

Heritage Assessment for the Parish of Baylham, Suffolk

Revision 3: December 2024



1.0 Background

- 1.1 This assessment was commissioned by Baylham Parish Council to inform part of their future Neighbourhood Plan.
- 1.2 It was carried out on the basis of preliminary online research to identify what are formally known as “heritage assets” such as listed buildings, scheduled ancient monuments, and listed parks (including private parkland) and gardens. Websites consulted included “Open Domesday”, Historic England’s interactive map of heritage assets, the Suffolk Historic Environment Record via the “Suffolk Heritage Explorer”, and the National Library of Scotland map resource (which covers all of England).
- 1.3 A search was **not** made in the Suffolk County Archives, as this assessment is essentially a summary and overview, although the Archives will certainly contain valuable details and earlier maps for those seeking additional information.
- 1.4 A visit to the area was then made with this information, and all identifiable heritage assets were viewed externally and photographed. Photographs were also taken of non-listed buildings of *some* architectural and historic interest – some possibly deserving of listing, or of classification by the local authority as “non-designated heritage assets”. Several such buildings or structures had already been identified by the Parish Council prior to this assessment, but many more emerged in the course of the visit. However, it is possible that some remote buildings that were inaccessible by public roads have been missed.
- 1.5 This document included photographs of all the buildings except of three that are not accessible or visible from public roads and footpaths.

2.0 General historical summary

- 2.1 The first known recorded reference to Baylham is in the Domesday Survey of 1086, where it appears as “Beleham”, but there is evidence of human activity in the area long before then.
- 2.2 The archaeological evidence¹ for this is, in chronological order, and with references showing the approximate location of the finds and sites on the key map [1]:

Neolithic Period (4500-2000 BC): a find of flint implements and earthworks (**A**)
Bronze Age (2000-700 BC): two burial Barrows (**B, C**), a field system (**D**), and a brooch (**E**)
Iron Age (700 BC-43 AD): two unspecified finds (**F, G**), and one of coins (**H**)
Roman (43 AD – 450 AD): a possible burial site (**I**), three finds of coins (**J, K, L**), four unspecified finds of other artifacts (**M, N, O, P**) a brooch (**Q**), one field system (**R**), and possible evidence for a second (**S**). With other finds (**T**) just outside the Parish, all this is evidence for a substantial Roman presence in the area. ²
Anglo-Saxon (450 AD – 1066 AD): unspecified finds (**U**)

There are also: A group of undated but probably ancient field boundaries (**V**)
Three undated ring ditches* (**W, X, Y**)

**Ring ditches are enigmatic features in that their age and purpose can be difficult to identify. Elsewhere in Britain examples have been dated as “Prehistoric”, Bronze Age, Iron Age, or Roman, and their use variously interpreted as the remains of burial Barrows, dwellings, or livestock enclosures.*

- 2.3 For Baylham to appear in the Domesday Survey means that it was already an established Anglo-Saxon settlement at the time of the Norman conquest. There were 5 land holdings. The Survey records the landowners in 1086 and 1066, showing the pattern repeated across England of land being confiscated from the former Saxon landlords and re-allocated to the Normans. The dispossessed included The Abbey of Ely (St Ethelreda), which owned two of the holdings, and Queen Edith (wife of Edward The Confessor), who owned one.
- 2.4 The Survey records Baylham as having a church, two mills ³, and a population of 37 households in 1086, putting it in the largest 20% of recorded settlements, so the picture is of a thriving agricultural community that would continue as such into the 20th century. ⁴
- 2.5 It is remarkable that part of one building survives from the time of the Survey; the north doorway of the Church of St Peter is of characteristic Norman style and has been described as “probably 11th Century” in the official listing description (see p.13). Predictably, though, no complete buildings of this age survive in the Parish; the earliest have elements from the 14th century onwards ⁵. In one sense, this indicates the continuing prosperity of the area throughout its history, in that people had the means and incentive to rebuild, extend and improve the houses that they owned. As well as the more architecturally ambitious buildings, there also survive numerous modest dwellings of all periods that were probably the homes of agricultural workers.

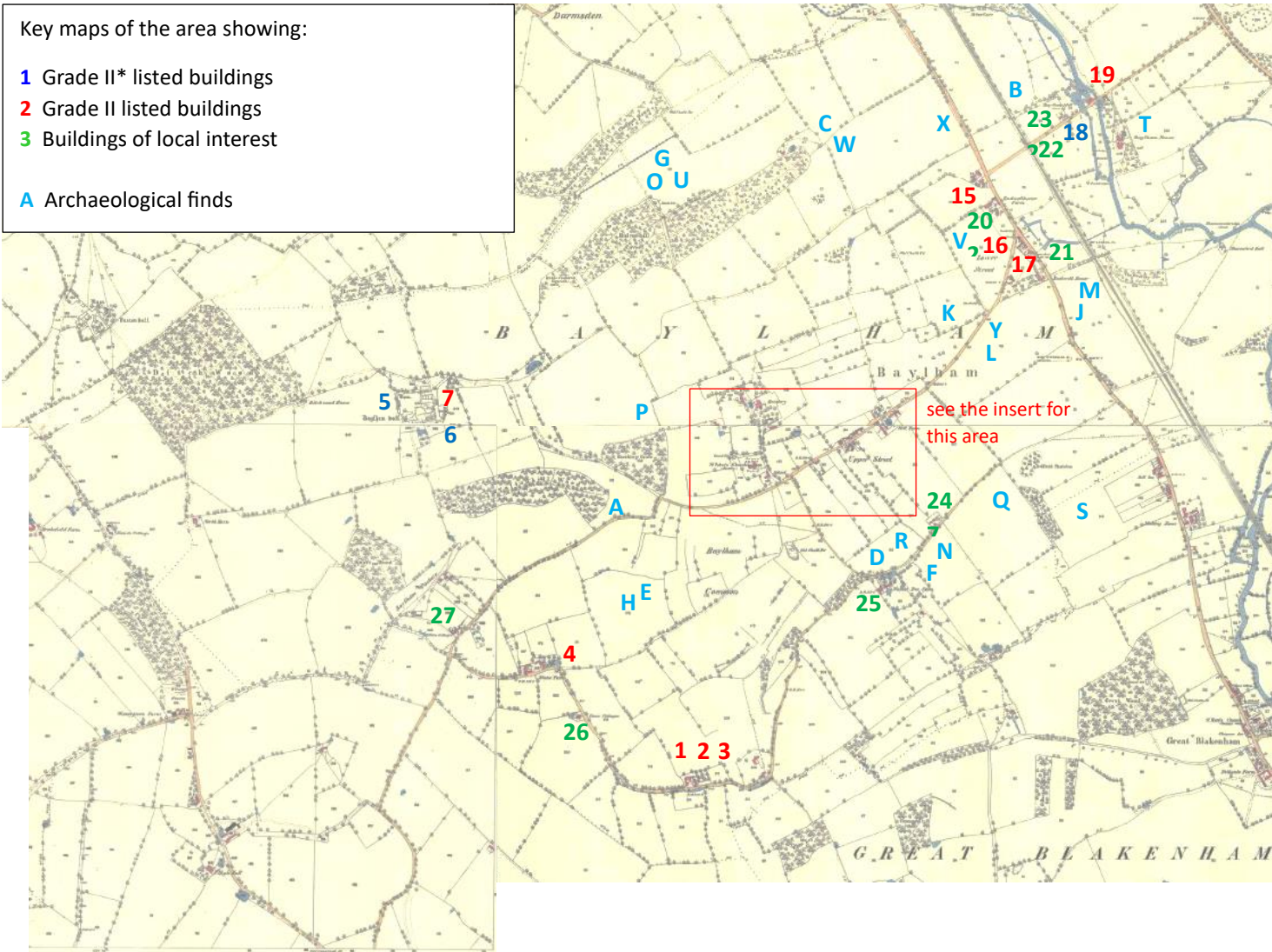
¹ Details from the Suffolk Historic Environment Record, via the interactive Suffolk Heritage Explorer website.

² Just outside the Parish at the end of Mill Lane, the remains have been found of two Roman forts and possibly a settlement at this strategically important crossing place over the River Gipping. The ensemble is now known as Combretovium. See <https://www.roman-britain.co.uk/places/combretovium>.

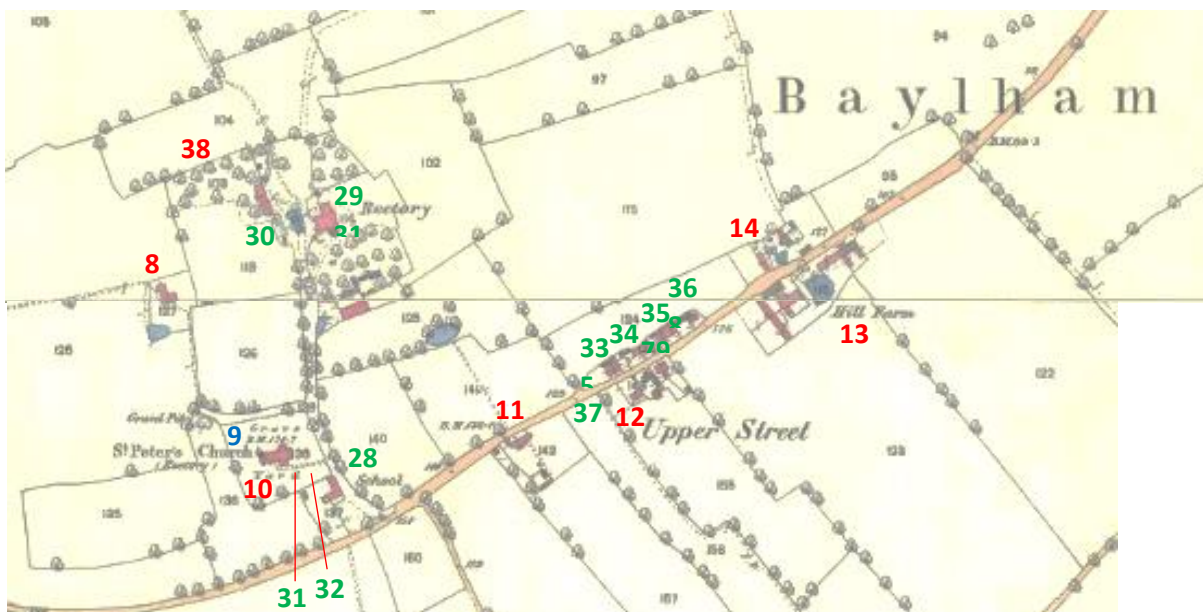
³ These would have been water mills: windmills came much later.

⁴ All details of the Domesday Survey are from the “Open Domesday” website.

⁵ This is based on the listing descriptions and dates given in the Statutory List of Buildings of Special Architectural and Historic Interest, although the information there was often based on an external inspection only. An internal inspection of a building, especially of the roof structure, can often reveal a much earlier origin; even by as much as two centuries.



1: 25" OS maps surveyed in 1883 and 1884, published in 1884, 1885, and 1886 (NLS Maps)



2: enlarged area of the village

3.0 The historic buildings of Baylham

3.1 In summary, the Parish has a village of Anglo-Saxon origins, surrounded by woodlands and farmland. The substantial houses outside the village are former or active farmhouses. The most impressive of these is Baylham Hall [2], of 15th century origins, but extensively remodelled from early in the 17th century onwards, and still the focus of a working farmstead.⁶ Its importance is reflected in its high listing grade of II* (two-star). Two other buildings are of this grade. St Peter's Church [3], dates mainly from the 14th century onwards, but its north doorway is of the 11th century [4], suggesting that some of the wall cores may also date from this time. Baylham Watermill is also II* (see 3.5).

3.2 Baylham Hall also stands on a moated site, while the name "Moat Farm" [No 15 on map 1, and see 3.4] suggests that there was another here. Moated sites developed in England from c. 1150 onwards, possibly in connection with the Period of Anarchy (1135-1154) to provide security in areas of contested ownership. Their distribution expanded during c.1200-1325⁷; East Anglia being one of the regions where they were most concentrated. 507 such sites are known to have existed in Suffolk⁸. The expert view is that although they were generated within all levels of society, in a very large proportion of these cases the moats contained structures that could be termed "manor houses"⁹, and while they may originally have formed a defensive function, moats could also become a symbol of status and wealth¹⁰. They could also serve as a convenient source of fresh fish, or as an enclosure to contain livestock.

3.3 The rest of the 21 listed buildings in the Parish are grade II. Of these, 9 are identified in the Statutory List as having once been "Hall houses"; an historical type of particular significance and often indicating a building or owner/occupant of high social status. They comprised a double-height hall where visitors were received, and social occasions took place, such as the regular meals that were taken with the entire household including servants. The hall was a space intended to impress, with good quality timberwork, including that of

⁶ Not to be confused with Baylham House Farm, in Mill Lane, which is now outside Baylham Parish.

⁷ *The significance of moated sites*, Le Patourel and Roberts, in CBA Research Report No 17 *Medieval Moated Sites*, The Council for British Archaeology, 1978, p.49.

⁸ CBA, *ibid*, Aberg, p.4.

⁹ CBA, *ibid*, Le Patourel and Roberts, p.49

¹⁰ CBA. *Ibid*, Le Patourel and Roberts, p.48

the roof, which was often a “crown post” structure. There would have been one or two crosswings forming a “T” or an “H” plan¹¹. Where two wings existed, one would have contained private rooms for the family, and the other service functions. The open hall was a standard feature of domestic living at all social levels until the middle of the 16th century, but rapidly went out of fashion after then ¹².

3.4 The scale of Hall houses can vary widely: examples in the Parish demonstrate this. Apart from Baylham Hall ¹³, the most impressive is Stone Farmhouse [3a], while the former Hall house now known as “Cherry Tree Cottage”[3b] but formerly “Moat Farm” is of a smaller scale.



3a: Stone Farmhouse



3b: Cherry Tree Cottage

3.5 Post-mediaeval houses in the Parish range include Yew Tree Farmhouse, dating from early in the 18th century but very much in a vernacular style [4a], contrasting with Rodwell House; an elegant 18th century building of red brick [4b].



4a: Yew Tree Farmhouse



4b: Rodwell House

3.6 An overview of the range of listed buildings in the Parish would not be complete without the Church [5a], dating from the 11th century, and Baylham Water Mill and Mill House [5], mostly dating from the 19th century but with surviving elements of the 16th century or earlier; possibly on the site of one of the Mills recorded in 1086.



5a: The Church of St Peter



5b: Baylham Water Mill and Mill House

¹¹ Although some had this accommodation “in line” with the Hall and under a continuous roof.

¹² *Discovering Timber-Framed Buildings*, Richard Harris, Shire Publications, 1978, p.31

¹³ the name of which suggests that it was originally of a Hall house form. A photograph of Baylham Hall is not included as it is not accessible or visible from public roads and footpaths.

3.7 In addition to the listed buildings, there are some 19 further buildings or structures that this survey has identified as having *some* architectural or historic interest (see section 5). Amongst these are modest houses that probably once accommodated agricultural workers [6a], but there is also a 19th century school [6b]. The value of their survival is that it gives visual evidence for the life of an entire community across all social levels, and thus a balanced perception of the past. Some of these buildings may qualify as “non-designated heritage assets”, but this formal categorisation is one to be made by the local authority.



6a: Stone Cottages, probably of the 19th century



6b: “Baylham National School”, built in 1860

3.8 All these buildings, listed and non-listed, are shown on the key maps [1,2], referenced to the following sections of this assessment. Section 4 sets out the listed buildings with extracts from their descriptions in the Statutory List, and additional notes by the author of this assessment. Section 5 sets out the potential non-designated heritage assets, with descriptive notes by the author. Some buildings are *not* accessible or visible from public roads and footpaths, and this is clearly indicated.

3.9 There are no listed parks or gardens in the Parish, and no Scheduled Ancient Monuments, but a large number of sites have yielded archaeological evidence as set out in 2.2. These are also shown on the key maps.

3.10 It can be said that Baylham’s heritage represents the development of English architectural and social history in microcosm, from its earliest beginnings to the Roman and then the Norman conquests, followed by the development of mediaeval Gothic architecture represented by the church, of mediaeval domestic design from hall houses into post-mediaeval forms such as lobby-entrance houses, and then the advent of classically influenced styles from the 17th to the 19th centuries, followed in turn by the Gothic Revival, of which the School is a good example [6b].

The story of changes in social structures over time can also be read in Baylham’s buildings; such as the hierarchical place of the Church and Manor House from mediaeval times onwards, changes in the plan forms of domestic buildings, the growing importance of “yeoman” farmers, the provision of suitable housing for agricultural labourers, and the philanthropic drive towards mass education in the 19th century.

The diverse use of materials also reflects these developments; such as the use of stone brought from outside Suffolk at great cost for details of the church, and how mediaeval timber-framed construction was superseded by locally-made red and gault brickwork, often accompanied by the use of locally sourced field flintwork. Improvements in transport, especially the development of the canal network in the 18th century and of railways in the 19th, meant that materials from elsewhere, such as Welsh slates, became less expensive and more widely available.

4.0 Listed buildings in the Parish of Baylham

4.1 These details are taken from the entries in the Statutory List of Buildings of Special Architectural and Historic Interest as they currently appear, although s Some details, including the names of buildings, may have changed since the list was compiled.

4.2 The details in the entries are intended only to confirm the identity of the buildings, and are not definitive inventories of important features. Unless the entry states otherwise, the protection of listing applies to the interior as well as the exterior, to any object or structure fixed to the building, and to any structure within its "curtilage"¹⁴ if that structure existed before 1948.

4.3 The numbers for each entry here refer to the key maps on pages 3 and 4. Additional notes by the author of this assessment are in italics after each entry.

4.4 "GV" in an entry mean that the building is of group value with others; in other words, that the buildings form a visual ensemble.

1

HILL TOP FARMHOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1033257

BAYLHAM Hill Top Farmhouse

GV II House, formerly farmhouse. C15, with alterations of c.1621 (date carved on building). A 3-cell open hall house with a queen-post roof: this type is occasionally found in north-east Suffolk, but is very rare in medieval domestic buildings elsewhere in the county. 1 storey and attics. Timber- framed and plastered; a little C18 rope-pattern pargetting survives. Thatched roof with gabled casement dormers; these have carved gable tie-beams, one with "1621.H.H.:H.H.1621" This is the assumed date of the alterations described below. Chimneys of red brick; the axial and north gable stacks are C17, the south stack with ovens is of c.1800. Various small-pane casements, mainly C19. One C17 ovolo-moulded mullioned window; another is complete but blocked. Boarded entrance door with C20 gabled open porch on posts. The nucleus of the house has a 2-bay open hall, heavily smoke-blackened, with widely-spaced arch- braced studwork. Each closed truss has a pair of queen-posts supporting a collar upon which large square-set purlins are lodged and supported by arch- braces. The open truss has a cambered collar above jowled queen-posts; the large arch-braces, the bottoms of the posts and the rest of the truss were removed in C17. The roof is otherwise without collars and has a ridge-piece, another rare feature, normally only found in N.E. Suffolk in this context. An original service cell survives, with lodged upper floor. A further cell was added to each end of the building with clasped purlin roofs, c.1621; also an inserted floor in the hall with ovolo-moulded joists. The inserted chimney backing against the cross-passage may be earlier. A chamber ceiling has C17 vine-scroll -plastering along the central beam. Formerly known as Harrow Farmhouse.

¹⁴ "Curtilage" in this context means land that is associated with the subject building. The association may be in terms of a visual relationship, use, or ownership, or a combination of these criteria. Use or ownership can be either now or in the past, so an ancillary building once on the land of a listed building and then sold can still be within its curtilage, even if the ancillary building is not mentioned in the list description.

2

OUTBUILDING 15 METRES NORTH OF HILL TOP

FARMHOUSE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1293286**

BAYLHAM TM 15 SW 3/36 Outbuilding 15 metres - north of Hill Top Farmhouse GV II Outbuilding, perhaps a detached dairy for the use of the farmhouse; late C16 or early C17. Timber-framed and weatherboarded. Thatched clasped-purlin roof. Boarded doors. Arch-braced close-studwork. The building is of 3 bays, the western bay being formerly divided off by a closed truss of which only a tie-beam remains. The main room has a central arch-braced open truss.

3

BARN 20 METRES NORTH WEST OF HILL TOP

FARMHOUSE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1352016**

BAYLHAM Barn 20 metres north-west of Hill Top Farmhouse

GV II

Barn, C18. 3 bays with outshuts. Timber-framed and weatherboarded. Hipped thatched butt-purlin roof with principal rafters. Central midstrey with hipped plaintiled roof.

4

STONE FARM HOUSE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1208142**

House, formerly farmhouse. C15 or early C16 core with major alterations, principally of c.1600 but of several other periods also. 2 storeys, partly with attics. Timber-framed and rough-cast; much of the ground storey walling is underbuilt in C19 red brickwork. Plaintiled roofs with a gabled plaintiled casement dormer. Axial C17 chimney of red brick with a saw-tooth pattern shaft, capped in C19. C20 small-pane casements. A C19 single-storey gabled entrance porch at the lobby-entrance position with glazed panelled door. A residual open hall forms the nucleus of the house; its lightly-blackened coupled-rafter roof is almost complete. A single post, formerly shafted, marks the position of the missing open truss. In c.1600 major alterations were made: a large chimney was inserted near the cross-passage, and a fine 1st floor structure added to the hall. It has ovolo mouldings to the bridging joist and to the common joists, which have stepped stops enriched in an unusual manner. The earlier service end was rebuilt in the form of a cross-wing with clasped-purlin roof. An arch-braced open truss of C16 type in the block beyond the cross-wing is probably the vestige of a much altered C16 service range. A single-storey dairy wing was added to rear in C17. In the parlour is a corner cupboard of c.1800 with rustic enrichment.

To the west of the house and arguably within its curtilage is a substantial former threshing barn with midstrey. The barn is shown on 19th century maps but is much older; now mainly rendered, probably over timber framing.

5

BAYLHAM HALL

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1293336**

BAYLHAM TM 05 SE 2/32 Baylham Hall 9.12.55 - II* Manor house, early C17 with alterations from later C17 to mid C19. A substantial fragment of a large country house (22 hearths are recorded in the Hearth Tax returns of 1674). 2 storeys and attics. Red brick. At 1st floor level in the main range is a band formed of several courses of moulded brick, and beneath the eaves a cornice of dentilled brickwork. At the corners are flat pilasters, and at the ends of the main range are Dutch gables with external chimneys. A slightly set-forward bay to left has a truncated segmental window pediment at eaves level, indicating a former gable now hipped back. Plaintiled roofs; a short length of the original carved oak eaves fascia is preserved in the rear wing. To rear is a C17 chimney of red brick with the bases of 3 octagonal shafts. Mid C19 small-pane sashes with sidelights and transoms. A number of 4- and 8-light C17 mullioned and transomed windows at the rear are of brick, rendered to simulate splayed quoining of limestones. C19 6-panelled entrance door, the two upper pairs fielded; oblong fanlight. Very fine full-height original staircase around an open well: massive square newels with sunk geometric panelling and pierced finials, and 4 heavy square balusters to each flight. (compare Ockwells Manor, Bray, Berks: Nathaniel Lloyd, History of the English House). At the 1st floor landing a pair of doorways (one with original panelled door) are flanked by Doric pilasters of oak. A moulded arched parlour fireplace has similar pilasters and an enriched mantel. The ceiling beams in this room and in a rear chamber, have running floral designs in plaster; the other rooms in the front range all have similar plasterwork, but plainer. The main range appears to have originally extended northwards, the surviving part representing hall and parlour. The rear wing, probably contemporary but altered, contained parlours or lodgings, and reverted to service accommodation upon the loss of the north service range in C18/early C19. The house stands within a partly infilled mediaeval moat. Sandon Suffolk Houses, 1977.

6

STABLE RANGE, 30 METRES SOUTH EAST OF

BAYLHAM HALL

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1208099**

BAYLHAM TM 05 SE 2/34 Stable range, 30 metres 9.12.55 south-east of Baylham Hall - II* A fine example of a mid C16 stable range serving a substantial manor house. 10 bays and about 35 metres long. The ground storey is of red brick, the lodgings at the upper storey are timber-framed, partly with exposed brick nogging but mainly clad with weatherboarding. Pantiled roof, hipped at right. 7 original openings at ground storey (some windows, some doorways), have 4-centred arched heads (some probably began as windows and have been converted to doorways). Several have boarded C19 doors. The upper storey has arch-braced close-studding of high quality. Several original mullioned windows; one at the rear is complete with square mullions and a shutter-slide; at least one window facing the Hall has moulded reveals and evidence for moulded mullions with individual arched heads to each light. Complete crown-post roof; the posts are tall and square with thin 2-way braces. In C17, long rafter braces, purlins and struts were introduced. Heavy unmoulded 1st floor members; at the right-hand cell (used for stabling riding horses) the upper floor structure has been removed. A C20 asbestos-clad grain store is attached to the rear.

7

BARN, 50 METRES NORTH EAST OF BAYLAM

HALL

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1352054**

BAYLHAM TM 05 SE 2/33 Barn, 50 metres north-east of Baylham Hall 9.12.55 - II Barn, late C18. 9 bays, with 2 midstreys on both north and south faces; each is 2 bays from the end. Timber-framed and weatherboarded on a plinth of red brick. Hipped pantiled roofs. The midstreys on the north face have boarded barn doors. The framing is of good quality, partly of pine and partly of oak. Many principal members of oak are reused from an earlier, probably C16, building. Each bay is subdivided by a storey post, and in each half-bay is a pair of straight primary braces with close-studding. The main trusses have knee-braced tie-beams, queen-struts halved into principal rafters, and lower collars. Intermediate trusses have collars and principals only. Two tiers of purlins in each slope, the upper tier clasped by high collars, the lower tier butted and joggled.

8 (now named "Church Piece)

ABBOTS MEAD

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1033259**

BAYLHAM CHURCH LANE TM 15 SW 3/41 Abbots Mead - - II House, probably c.1600 or earlier. 1 storey and attics. 3-cell plan. Timber-framed and rough-cast. Pantiled roof with axial chimney of red brick and flat-roofed C20 dormers. 3-light C19 and C20 casements. Rear entrance door. Rear wing of similar form to main range, and perhaps of similar date. Interior not seen, but said to have good quality timber-framing.



1 – Hill Top Farmhouse (Outbuilding 2 was not accessible)



3 – The barn at Hill Top Farmhouse



4a – Stone Farm House



4b – The barn in the curtilage of Stone Farm House

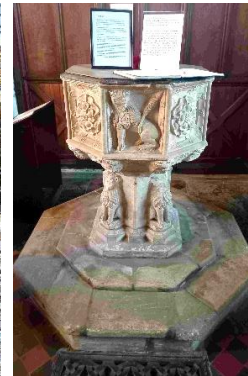
5, 6, 7, 8 – Baylham Hall and its associated buildings, and Church Piece (listed as Abbots Mead), are not illustrated as they are on private land that is not accessible or visible from public roads and footpaths.



9a – The Church of St Peter, view from the south



9b - C11 North doorway



9c - C15 Font



10a – The group of three tomb chests. (See item 31 on p.21 for the fourth separate tomb chest in the foreground)



10b - Detail of 10a

9

CHURCH OF ST PETER

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1033258**

Church, medieval. Nave, chancel and west tower. The chancel was heavily remodelled, and two transepts and south porch were added 1870, in the Decorated style. Flint rubble with freestone dressings. Plaintiled roof with parapet gable. The north nave doorway (now blocked) is of an unusual form, probably C11: a deep lintel sits upon square jambs, and above it is a round arch. The tympanum has a scratched diaperwork pattern framed by an arched raised band. An early C14 pointed window in south aisle wall with matching restored piscina. Later C14 traceried south nave window. Plain late C14 tower with lion-head gargoyles, 2-light belfry openings and west window, and splayed ringing chamber windows of red brick. C15 coupled-rafter nave and chancel roofs, canted, and with unusual cavetto-moulded eaves sprockets. In 1870 moulded crownposts were set upon the existing nave tie-beams, and both roofs were ceiled with boarding. In the north nave wall are two windows of c.1500. Fine C15 octagonal limestone font with sunk panels on the bowl bearing roses, lions and angels; the stem has lion figures, seated at each angle. Set into the north chancel wall is a fine C17 monument to John and Elizabeth Acton. Their kneeling effigies are overshadowed by the skeletal figure of Death and beneath are their 5 children. In the chancel floor is a series of 6 good marble floor slabs with achievements all to late C17 and early C18 members of the Acton family. In the nave floor is another slab of 1689.

10

THREE TOMBCHESTS ON A CONTINUOUS PLINTH, 1 METRE SOUTH OF THE CHANCEL OF CHURCH OF ST PETER

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1208195**

Three C18 tombchests. The first and second have lost their limestone side and end panels and the red brick fabric is exposed. The inscribed marble slabs on the upper faces remain: 1. Mary, widow of Thomas Wingfield (d.1682) 2. Elizabeth and Nathaniel Acton (d.1741(?) and 1745(?)) This slab bears a well-carved achievement. 3. Nathaniel Acton. Mid C18 (inscription complete but not clearly legible) The limestone panels are richly carved, at one end with a skull and crossed palm fronds, and at the other with festoons; both side panels have swags and a fine central achievement. Compare Acton family floor slabs in chancel of the adjacent church of St. Peter.

11

YEW TREE FARMHOUSE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: 1293284

BAYLHAM UPPER STREET TM 15 SW 3/47 Yew Tree Farmhouse - - II House, formerly with Post Office. Early C18. 1 storey and attics. A 4-cell building perhaps at one time a pair of cottages. Timber-framed and plastered. Thatched roof with gabled casement corners. C18 gable chimneys of red brick with some burnt headers, at either end; one has a plaintiled external breaa oven and the other a lean-to pantiled outhouse. C19 and C20 casements; one has a C19 hinged and boarded shutter. 2 boarded C19 entrance doors. Timber- framing is fully exposed inside, typical of C18, with straight primary-braced studwork, on-edge floor joists, and much reused timber.

12

LILAC COTTAGE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: 1033261

II A small 3-cell open-hall house of late C14 or early C15, with major alterations of C17 and later. 1 storey and attics. Timber-framed and plastered; there are large areas of herringbone pargetting in panels, and over the entrance is an oval with the incised date 1768 or 1788 (the numbers are indistinct) and beneath the oval is a pair of hearts. The roof is thatched but the right-hand half renewed with pantiles. Axial C17/C18 chimney of red brick, repaired in mid C20. To right of entrance is a small-pane casement of c.1800 with a hinged boarded shutter. Various other C19 and C20 casements. Boarded entrance door of c.1800. An unusually early example of a modest medieval house. The central open truss in the hall is depleted, but has near-straight square-section arch-braces rising to the stump of the tie-beam. At the right-hand end, the closed truss rose only to eaves level, allowing smoke into the loft above the right-hand cell. The other closed truss in the hall rose to the ridge. Both end cells have lodged 1st floor joists. The studwork is widely spaced, with arch-bracing at corners. A large chimney was inserted into the hall in C17, the roof was rebuilt and the upper floor built over the hall. Intermediate studding was introduced to the external walls. In C18/C19 a second flue was added to the stack and the adjacent closed truss almost destroyed. A fire in mid C20 destroyed part of the roof, which was formerly hipped at the right.



11 – Yew Tree Farmhouse



12 – Lilac Cottage



13 - Hill Farmhouse



14a - Whitewheat Farmhouse



14b – curtilage listed barns of Whitewheat Farmhouse



15- Cherry Tree Cottage



16 – Roselea



17 – Rodwell House

13

HILL FARMHOUSE

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1208212**

BAYLHAM UPPER STREET TM 15 SW 3/49 Hill Farmhouse - - II Farmhouse, early or mid C15 with alterations of C16 and mid C19. A 3-cell open hall house with cross-passage entrance. 2 storeys. Timber-framed and plastered. Plaintiled roof with a C16 axial chimney of red brick; the gable chimney to left was added in C19. Mid C19 small pane sashes and casements, and 4-panelled entrance door. The central open hall has a good-quality crownpost roof, complete, and with a cross-quadrate crownpost at the open truss; all heavily smoke-blackened. The roof was originally hipped at either end at the right hand parlour end the evidence remains for the high-level gablet through which smoke escaped. Both ends of the roof were gabled in coupled-rafter construction in C16; in C17 an open collar-beam truss was inserted over the parlour-chamber for added headroom. In C16 or C17 an upper floor was built over the open hall and a chimney was inserted between hall and parlour. During major refurbishment in C19, the house was functionally reversed and the parlour became a kitchen.

14

WHITEWHEAT FARMHOUSE

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1033262**

BAYLHAM UPPER STREET TM 15 SW 3/50 Whitewheat Farmhouse - - II Farmhouse. C15 or early C16 core with extensions of c.1600 and later. 1 storey and attics. Timber-framed and plastered. Thatched roof with axial chimney of red brick (the later extensions are pantiled). A thatched gabled casement dormer. Mainly C19 small-pane casements; in the parlour is a small- pane sash-window. Boarded C19 entrance door. The central core of the house appears to have started as a modest 2-bay open hall; the framing is smoke- blackened and there is an arch-braced open truss. C.1600, an upper floor was inserted into the hall, at 2 levels and perhaps in 2 stages. Also a large chimney was inserted into the upper bay, and a 2-bay parlour cell was added at that end. At the lower end is a further C18 extension, and close to the road another of C19 with hipped roof.

Two former agricultural buildings once associated with Whitewheat Farmhouse and now converted to dwellings are arguably still within its curtilage.

15

CHERRY TREE COTTAGE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1208204**

BAYLHAM LOWER STREET TM 15 SW 3/44 Cherry Tree Cottage 9.12.55 - II House, formerly farmhouse known as Moat Farm. Early or mid C16 core, with alterations of C17 and later. 2 storeys. Timber-framed and plastered. Roman pantiled roof, formerly thatched (hipped at left-hand end). C17 axial and gable chimneys of red brick; the gable chimney at the front central wing is part of a brick gable which returns for a short way along the flank walls. Some C18 or early C19 small-pane casements and some C20 casements. Hipped C20 plaintiled porch with boarded entrance door. To the left are two narrow cells of C16 framing, one of which is a 2-bay hall with a broach-stopped chamfered binding joist and plain common joists. A large chimney and 2 further cells were added to right in C17, with exposed on-edge joists; the single-cell extension at front is of similar date. A major fire in c.1970 destroyed the original roofs.

16

ROSELEA

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1352017**

BAYLHAM LOWER STREET TM 15 SW 3/43 No.4 - - II House, C16 with alterations of early C19. 2 storeys, 2 windows. Timber-framed and plastered; the right-hand gable has an upper floor jettied and supported on 4 exposed oak brackets. Plaintiled roof with axial C19 chimney of red brick. Early C19 small-pane casements; those at ground storey have transoms. Early C19 entrance doorway with sunk pilasters supporting an open pediment with modillioned soffit. 4-panelled door. The building was extended to left in early C19 and divided into two tenements; the second house, known as Astrea, is not of special interest.

17

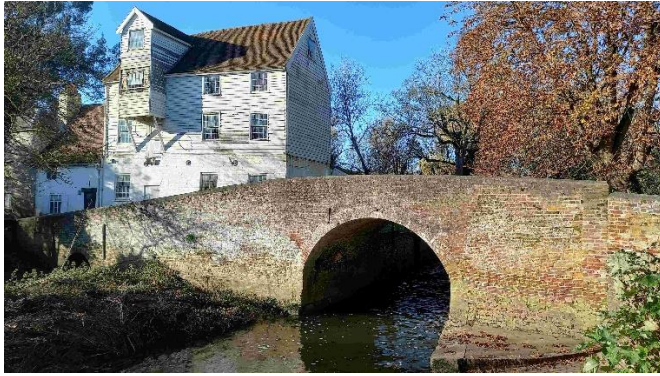
RODWELL HOUSE

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1208202**

BAYLHAM LOWER STREET TM 15 SW 3/42 Rodwell House 9.12.55 - II House, mid C18. 2 storeys, 5 windows. Red brick, formerly colourwashed; a band at 1st floor level. Plaintiled 2-span roof with internal end chimneys of red brick. Sashes with flat arches of gauged brick; flush frames, small-pane sashes with thick glazing bars. Good entrance doorway: 6-panelled door, the panels sunk with egg and dart enrichment, the broad architrave is moulded and similarly enriched. Projecting from the architrave is a carved human head, and above is a dentilled pediment. The rear elevation has at the upper floor a pair of Venetian windows, original but altered for early C19 sashes. Double-pile plan.



18a – Baylham Watermill and Mill house,



18b – Mill House



19 - Bridge, and Lock

18

BAYLHAM WATERMILL AND MILL HOUSE

Heritage Category: **Listed Building**
 Grade: **II***
 List Entry Number: **1033260**

II* Watermill and Mill House. The house is in 2 sections; early C16 or earlier, and mid C19. A central 2-bay late-medieval block of 2 bays, and 2 storeys. Timber-framed and plastered. Plaintiled roof. C18 casement with transome, and hinged and boarded shutters; above is another with leaded glazing but without shutters. Plank entrance door, perhaps of C16; the segmental arch above and the flanking carved oak heads are both C16 work, but have been introduced from elsewhere. 2 storey C19 range to left is of gault brick with hippea slated roof. 4-panelled entrance door. Small-pane sashes.

The mill is of early or mid C19; 3 storeys, with storage bins in the 4th attic storey. The ground storey is of red brick now painted. Timber-framed upper storeys, weatherboarded: Plaintiled roofs. Small-paned sash and hopper windows. Boarded doors. A 2-storey gabled weatherboarded hoist is cantilevered on diagonal braces. At centre rear is a short full-height wing. The main machinery is as follows:- Cast iron breast-shoe waterwheel on iron shaft, driving a wooden lineshaft via an all-iron pitwheel and pinion. 3 pairs of millstones on a hurst frame, driven via 3 wooden compass-arm gearwheels mounted on the lineshaft (2 now incomplete). 2 further pairs of stones could be driven by water or by the auxiliary oil engine (by E.R. & F. Turner of Ipswich). All 5 pairs of scones are complete with their furniture. Much ancillary machinery. The only complete watermill on the River Gipping.

19

**BRIDGE AND LOCK, IMMEDIATELY SOUTH WEST OF
BAYLHAM MILL**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1352018

BAYLHAM MILL LANE TM 15 SW 3/46 Bridge and lock, - immediately south-west of Baylham Mill - II Bridge and lock, c.1780 with repairs in gault brick of C 19. Humped bridge of red brick with semi-circular arch over the River Gipping and an adjacent smaller arch to left. 1 metre high parapets with moulded and painted stone and concrete cappings. Attached and upstream of the bridge is a contemporary lock of red and gault brick. Wooden gates, at the top C20 and bottom C19, are fairly complete but ruinous. Believed to be the best surviving example of an Ipswich and Stowmarket Navigation lock.

5.0 Buildings and structures of local interest

5.1 These are not listed, but are of *some* architectural and historic value in that their character, and that of the area, would be diminished if they were lost or disfigured. Some may justify being categorised as “Non-designated heritage assets” by the local authority, although this does not incur any further planning restrictions than those applying to all non-listed buildings.

20 Rodwell Farm, Lower Street

The farm appears is on 19th century maps but is earlier. A two-storey building in a “U” plan form. Plastered walls, either on brickwork or timber framing, and probably of at least 17th century origin. Pantile roofs. Chimney stacks of 18th century or earlier brickwork. To the north-west of the farmhouse is a weatherboarded (threshing?) barn with a midstrey, almost certainly timber-framed and pre-19th century.

21 Nos 1-4 (incl.), Lower Street

A terrace of modest 19th century cottages; two-storey, colourwashed render on brick with exposed brick chimney stacks and slate roofs. Modern windows. possibly built for agricultural workers

22 Footbridge, Mill Lane

A functional but interesting timber structure of character for pedestrian use during flooding, with a deck of reclaimed railway sleepers.

23 Cottage on the north side of Mill Lane (name unknown)

An attractive two-storey 19th century building of gault or Suffolk white brick, offset doorway and porch with open gable, segmental-arched window openings with original casement windows, slate roofs. Similar in style to the later part of the Mill House [see 20], and possibly associated with the Mill or built by its owner.

24 Fairview Cottage, Circular Road

A two-storey building of gault or Suffolk white brick, extended. Segmental-arched window and door openings with modern windows. Possibly built for agricultural workers.

25 Walnut Tree Farm, Circular Road

A two-storey house with plastered first floor walls and exposed brick at ground floor level; the brickwork having the appearance of 18th century or earlier material. Pantiled roofs with a central chimney stack to the main range that suggests a lobby-entrance plan form. If so, this house may be of 16th to 18th century date.

26 Stone Cottages, Circular Road

A semi-detached pair shown as "Stone Cottages" on 19th century maps. Flint walls with gault or Suffolk white brick dressings, modern windows, slate roofs. Probably built for agricultural workers in the 19th century [see 31].

27 Stone Cottages, Nettlestead Road

An attractive terrace of flint with red brick dressings, brick chimney stacks, segmental-arched openings with apparently original (or original pattern) doors and casement windows, and slate roofs. Also shown on 19th century maps as "Stone Cottages", suggesting that these were estate cottages built by the owners of Stone Farm for their workers. A good example of their type.

28 Baylham National School (now a private house)

One and two-storeys, flint with red brick dressings and chimney stacks. Some lancet windows in Gothic Revival style. Plain tiled roofs with a bellcote at the north end. T-plan form with the former school hall in the main range, and the "crosswing" being the Schoolmaster's house. Stone plaque on the east-facing gable of the latter recording the name of the building and date of construction as 1860. A good example of its type and evidence of the national philanthropic movement to provide mass education in the 19th century.



20a: Rodwell Farm



20b - Threshing Barn at Rodwell Farm



21: 1-4 Lower Street



22: The footbridge in Mill Lane



23: Cottage in Mill Lane



24: Fairview Cottage



25: Walnut Tree Farm



26: Stoneacre Cottage

29 Glebe House (The former Rectory)

A complex two-storey slate roofed building, shown as “The Rectory” on 19th century maps: mainly red brick, extended, with some parts rendered. Segmental-arched window openings with apparently original windows; mostly small-pane sashes *without* horn blocks, suggesting that these are pre-c.1850, and a building date of late 18th or early 19th century. Some later casement windows. Exterior including the main garden elevation not fully accessible at the time of this assessment.

30 Glebe Cottage

Two-storeys, red brick (now mostly painted or rendered). Slate roofs, modern windows, but an unusual external door at first floor level may have been for access to a hay loft, suggesting that this building may have been stables etc for the Rectory, and possibly also a gardener’s house (see entry 38).

31 Tomb chest, St Peter’s Churchyard (south east of the chancel)

A particularly attractive stone table tomb or tomb chest of classical design, possibly late 18th or early 19th century

32 Grave marker St Peter’s Churchyard (south east of the chancel)

An unusual double tombstone or grave marker, date unclear.

33 “The Chestnuts” and “Vine Cottage”, Upper Street

A picturesque pair of cottages, single storey with attic, ground floor of flint with red brick dressings and semi-circular headed window openings with the brick arches simulating radial keystones. First floors of the gable ends in brick. Thatched roof, extended, and with modern windows. A very good example of picturesque 19th century cottage design related to the theme of the “Cottage Ornée”, or “Model Cottage”, which was a fashionable style of philanthropic accommodation for rural or estate workers.

34 “Ellwen”, Upper Street

A second picturesque pair of cottages, possibly now one house, in similar style to item 33 but with a hipped roof. Thatched, single storey, flint with red brick dressings and semi-circular headed window openings with the brick arches simulating radial keystones. The casement windows may be original. Another very good example of picturesque 19th century cottage design related to the theme of the “Cottage Ornée”, or “Model Cottage”, which was a fashionable style of philanthropic accommodation for rural or estate workers.

35 “Lynton”, Upper Street

Former cottages: 19th century maps suggest that there were four terraced dwellings in the block. Flint with red brick dressings and segmental-arched window openings. Modern windows and roof tiles. Extended to the south, possibly involving the rebuilding of two of the original dwellings.

36 Flint Cottage, Upper Street

Shown as a pair (semi-detached) on 19th century maps. Two storeys, flint with gault or Suffolk white brick dressings. Segmental-arched window and door openings, possibly with original windows to the ground floor and modern above. Rendered extension to the rear. Modern roof tiles.

37 “The Lighthouse” and Fuschia Cottage, Upper Street

A semi-detached pair of cottages shown as such on 19th century maps and probably of that date. Red brick with gault or Suffolk white brick dressings including band courses. Extended. The roof tiles and windows are modern.

38 Flint walls to the north-west of Church Lane

Substantial flint walls some 10' 6" in height, their width reducing in three stages with chamfered brick offsets and brick copings. Not identifiable on 19th century maps but undoubtedly present at that time, and possibly dating from early in the 19th or the 18th century, probably not earlier. The height suggests they are the surviving enclosures of a walled kitchen garden related to the Rectory.



27: Stone Cottages, Nettlestead Road



28: Baylham National School



29: Glebe House (the former Rectory)



30: Glebe Cottage



31: C18/19 tomb chest



32: double tombstone



33: Vine Cottage (left) and the Chestnuts



34: Ellwen



35: Lynton



36: Flint Cottage



37: "The Lighthouse" and Fuschia Cottage

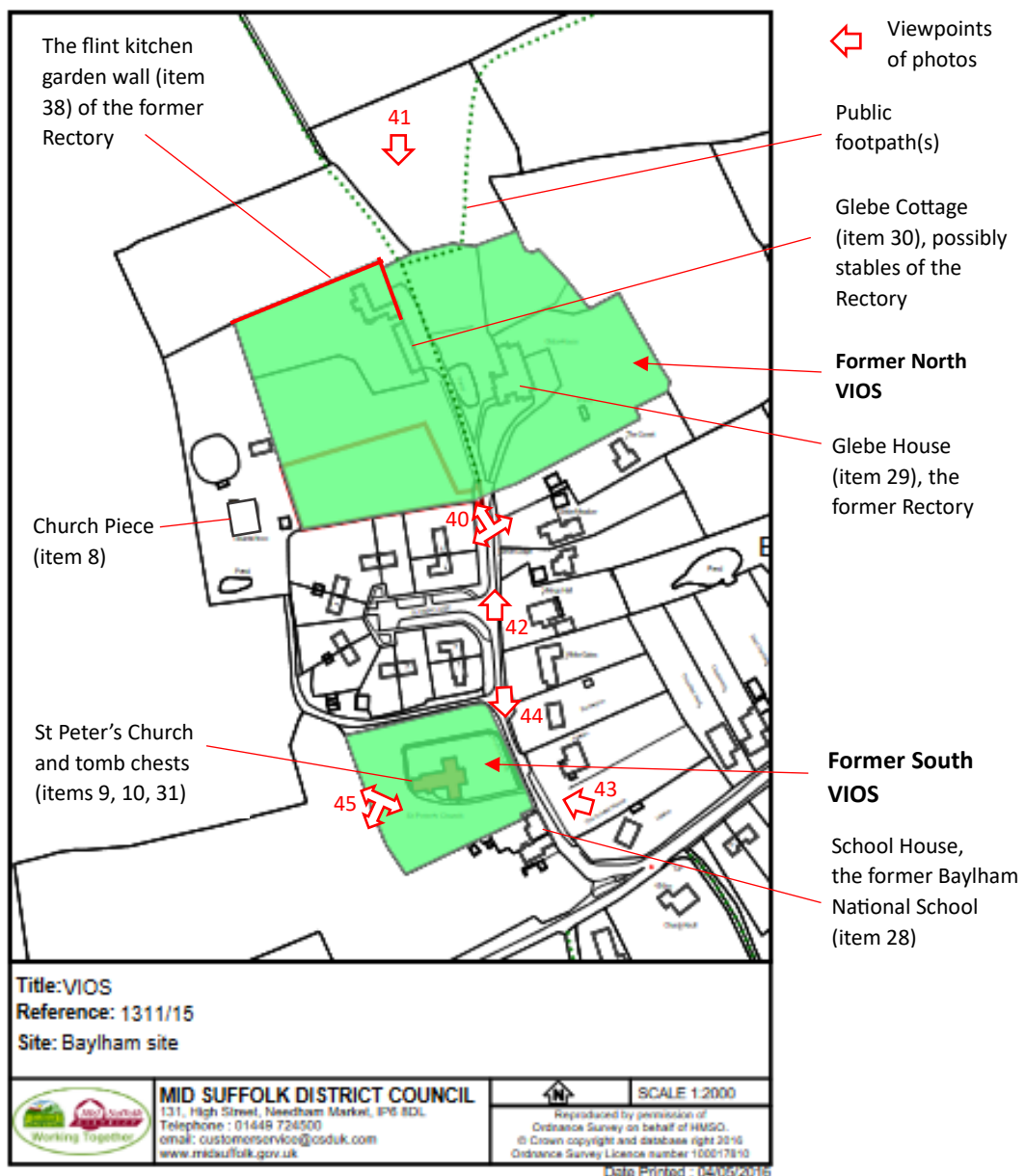


38: The flint walls to the north-west of Church Lane

5.0 Other heritage and related environmental factors

5.1 There are no Conservation Areas in the Parish. Many historic buildings survive in the village of Baylham forming two loose groups; one centred on St Peter’s Parish Church, and the other on Upper Street, and both convey what might be termed a “sense of historical place”. However, there may be an argument that these groups are not sufficiently cohesive in visual terms to justify Conservation Area designation. This is partly the effect of modern infill development, although some of this is sensitively designed so as not to detract from the settings of the listed buildings. That criterion is one that should continue to be exercised in the assessment of any future development proposals in the area.

5.2 However, the Local Authority had previously designated two areas along Church Lane as “Visually Import Open Spaces” [VIOS]. A frequently used public footpath runs through these areas. They are spaces of great amenity value and also form the settings of buildings that are either “listed”, or of local architectural and historical interest.



39: The two former VIOS sites in Baylham



40: panorama of the northern VIOS, with "Church Piece" (but not its garden) visible at a distance



41: view within suggested extension of northern VIOS

42: the road between the north and south VIOS



43, 44: visual relationship of schoolhouse and church

schoolhouse

church



45: panorama from the churchyard

- 5.3 The historic and amenity values of these areas were recognised in 2015, in Suffolk County Council’s comments¹⁵ on a planning application which included these statements:

The green and rural character of the site and local area is recognised by the designation as a VIOS. This designation encapsulates Glebe House, a former rectory and parkland area. Adjacent to the VIOS, to the west lies Church Piece (formerly Abotts Mead) which is a Grade II listed property. The residential buildings are set within a timeless, unspoilt patchwork of small gardens, field and meadows which contribute to the value of the area and the designation.

A public footpath runs along the road past the site and affords views into the field as one walks from the developed part of the village into the countryside. The open field is visible from Church Lane, beyond the last two houses and when one approaches the turning to Glebe Close.

- 5.4 A subsequent appeal against refusal of consent was dismissed¹⁶.
- 5.5 Although “Visually Important Open Spaces” are no longer recognised in Babergh/Mid Suffolk’s Joint Local Plan, the value of these areas to the public and as the setting of historic buildings in this distinctive part of the Parish justifies protection and conservation within Baylham’s Neighbourhood Plan.

This Heritage Assessment has been prepared by Malcolm Starr, Dip Arch, Dip Cons, AA Grad Dip, AABC, RIBA; a conservation-accredited architect now practising privately and formerly an historic buildings architect with English Heritage/Historic England, a local authority conservation officer, a county conservation advisor, an employee in architectural practices specialising in conservation including Caroe & Partners and Michell & Partners, and lecturer/tutor in architectural conservation at academic institutions including Cambridge University Department of External Studies, the Architectural Association, and West Dean College (Conservation Masterclass programme).

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¹⁵ Suffolk County Council, Natural Environment Team, Ref: 1311/15, Landscape/MSDC/Baylham, 17th July 2015

¹⁶ Appeal Ref: APP/W3520/W/20/3248955, Land north of Glebe Close, Church Lane, Baylham, Ipswich, IP6 8JS