouse, piggery, cart shed and lands etc. In occupation of John Wiffen a yearly tenant etc.* (Ref 95- 99 in the parish files deposited with Suffolk Archives as 1.9)

(The Wiffens continued to live and work the land at Barfords until Ann Wiffen, widow of John, died in 1887).

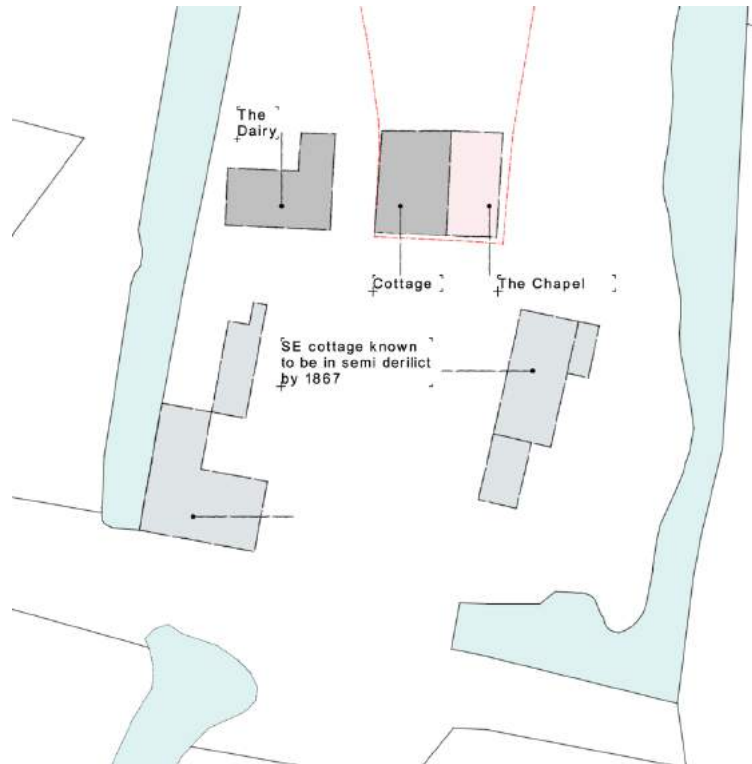


Figure 8 – Farm layout As the estate sales particulars 1867

3.15 Between 1867 and 1885, the buildings fronting onto the farmyard were cleared and the dairy and old cottage joined under a single roof over the main range introduced to create the long cellular hall layout that is evident today.



3.16

Figure 9 – OS map from 1885. Note the SE building range on the site of the present cart lodge had been demolished.

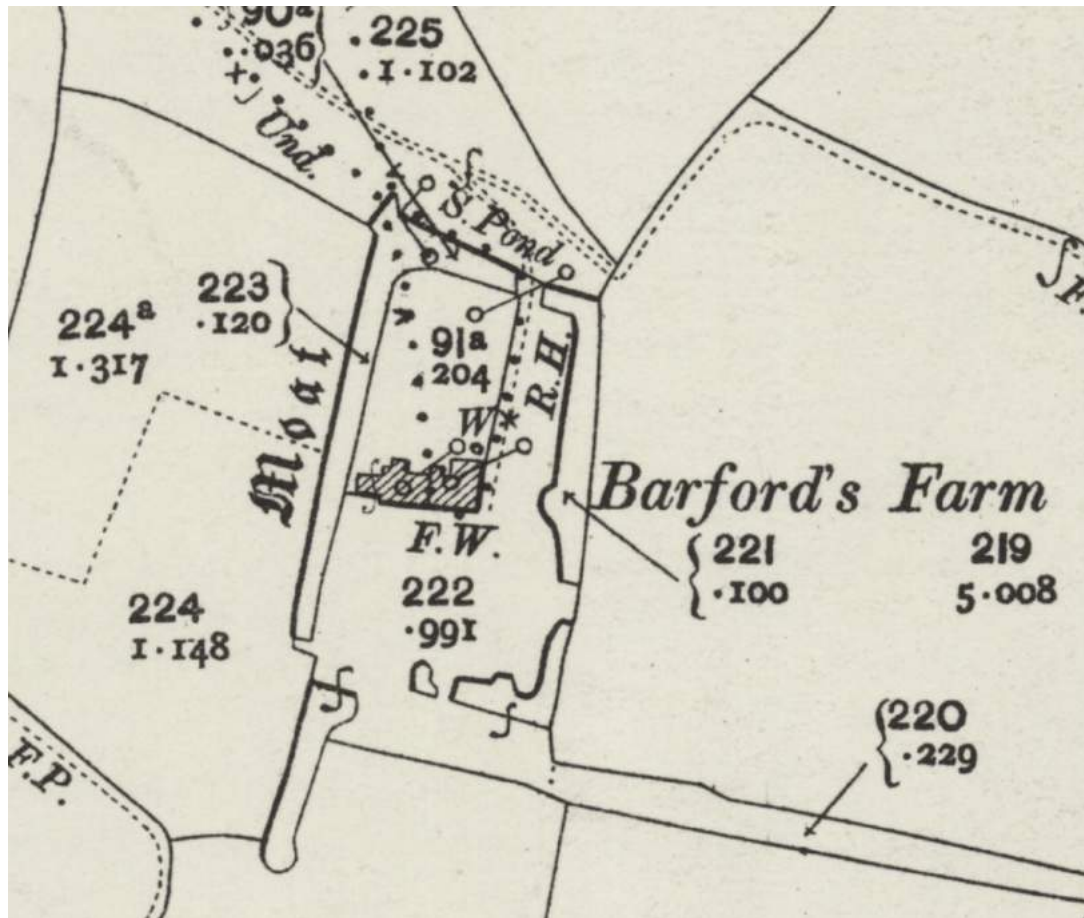


Figure 10 – OS map from 1904. Note the remaining buildings to the front yard have been demolished leaving only the long building range.

3.17 Using the Archive Sources and inspection of the building fabric on site the summary of the historic development of the building is:

- Barfords, began as a modest farmhouse, set on a moated enclosure. The moat predates any buildings on the site.
- During the C18th, the east wing of the building was erected, to serve as the local Catholic Chapel for the area.
- From 1795 Barfords, reverted back to agricultural use, and further buildings were constructed, including the dairy. The farm, amounting to 69 acres had been put in trust to pay for the services of a catholic priest to serve the local parishioners.

- Between 1823 and 1868 the building served as a girls' school. The mistress lived in the cottage beside the chapel. It's probable that the internal floor over the chapel was constructed in this period to provide the 'best room upstairs' for use as the schoolroom.
- 1868-1870 Barfords serves again as the local Catholic Chapel.
- Barford reverts again to a farmstead. Between 1870 and 1885 the various buildings were enveloped under a single roof with the chapel range at the east to form the 'long hall house' characteristics that define the building's aesthetic today.
- The Anglian Guild article from 1946 describes the house at Barfords being made up of 3 No cottages, all under one roof, with the chapel itself use as a store room. The single dwelling that presents today is a much more recent part of the buildings history.

4 Assessment of Significance

- 4.1 Paragraph 189 of the NPPF 2019 states local planning authorities should require an applicant to describe the significance (ie heritage interest and value) of the heritage assets affected including the contribution made by their setting. This document has been prepared to consider the heritage significance of Braford's.
- 4.2 DCLG's "Conserving and Enhancing the Historic Environment" guidance (2019) publication states 'in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as:
- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- Historic interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.3 Prior to DCLG's publication, the accepted standard for determining Heritage Significance or interest was provided by Historic England and this guidance remains relevant. Different criteria are defined and the term 'value' is used in place of 'interest'. The summation of the individual values together form the heritage significance. These values are defined as:-

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.4 The methodology for carrying out the heritage significance assessment follows the prescribed process set out by the NPPF, using the Historic England Conservation Principles Policies and Guidance criteria, together with Historic England Analysing Significance in Heritage Assets Historic England Advice Note 1 Oct 2019 and ICOMOS principles for assessing the impact of the proposals on the heritage asset.

4.5 Using the building appraisal together with the inspections and archive research, the following assessment of significance using the current NPPF terminology is proposed:

- The moated farmstead, specifically the earthworks and formation of the enclosure is of moderately high archaeological interest. This predates any of the built fabric on the site. As a moated enclosure the surviving fabric is readily evident and sufficiently complete to be considered a good surviving example of what is a feature of the vernacular farmstead in the region. The isolated nature of the site, set back from the road further enhances these characteristics. Surrounding the site are multiple recorded archaeological finds, monuments including earthworks and ancient field patterns, establishing the early settlement and agricultural nature of the area from the prehistoric period onwards.
- The heritage asset is of moderate architectural interest. Suffolk Heritage Explorer notes that the house itself 'is not outstanding'. This is an assessment of the architectural fabric. The original fabric 'cottage' at the centre of the dwelling has been extensively altered and replaced – a modern staircase occupies a significant amount of the cells footprint and the chimney stack has been rebuilt. Much of this was likely carried out after 1946 when the dwelling was converted from 3 very modest cottages into a single dwelling.
- The Chapel wing, including the internal floor with moulded floor beams each with chamfered stop with crest, and the associated roof space overhead (now subdivided into rooms, likely part of post 1946 conversion) are of the highest architectural interest in the property, although this is for the fine joinery and form, scale and massing of the wing. There is no evidential heritage that would indicate the former use of this space for religious worship.
- At the west end of the building range the fabric is more modest and has been extensively altered. Walls, ceilings and studs have been replaced throughout the west cell, with the timber frame studwork 'repaired' and infilled with fletton brick. A modern chimney and fireplace was inserted into the north wall of the west cell, which is incongruous with the fabric.
- The buildings unique heritage interest lies in its historic ties within the parish of Lawshall and the history of the resistance of the Catholic Church in East Anglia during the post reformation period. The East Anglian Catholic strongholds, to which Barfords is connected, formed the link between England and the continent, from where the Jesuits mounted their mission to maintain the Roman Catholic faith during the C16th – C18th centuries. Barfords played a small part in this but its heritage significance in the wider context of the local Catholic resistance means it has high historic interest.