

The Old Auction House Church Street Saxmundham, Suffolk



Historic Building Recording



September 2012

Client: RG Group on behalf of Waitrose

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The Old Auction House, Church Street, Saxmundham, Suffolk

Historic Building Survey

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Summary

On 22nd August 2012, Oxford Archaeology East conducted a historical building survey on the former auction house, Church Street, Saxmundham in advance of alterations scheduled to refurbish the building with the intention of putting it to commercial use.

This work was carried out in response to a Brief issued by Suffolk County Council's Archaeology Service (SCCAS) on behalf of Suffolk Coastal District Council. The brief required that a survey (equivalent to an English Heritage Level 2 Survey) was carried out on the existing building prior to major alterations to the original fabric.

In addition to the auction house, the development site included an adjoining former bakehouse and a small range of single storey buildings located at the rear of the site.

Five main phases of development were noted all ranging between the 19th and mid-late 20th century. Despite the initial assumption that the auction house is 19th century in date, cartographic evidence consulted during the background research has indicated that the auction house was not constructed until after 1927. This is surprising given the overall appearance of the building. Features recorded during the survey of these buildings include remnants of gas lamp fittings in the auction house and an early 20th century steam oven inside the bakehouse.

The auction house was most likely constructed to provide an indoor auction facility for the expanding cattle market located to the immediate east of the site (under the present Waitrose supermarket) which existed until 1977.

1 INTRODUCTION

1.1 Scope and aims of work

- 1.1.1 An historic building survey was conducted at the former auction house located off Church Street, Saxmundham. The work was carried out in advance of alterations to the existing building to make structurally secure before converting it for commercial use.
- 1.1.2 The work was undertaken in accordance with a Brief issued by Suffolk County Council's Archaeology Service on behalf of Suffolk Coastal District Council (Antrobus 2012), (Planning Application C/11/0053), supplemented by a Written Scheme of Investigation (WSI) prepared by OA East (Fletcher 2012).
- 1.1.3 The work was designed to adequately record the structure in its current state before the alteration work began. The specific aims of the project as outlined in the Brief were:
- to compile a rapid descriptive and photographic record before it is modified and parts of it are demolished, broadly to English Heritage Level 2.
 - to provide an understanding of the nature of the building, and to provide the historical context.
- 1.1.1 The site archive is currently held by OA East and will be deposited with Suffolk County Councils Archaeology Service (Accession Code SXM026) in due course.

1.2 Location

- 1.2.1 Saxmundham is a small market town on the River Fromus, a tributary of the River Alde. It is located approximately 18 miles (29 km) northeast of Ipswich and 5 miles (8.0 km) west of the coast at Sizewell (Figure 1).
- 1.2.2 The site of the former auction house is located at the rear of the late 17th century White Hart Hotel, on Fromus Square which is a relatively new development / shopping area (Figure 1). The site can be accessed via an alleyway which runs alongside the White Hart, leading from the High Street, and also via a footpath from the nearby Waitrose store.
- 1.2.3 In addition to the auction house, the development site included an adjoining former bakehouse and a small range of single storey buildings located at the rear of the site.

1.3 Acknowledgements

- 1.3.1 The author would like to thank Will Harvey of RG Group for commissioning the work on behalf of Waitrose Ltd and also for supplying the architects plans and elevations used in this report. The author managed the project throughout and carried out the building survey, photography and background research. The Brief for the work was issued by Dr Abby Antrobus of Suffolk County Councils Archaeology Service.

2 AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 The aim of this investigation was to carry out a historic building survey equivalent to English Heritage Level 2 (English Heritage 2006). Specific aims of the Brief are listed in Section 1.1.3.

2.2 Site conditions

- 2.2.1 The building was vacant at the time of recording and appeared to have been so for a number of years. The presence of large skylights allowed enough light into the main building for photographic and measured survey to take place. The auction house adjoins another building (a former bakehouse) which had no source of natural light. This area was lit using halogen lamps, powered by a petrol generator.
- 2.2.2 Access to the first floor of the bakehouse was not permitted by the client due to health and safety concerns regarding the stability of the floor as well as the presence of a number of asbestos sheets. It was agreed in advance with Dr Antrobus of SCCAS that this area could be photographed without full access or detailed inspection. Photographs were taken of this area using a camera mounted on an extendible pole which are considered sufficient to be used for the basic description of this area.
- 2.2.3 External conditions around the site were challenging. Building work was taking place in front of the main entrance on the east-facing elevation and the north-facing elevation was concealed behind protective wooden hoarding. It has been agreed with Dr Antrobus that when the hoarding is removed in November 2012, that photographs can be sent by the client and added to this report in order to complete the photographic record.

2.3 Methodology

- 2.3.1 All building recording work carried out complied with standards and guidance set out in by the IfA (2001) and was undertaken by an experienced buildings archaeologist. Scaled architect's drawings, supplied by the client were used for field notes and were annotated and amended during the post-excavation analysis as necessary.
- 2.3.2 Photographic survey (equivalent to English Heritage Level 2) was carried out by the author using a 35mm camera (monochrome and colour) with additional digital photographs using a high resolution Canon EOS 450D digital SLR camera. Additional lighting was achieved using a halogen lamp powered by a petrol generator. Photographs of the first floor of the bakehouse (not safe to access) were achieved with a camera mounted on an extendible pole.

3 HISTORICAL BACKGROUND

3.1 Saxmundham

Information for the following section has been drawn mostly from the Saxmundham Conservation Area Guide (Suffolk Coastal District Council).

- 3.1.1 The town is positioned on the main A12 between London and Great Yarmouth and the main High Street was formerly a turnpike road. The early structure of the town can still be seen, particularly on the east side of the High Street, where a number of houses with wings, yards and outbuildings to the rear, form frontages to a series of parallel burgage plots that formerly ran from the road right down to the river bank. The west side of the High Street was probably similar at one time, but has been much altered by subsequent developments such as the Market place that runs parallel to the High Street at its northern end, the railway and car parks.
- 3.1.2 It is this Medieval core, with its mainly Georgian and Victorian frontages that forms the basis of the town's Conservation Area and was the total extent of the town as late as 1840 when the Tithe map was drawn (Figure 2). The town's past seems to have depended largely on its position as a trading post, as it was too far east for the woollen industry that made much of west Suffolk wealthy, and only just came within the area of the north Suffolk linen industry based on the Waveney Valley. It did, however, have its own maltings, brewery and leather working industry and could boast the tallest post and roundhouse mill in Europe until it was dismantled in 1907.
- 3.1.3 The town grew significantly during the latter part of the 19th century. The railway station boasted not only a thriving goods yard but also the junction for the branch-line serving industrial Leiston and the holiday resorts of Thorpeness and Aldeburgh.
- 3.1.4 The 20th century development took place almost entirely to the west of the town centre, although a large supermarket was built close to the Fromus in Church Street and an area of land to the east of the river has been allocated for residential development.
- 3.1.5 Saxmundham is not notable for its archaeological remains. The majority of the town's potential archaeological value lies in the medieval and post-medieval periods, in the form of the town itself and this, for the most part, is concealed behind the façades of the buildings.

3.2 Historical Background and development of the site

- 3.2.1 As part of the background research, a number of historic maps were consulted to assist with providing a date or understanding of the development of the buildings surveyed.
- 3.2.2 A search of historical maps was carried out in order to establish whether or not there is any cartographic representation of the site. Each map is briefly described and evaluated below in chronological order.

1840 Saxmundham Tithe Map (Figure 2)

- 3.2.3 As the auction house was believed to be 19th century in date (Antrobus 2012), the earliest map consulted was the 1840 Tithe Map (Figure 2). This map shows the position of the White Hart Hotel and courtyard at the rear, however there is no suggestion of the presence of the auction house, bakery or outbuildings at this time. However, the

purpose of the maps was to show the owners, occupiers and size of land within a parish and buildings are not always represented.

- 3.2.4 This map does show what appears to be the curving boundary wall which is still present and noted within a number of the rooms/buildings and was presumably utilised as the auction house site was built and developed.

First Edition Ordnance Survey Map, 1884 (Figure 3)

- 3.2.5 The First Edition Ordnance Survey Map is the earliest available map which depicts the buildings in Saxmundham in great detail, including out-buildings (Figure 3). This map shows that by the late 19th century, the auction house had still not been constructed. The buildings depicted in the study area all appear to be associated with the building which fronts onto the High Street and access can be gained from an alleyway which is still present today.
- 3.2.6 The curved boundary wall which is still part of the current site and noted on the 1840 tithe map is subtly depicted here and a row of small buildings flank this boundary, one of which is likely to be one of the small outbuildings still present in the external courtyard (Building 5).
- 3.2.7 To the immediate east of the site of the auction house are rows of what appear to be small pens. It is assumed that these are the cattle pens of the livestock market.
- 3.2.8 The absence of the auction house and adjoining bakery from this map suggest none of the buildings were present by 1884.

Second Edition Ordnance Survey Map, 1904 (Figure 4)

- 3.2.9 By the time of the Second Edition Ordnance Survey map of 1904 (Figure 4), there is still no evidence of the auction house. There is a range of buildings flanking the northern boundary of the site by this point and the larger rectangular building may be the bakehouse.
- 3.2.10 The area presumed to be the cattle market to the immediate east has expanded slightly and the White Hart Hotel building to the immediate north is now labelled "Hotel".

1927 Edition Ordnance Survey Map (Figure 5)

- 3.2.11 By the time of the next available map of 1927 (Figure 5) there is still no evidence of the auction house. Despite external appearances, it would appear that this building must post-date this map as an error in the Ordnance Survey is highly unlikely.
- 3.2.12 There is what appears to be an internal boundary wall within the site. This would create a division in the land and buildings formerly connected to the house on the High Street. This was perhaps in preparation for the construction of the auction house, the site of which is still occupied by a range of small buildings on the site.
- 3.2.13 This map shows the cattle pens on land to the east of the site now labelled as such and there are more depicted than the previous map which suggests the cattle market is still growing in size.

1971 Edition Ordnance Survey Map (Figure 5)

- 3.2.14 The next map available at a scale detailed enough to see buildings is the 1971 Ordnance Survey Map (Figure 5). By the time of this map the auction house, outbuildings and bakehouse are all clearly identifiable and appear to occupy roughly the same layout which exists today (Figure 1). The range of outbuildings on the

southern wall are still present and the curved wall has been utilised by a small irregular-shaped building to the immediate south of the auction house. At the rear of the auction house (western end) the layout of the building differs very slightly to that of today with what appears to be a small addition on the south-western corner.

- 3.2.15 By 1971, the cattle market is now labelled as are several rows of pens. The market seems to be more established and enclosed by this point and positioned closer to the location of the auction house which was undoubtedly used for the auctioning of cattle by this time. The livestock market took place on the second and fourth Wednesdays each month until 1977 (www.saxmundham.org).

4 BUILDING DESCRIPTION

For the purposes of this report, the buildings have been labelled 1-5. Figure 7 shows the building elevations and Figure 8 shows the layout of the buildings surveyed as well as suggested phasing and the location of plates referenced throughout the report.

4.1 External Appearance

4.1.1 The auction house is a brick-built building, rectangular in plan with an asbestos sheet roof. It is currently accessed from Fromus Square, positioned at the rear of the White Hart Hotel on the High Street. The existing entrance is on the eastern elevation and there are just four shuttered square windows on the north-facing elevation facing onto Fromus Square. Only the east and north-facing elevations were available for inspection at the time of the survey.

East-Facing elevation (Figure 7)

4.1.2 This elevation comprises the main entrance to the auction house (Plate 1). It is constructed using a buff coloured brick, laid in a Flemish bond with a light coloured mortar with crushed flint inclusions.

4.1.3 The main entrance has a large concrete lintel above and the doors comprise four panels, each made up of vertically laid boards and nine panes of glass above. At the time of the survey, part of this elevation was obscured with hoarding, however, the client's elevation drawing provided indicates that there are two windows behind (Figure 7). Plate 1 also shows a red brick-built wall located to the right of the door which had been removed prior to the start of the survey. The position of this wall corresponds to that present on the 1971 Ordnance Survey Map (Figure 6) which connects the auction house to the cattle market.

4.1.4 The building has a simple gable roof with gently sloping pitch. There is a concrete bargeboard and rounded finial on the apex.

North-Facing elevation (Figure 7)

4.1.5 At the time of the survey, most of the north-facing elevation was obscured by protective hoarding (Plate 2), however, a record can be made from the internal descriptions and the elevation drawing supplied by the client (Figure 7).

4.1.6 This elevation has the same brick construction as that recorded on the east-facing elevation and the roof is covered with corrugated asbestos sheeting with what appear to be clear plastic or perspex skylights. There are three square windows on this elevation with a single course, brick header lintel above.

4.1.7 Further along this elevation, behind the single-storey outbuildings of the White Hart, the first floor of the adjoining bakehouse can be seen (Plate 3). This is a red brick building constructed in a Flemish bond with a hipped roof covered with clay pantiles. There are two tall brick chimneys, each with tall pots and a steel ventilation flue on the opposite side of the roof. There are a number of bricked-up windows and openings on the north-facing elevation as well as at least one on the east-facing side and there are also two iron structural ties.

4.2 Internal Descriptions

Figure 8 shows the layout of the buildings surveyed, for this report they have been numbered 1 – 5. As the auction house has more than one room, these have also been numbered.

Building 1 : The Auction House (Figure 8)

G1 : Main auction room

- 4.2.1 The main auction house comprises one large room (G1) measuring 16.94m by 8.73m with a maximum ceiling height of 5.06m. The floor is covered with concrete with narrow drainage channels running the length and width of the building, leading to a single drain with iron cover (Plate 4). The walls comprise exposed brick with the lower ten courses in a Flemish bond and painted green, the upper part of the walls are painted yellow and the brick laid in a Stretcher bond.
- 4.2.2 The roof structure comprises four open metal, angle trusses, supported at either end by brick pillars (Plate 4). The roof is covered with sheets of corrugated asbestos with a number of clear Perspex sheets which allow light into the room. There are a number of electric lights with tin shades hanging from the trusses.
- 4.2.3 The main access to the building is located at the eastern end (Plate 5). There are four wooden, hinged, folding doors with nine panes of glass above each and a handle on one side to allow them to fold back (Plate 6). The hinges are manufactured by “ALDAM, LONDON” which are thought to date to the 1950s (www.salvoweb.com). Iron grooves or guides are located within the floor and above the door which presumably supported an original door which could slide round to the right and open up the entrance more fully. The same arrangement is present at the rear / western end of the building (Plate 7), suggesting large items could be moved directly through the building.
- 4.2.4 There are two windows present on the east-facing elevation however these are covered with protective boards both internally (Plate 5) and externally, so no further record is possible at this stage. There are three windows positioned on the west-facing elevation which, although obscured on the external elevation (Plate 2), they can be inspected internally (Plate 8). These windows all two-part steel frame casements with with eight panes of dimpled glass in each (Plate 9). Each is set beneath a concrete lintel with a flat-arched lintel of brick headers above.
- 4.2.5 There are the remnants of a number of wall-mounted gas lamps positioned on the brick pillars around the outside of the room (Plate 10). These appear to have been adapted for use as wall heaters at some point, however the on/off pulleys on iron chains are still present on two (Plate 11). This type of lamps is likely to have dated from the early part of the 20th century. The following description for operating such lamps comes from www.objectlessons.org/houses-and-homes-20th-century-to-present/gas-light-edwardian-original/s60/a1056/:

“To turn on the lamp the person pulled the 'ON' tab and chain. This pulled the lever down on the right and opened the gas supply to the lamp. Then the person put a taper or candle to the mantle and held it there for several seconds. The cotton or silk burned away and the chemical salts glowed brightly. Then the mantle was lit and gave out a strong light. To turn it off the person pulled the 'OFF' tab. This moved the lever down on the left, closing the gas supply, and turning the light off. “

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- 4.2.6 At the western end of the room there is the wide rear access as noted in section 4.2.3) and access to the office (G4) (Plate 4). At ground floor level there is an entrance door into the office area with a window on the immediate right (Plate 12). At first floor level are two steel-frame casement windows and what appears to be an opening, perhaps for an access or loading door which has been bricked-up.

G2 : Store

- 4.2.7 This small room / area is located on the immediate eastern side of the main auction house room (Figure 8) and was empty at the time of the survey (Plate 13). It measures just 6.51m by 2.61m (at widest point) and is accessed from an internal courtyard area at the western end of the auction house. The roof comprises a simple wooden frame of machine sawn timbers, which sits upon the auction house roof and the adjoining walls with a corrugated asbestos sheet cover. It has a concrete floor and exposed, white painted brick walls. The western wall in this room comprises the original external wall of the auction house and the wall at the end of the room appears to be older still with support buttresses similar to those found on garden or boundary walls.
- 4.2.8 This small room/area appears to have been constructed after the auction house was built, utilising an existing external or garden wall, it is also possible that this was formerly an outside space and was only enclosed when the roof covering was added.

G3 : Store

- 4.2.9 This small room/area is located to the immediate south of G2. It measures 5.45m by 3.07m and was used for storage at the time of the survey (Plate 14). It has the same floor covering, roof and exposed garden/boundary wall as recorded in G2. Contemporary with G2, this area has been created by utilising the pre-existing auction house and boundary/garden wall.

G4 : Office

- 4.2.10 This area is accessed from within the main auction house room (G1) and measures 4.31m by 4.74m. The floor is covered with concrete and the walls are exposed, painted brick which is laid in a Stretcher bond (Plate 15). There are modern wooden shelves and the ceiling has exposed joists from which the plasterboard has been removed.
- 4.2.11 The door into this room from the main auction room is a heavy ledged and braced door with chunky iron strap hinges and secured with a latch as well as two modern sliding bolts (Plate 16). The window to the immediate left is a simple wooden framed two-part window with hinged opening on the upper part. There is a second window on the south side of the room, facing into the internal courtyard area (Plate 17). This casement window has a steel frame and glazing bars, set beneath a concrete lintel.
- 4.2.12 Where the ceiling boards have been removed, the gable end of the building to the immediate rear (Building 4, bakehouse) is exposed (Plate 18). On this wall, and on the former external wall of the auction house opposite (Plate 19) is a "ghostline" which indicate that this part of the building formerly had a pitched roof and a first floor. This was most likely reduced to a single storey when the internal courtyard was enclosed with the addition of the current roof structure.

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- 4.2.13 This area may have been constructed as an extension to the main auction house (G1) in order to link it up to the earlier building (bakehouse/Building 2) to the immediate south.

Building 2 : The Bakehouse (Figure 8, ground floor only)

G5 : Bakery

- 4.2.14 This room is accessed from G4 ./ Office and from a small enclosed area within the external courtyard (Figure 8). It measures 9.54m by 4.60m with the lower part of the walls tiled and the upper part white-washed exposed brick (Plate 20). The ceiling is covered with plain plasterboard and the floor is covered with concrete.
- 4.2.15 Above the door on entering from G4/Office is a large wooden lintel, this is likely to be in its original position and was once the main entrance to the building prior to the addition of G4. To the left of the door (as viewed from inside) are two large wooden-framed windows with upper pivoting openings.
- 4.2.16 There is a traditional white ceramic sink to the left of the door, with stand and waste pipe below (Plate 20). There are two long rolled steel joists spanning the length of the room offering structural support (Plate 20), one of which is also supported by a silver painted steel support prop (Plate 21).
- 4.2.17 There is a blocked-up door and window at the western end of the room (Plate 21) as well as another blocked-up door on the southern wall (Plate 22).
- 4.2.18 The main feature of this room is the survival of two large ovens (Plate 22). The oven on the right appears to have been inserted in a much wider opening which has been bricked-in, presumably in the 20th century given the bricks used. A smaller iron oven has been inserted in its place. To the immediate left is an earlier oven with green-painted wooden surround and two chambers (Plate 23). The doors have been removed however there is a manufacturers stamp above the upper chamber which reads: "T COLLINS & Co. BRISTOL, STEAM OVEN MAKERS". A description of a similar oven manufactured by Thomas Collins and Co was found in a book published in 1921 (Middleton 1921) which describes the set up as follows: "The oven and furnace occupies a floor space of 9 feet wide and 11 feet deep. In this the ovens consist of one large lower oven 8 feet square, and two smaller separate ovens above, each 8 feet by 4. The combination may be varied from one oven to four single ovens in two tiers, the single oven being 5 feet wide. When a mixed trade is done each of the compartments may be used for different purposes, and warmed at different temperatures. The oven itself is composed of iron, which is in two thicknesses separated by a layer of non-conducting material. The space beneath the oven is utilised as a proving cupboard. The oven, on account of its structure, adapts itself to situations where it is expedient to place it on the first floor of a building. The heat is obtained by means of a fuel fire in the furnace at the back, and a series of tubes is carried above and below the baking compartments, a steam boiler is placed above the fire, which can supply steam to the ovens and prover". The illustration which accompanies this description has been reproduced in Figure 9.
- 4.2.19 An order book from the bakery was found by the client prior to the start of the survey (Plate 24). This contains details of orders placed between 1926 and 1949 and it provides an insight into the running of the business between those years, listing customers including the White Hart and The Bell Hotel. An agreement has been made to donate this book to the Saxmunham Museum.

F1 : Bakery store

- 4.2.20 The first floor of this building was not fully accessed and recorded only from digital photographs captured using a camera on an extendible pole set to timer.
- 4.2.21 As it was not possible to take measurements for the dimensions of this room, it is assumed that they are approximately the same as those on the ground floor (9.54m by 4.60m). The floor is covered with floorboards and the walls are all white painted brick (Plate 25).
- 4.2.22 The ceiling is covered with lath and plaster and there is a blocked opening on the western wall (Plate 25). This opening looks to be wider than a standard interior doorway and may have been for loading flour or other goods from outside.
- 4.2.23 The wall on the southern elevation appears to be bowing outward where there is also a window. Further record of the external wall is provided from the external courtyard descriptions in Section 4.2.36.
- 4.2.24 There is also a large iron hood and flue positioned in the middle of the room which is presumably the same one visible from outside (Plate 3). This may have been connected to the flue noted in the description of the steam oven in the ground floor room directly below and provided a way of releasing the steam in such a small and confined building.
- 4.2.25 There appears to be a blocked-up fireplace on the northern wall, unfortunately, closer inspection was not permitted. (Plate 26). This does not correspond to the position on a fireplace in the ground floor room below however, there is a corresponding brick chimney and pot on this side of the roof visible from outside (Plate 3).

Building 3 : The Bakehouse Ovens (Figure 8)

- 4.2.26 This small structure is positioned at the rear of the bakehouse and comprises the shelter over the bakehouse oven furnaces (Plate 27).
- 4.2.27 On the left is the the rear of the right-hand more recent oven with bricked-in surround as recorded in the ground floor bakehouse (Plate 22). The structure is viewed from the external courtyard and it is constructed from brick with a pantiled roof, iron gutter and downpipe and small brick chimney. There is a large iron door which unfortunately could not be opened.
- 4.2.28 On the right is the part of the structure which covers the rear of the earlier Collins oven (on the left as recorded in the bakehouse) (Plate 28). On the south-facing elevation the building has a concrete plinth and a sheet of corrugated iron shields this side of the structure. The roof is covered with pantiles and a raised part is covered with corrugated asbestos sheeting. This structure can be accessed from the east side where, the side of the oven structure can be viewed.. The rear of the oven structure is made of brick and screened off by a large iron sheet (Plate 29). There is also a doorway giving access into the bakery building (Figure 8). At the far end of the oven structure is a brick furnace (?) with iron doors and rake-out (Plate 30). This arrangement is very similar to that described in Section 4.2.18 and shown in Figure 9.

Building 4 : External Office (Figure 8)

- 4.2.29 Located at the rear of the auction house and accessed from the external courtyard, this building comprises a single storey and just one room inside (Figure 8).

-
- 4.2.30 Externally, this building is constructed using pink and orange coloured bricks laid in a Stretcher bond with an average dimension of 22.5cm by 7cm with horizontal pressure marks and a light coloured gritty mortar (Plate 31).
- 4.2.31 There are two metal framed casement windows on the north-facing elevation with a large concrete lintel above and red tile cills. The entrance faces into the external courtyard area and there is a wooden painted door with a concrete lintel above (Plate 32)., The door appears to have been re-used and its design is much earlier than the rest of the building which is considered to be mid-late 20th century in date. The door has series of lower and middle panels and although the handle and upper glass pane are a modern addition, the style the door indicates it may be 19th century in date.
- 4.2.32 Internally, this room measures 5.30m by 3.99m and is in very poor condition having sustained water damage through the roof. The walls are all plastered and painted white and the floor is covered with tiles. The ceiling has exposed modern machine-cut wooden joists with nails which presumably held the plasterboard ceiling. There are no features, fixtures or fittings of historical or architectural interest in this building. This building is considered to be mid-to-late 20th century in date and constructed within the courtyard area, utilising the available space between Building 5 and the auction house. The alignment of the rear wall as depicted on Figure 8 shows it was built up against the curving boundary/garden wall as noted in auction house rooms G2, G3 and in Building 5.

Building 5 : Outbuilding and Toilets (Figure 8)

- 4.2.33 Located in and accessed from the external courtyard, this small building was empty at the time of the survey.. It is constructed from a buff coloured brick with an average dimension of 23cm by 10.5cm by 7cm, in a Flemish bond (Plate 33). It has a clay pantile mono-pitched roof and is accessed via a painted plank and batten door with original latch and handle typically late 19th century in date. There are two further doors which provide access to two small outside toilets. Although boarded-up, a brief inspection was made where a ceramic toilet and cistern were noted in each.
- 4.2.34 Inside, the walls are white painted brick and on the left on entering is a blocked-up fireplace (Plate 34) to which there is no corresponding chimney surviving externally. This building measures 3.78m by 3.55m with a concrete covered floor. The ceiling has suffered some damage where tiles have been lost (Plate 35), however a number of plasterboards remain. The rear wall (opposite on entering) appears to be a continuation of the curved garden/boundary wall as recorded in the auction house rooms G2 and G3. Within this section of earlier wall is a brick support buttress and a possible blocked-up door (Plate 36).

External Courtyard (Figure 8)

- 4.2.35 The external courtyard is accessed only from the covered courtyard area at the rear of the auction house, however it is considered that this was formerly one large courtyard area associated with the building to the immediate west which fronts onto the High Street. The ground is covered with concrete and there are drainage gulleys which lead into a drain located next to Building 5.
- 4.2.36 The wall which separates this courtyard from the rear of the High Street property appears to be no earlier than early mid 20th century in date (Plate 37), prior to this, it can be assumed that access continued through the yard towards the High Street and through the alleyway as shown in Plate 37.

4.2.37 From the external courtyard, the first floor of the bakehouse can be viewed (Plate 38). The same structural support ties are present as noted on the opposite north-facing elevation. The building is constructed from an orange coloured brick laid in a Flemish bond. The roof is covered with clay pantiles and there is a tri-part wooden-frame casement window.

5 PHASING AND DISCUSSION

The suggested phases of construction of the auction house site are presented in Figure 8. The evidence for this has been drawn from historic maps and from details recorded during the site survey.

Phase	Date	Building / Room No./Event
1	C19th	Curved boundary wall
2	Late C19th-early C20th	Building 2, Building 5
3	c. late 1920s	Building 1 (Auction House), Building 3 (Oven Shelter), W/Cs in Building 5
4	Mid C20th	Auction House extended to include rooms G2, G3 and G4, Building 4. New doors added
5	Mid-late C20th	Inner courtyard created, Dividing outer courtyard wall.

5.1 Phase 1: 19th century

5.1.1 The earliest part of the auction house site is believed to be the curved wall which creates the southern boundary of the site, this wall is depicted on the 1840 tithe map. It is not clear what this wall may be associated with, however the brick support buttresses suggest it was a free-standing wall, perhaps a garden wall as opposed to being part of a building.

5.1.2 Only part of the wall could be seen during the survey, where it is located in the auction house rooms G2 and G3 as well as in Building 5. The absence of the buttresses on the clients architects drawings (Figure 8) may indicate the straight section to the immediate south of and running parallel to the auction house may be a later addition.

5.2 Phase 2: Late 19th-early 20th century

5.2.1 Surviving buildings from this phase comprise the bakehouse (Building 2) and part of a range of outbuildings along the southern boundary in the outer courtyard (Building 5). Cartographic evidence dates these buildings' construction prior to 1904 and all are considered still to be associated with the building fronting onto the High Street at this point.

5.2.2 It is difficult to establish if Building 5 was originally constructed for use as a bakehouse as no documentary or physical evidence prior to c.late 1920s could be found which links this function. There are however, first floor doors positioned on the eastern and western ends of the building which could have been for the loading and storage of large sacks of flour.

5.2.3 There was a range of buildings positioned against the southern boundary wall, Building 5 is a surviving element of this range. These were likely to be outbuildings associated

with the High Street building and would most likely have included a wash house, brew house, smoke house, W/Cs and stables.

5.3 Phase 3: c. Late 1920s

- 5.3.1 Cartographic evidence indicates that the auction house was not constructed by 1927 (Figure 5). The physical appearance of the building and the materials used in its construction as well as the presence of gas lamp fittings would suggest that the building was constructed soon after the time of this map, perhaps in the late 1920s/early 1930s.
- 5.3.2 By 1927, an internal boundary wall was added within the site. This would create a division in the land and buildings formerly connected to the house fronting the High Street. This was perhaps in preparation for the construction of the auction house.
- 5.3.3 By this time, the cattle market was most likely fully established, and the an indoor auction house may have been required. When constructed, the building was lit internally by windows on the northern and eastern elevations, additional lighting would have been provided by wall-mounted gas lamps. Large doors which could be opened out fully by gliding along guides on the floor and above allowed for large items, possibly even livestock to be easily brought into the room. Positioned so closely to the livestock market, the auction house would be ideally located for bidding and purchasing of cattle which could be easily viewed in the nearby pens. It is unlikely livestock was ever brought directly into the building.
- 5.3.4 Although it is uncertain if Building 2 was built to serve as a bakehouse, there is no doubt that it was used as such during the early to middle part of the 20th century. The order book found within the bakehouse shows that it was certainly active between 1926 and 1949 supplying goods to private residences and businesses within the town and beyond. The Collins and Co steam oven recorded on the ground floor is very similar to a similar model which dates to the 1920s. It was perhaps during this decade that the building was converted to use as a bakehouse. The installation of this (and any other oven alongside) required a furnace, hot water cistern and chambers to the rear; this was accommodated in an additional brick-built shelter at the rear (Building 3).
- 5.3.5 It is assumed that the outbuilding to the rear of the bakehouse (Building 5) was also used for storage at this time when toilets were also added.

5.4 Phase 4: Mid 20th century

- 5.4.1 During the mid 20th century, a number of alterations were made at the rear of the site and new concertina doors were added to the front elevation. The increasing capacity of the cattle market as indicated on the historic maps would have lead to the need for additional rooms for the auction house including offices and storage areas. For this purpose, G4 was added, linking the auction hose and bakehouse. Although it is not known at what date the bakehouse ceased to operate as such, it is unlikely that it was in operation when connected to the auction house during this period.

5.5 Phase 5: Late 20th century

- 5.5.1 The latest phase of development within the site is the alterations to the rear of the auction house which comprise the creation of the inner courtyard area by adding an extension to the auction house roof as well as a new or replacement wall at the rear of the site.

6 CONCLUSION AND SIGNIFICANCE

- 6.1.1 The survey of the former auction house site has provided an opportunity to investigate the development of a small range of redundant buildings located within the historic core of the town.
- 6.1.2 Despite initial opinion and external appearance, it appears that the auction house was constructed much later than first believed, regardless of this, it is a locally significant building which represents the former success of the livestock market and trading within the town.
- 6.1.3 The survival of the other buildings, in particular the bakehouse, complete with steam oven is of additional interest and, like the auction house, adds to the knowledge of the history of the towns trades and businesses in the early 20th century. The discovery of the order book in particular adds a social history aspect to the survey, providing records of names of residents and businesses in the town, which may be as important as the description of the surviving bricks and mortar.

7 BIBLIOGRAPHY

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EY Associates	2010	Waitrose Ltd, Church Street, Saxmundham : Planning and Heritage (PPS5) Statement
Fletcher, T.	2012	Written Scheme of Investigation : The Old Auction House, 28 Church Street, Saxmundham
Middleton G.A.T.,	1921	Modern Buildings, Their Planning, Construction And Equipment Vol 6
Suffolk Coastal District Council	Unknown	A Guide to the Saxmundham Conservation Area : <i>The Suffolk Coastal Local Plan , Supplementary Planning Guidance 10.22</i>

MAPS AND OTHER SOURCES CONSULTED

Description	Date	Source / Suffolk Record Office reference (where relevant)
Saxmundham Tithe Map	1840	P461/210
First Edition Ordnance Survey Map 25" to 1 mile	1884	www.old-maps.co.uk (purchased)
1927 Edition Ordnance Survey Map 25" to 1 mile	1927	www.old-maps.co.uk (purchased)
1971 Edition Ordnance Survey Map 1:2500	1971	www.old-maps.co.uk (purchased)

WEBSITES CONSULTED (SEPTEMBER 2012)

www.old-maps.co.uk
www.britishlistedbuildings.co.uk
www.salvoweb.com
www.saxmundham.org

www.objectlessons.org/houses-and-homes-20th-century-to-present/gas-light-edwardian-original/s60/a1056/

APPENDIX A. OASIS REPORT FORM

All fields are required unless they are not applicable.

Project Details

OASIS Number	oxfordar3-133043			
Project Name	Historic Building Survey of Former Auction House, 28 Church Street, Saxmundham, Suffolk			
Project Dates (fieldwork)	Start	22-08-2012	Finish	22-08-2012
Previous Work (by OA East)	No		Future Work	No

Project Reference Codes

Site Code	SXM026	Planning App. No.	C/11/0053
HER No.	SXM026	Related HER/OASIS No.	n/a

Type of Project/Techniques Used

Prompt	Planning condition
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Please select all techniques used:

<input checked="" type="checkbox"/> Annotated Sketch	<input type="checkbox"/> Photogrammetric Survey
<input type="checkbox"/> Dendrochronological Survey	<input checked="" type="checkbox"/> Photographic Survey
<input type="checkbox"/> Laser Scanning	<input type="checkbox"/> Rectified Photography
<input checked="" type="checkbox"/> Measured Survey	<input checked="" type="checkbox"/> Survey/Recording Of Fabric/Structure

Monument Types/Significant Finds & Their Periods

List feature types using the [NMR Monument Type Thesaurus](#) and significant finds using the [MDA Object type Thesaurus](#) together with their respective periods. If no features/finds were found, please state "none".

Monument	Period	Object	Period
Building.Auction Hse	Post Medieval 1540 to 1901		Select period...
Building.Bakery	Post Medieval 1540 to 1901		Select period...
Outbuildings	Post Medieval 1540 to 1901		Select period...

Project Location

County	Suffolk	Site Address (including postcode if possible)	
District	Suffolk Costal	The Old Auction House, Fromus Square Saxmundham Suffolk IP17 1ED	
Parish	Saxmundham		
HER	Suffolk County Council (SCCAS)		
Study Area	n/a	National Grid Reference	TM 63870 26305

Project Originators

Organisation	OA EAST
Project Brief Originator	Suffolk County Council Archaeology Service
Project Design Originator	Taleyna Fletcher
Project Manager	
Supervisor	Taleyna Fletcher

Project Archives

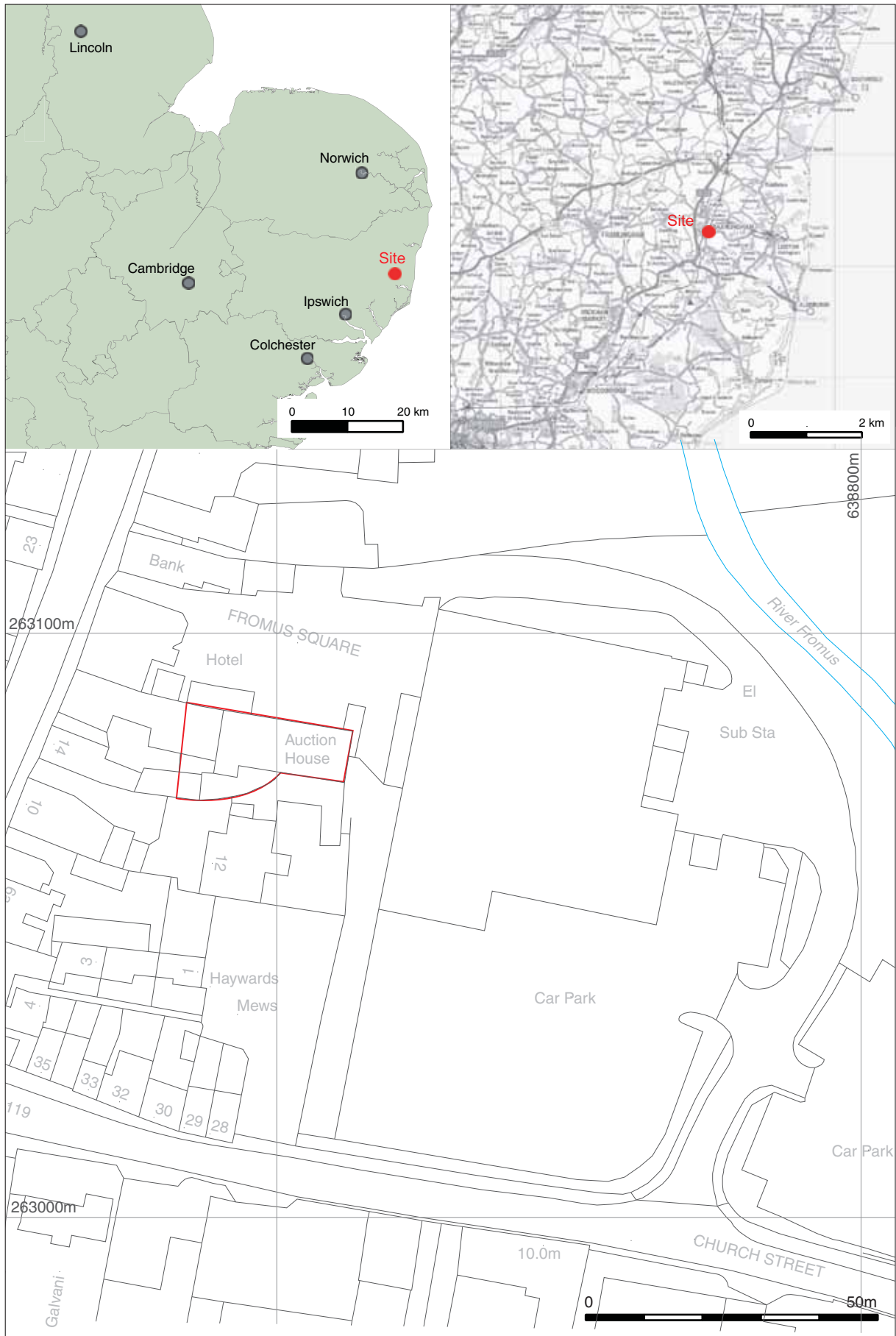
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Suffolk County Councils Archaeological S	OA East Offices	Suffolk County Councils Archaeological S
SXM029	XSFSAH12	SXM029

Archive Contents/Media

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	<input checked="" type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input type="checkbox"/> Sections
	<input type="checkbox"/> Survey

Notes:



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Figure 1: Site location



Figure 2: Extract from Saxmundham Tithe Map, 1840, showing approximate location of auction house site (red)

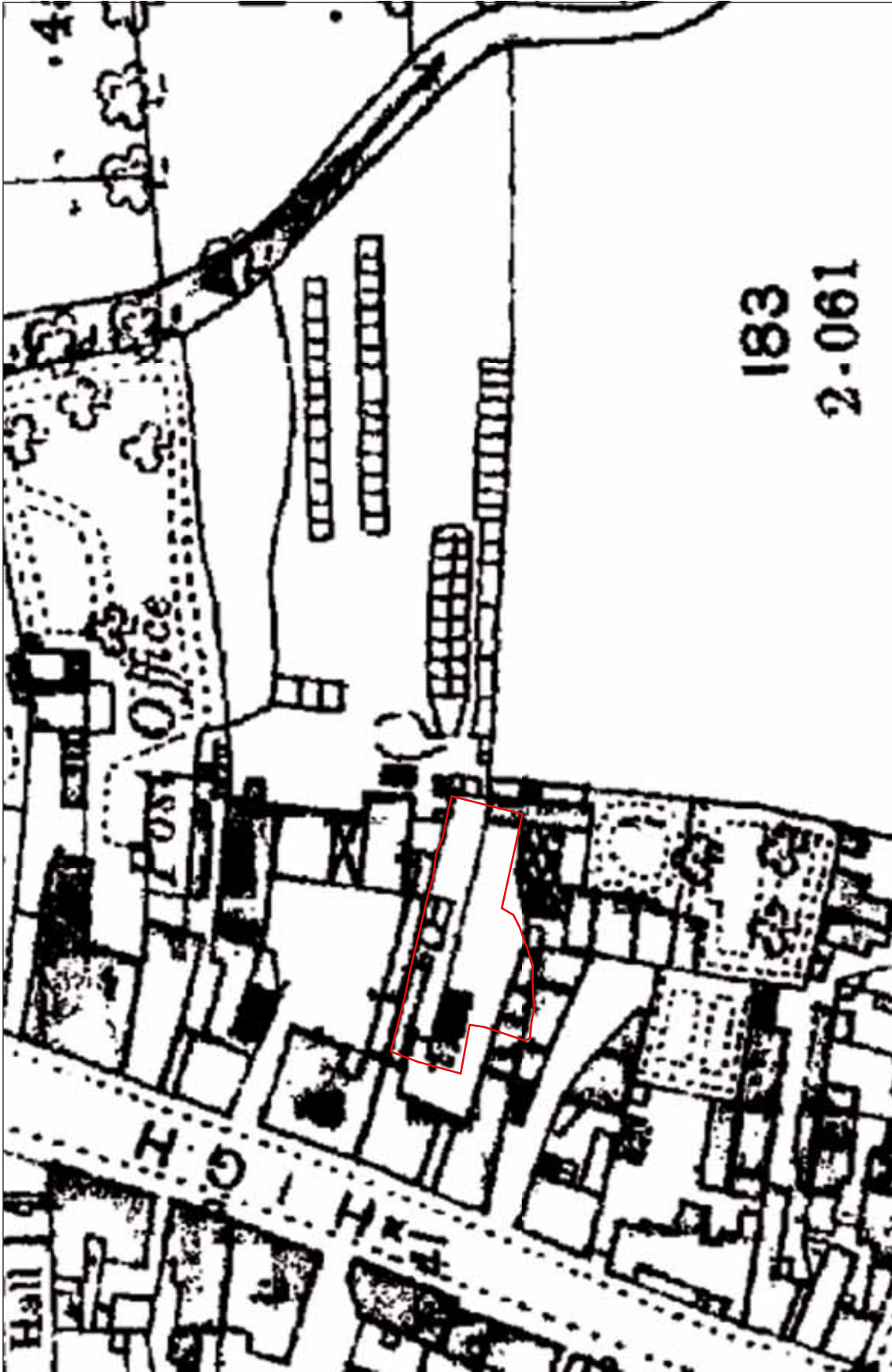


Figure 3: Extract from 1st Edition Ordnance Survey Map, (25" to 1 mile) 1884, showing location of the auction house site (red)

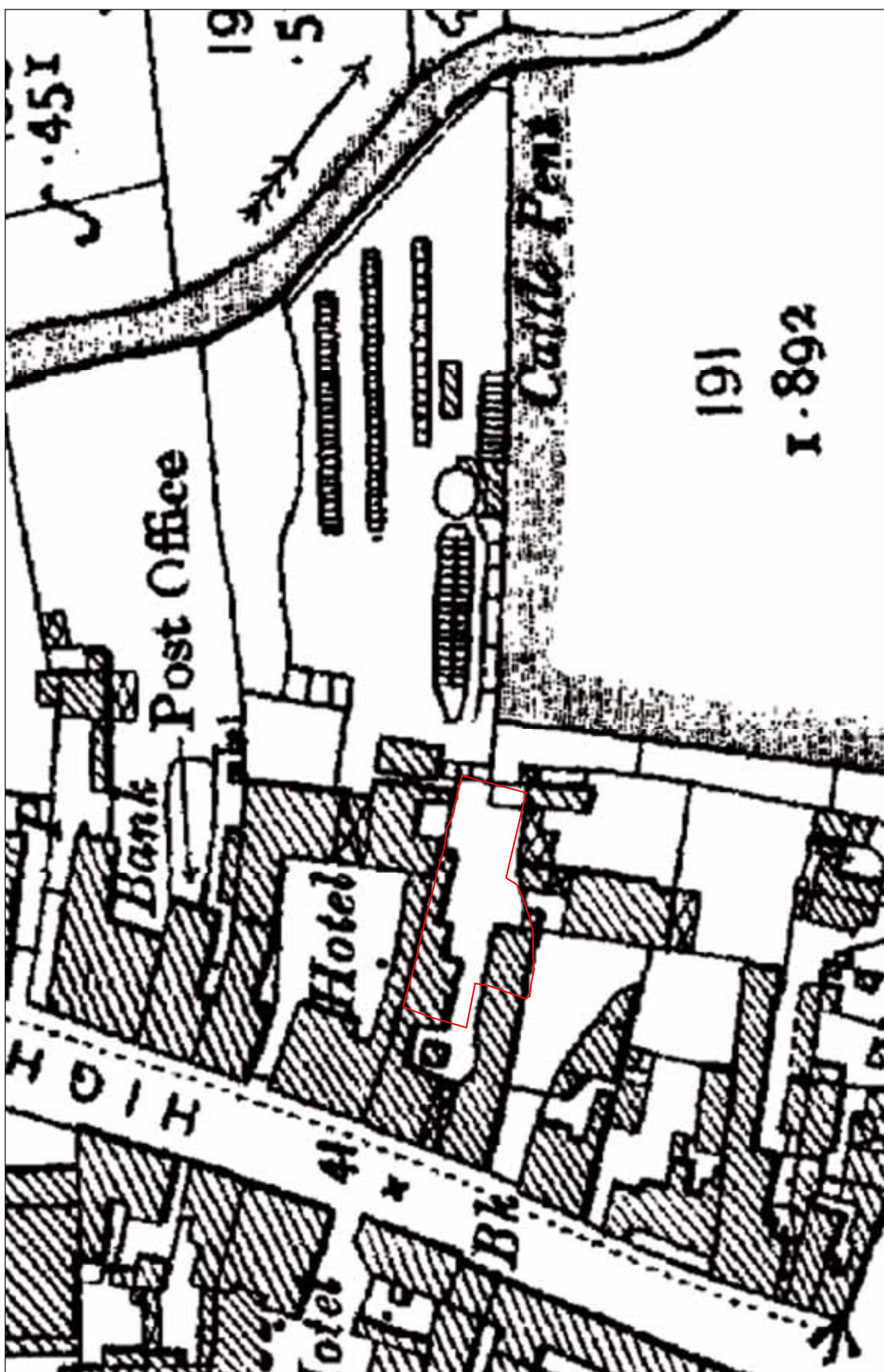


Figure 4 : Extract from Second Edition Ordnance Survey Map (25" to 1 mile) 1904, showing location of the auction house site (red)

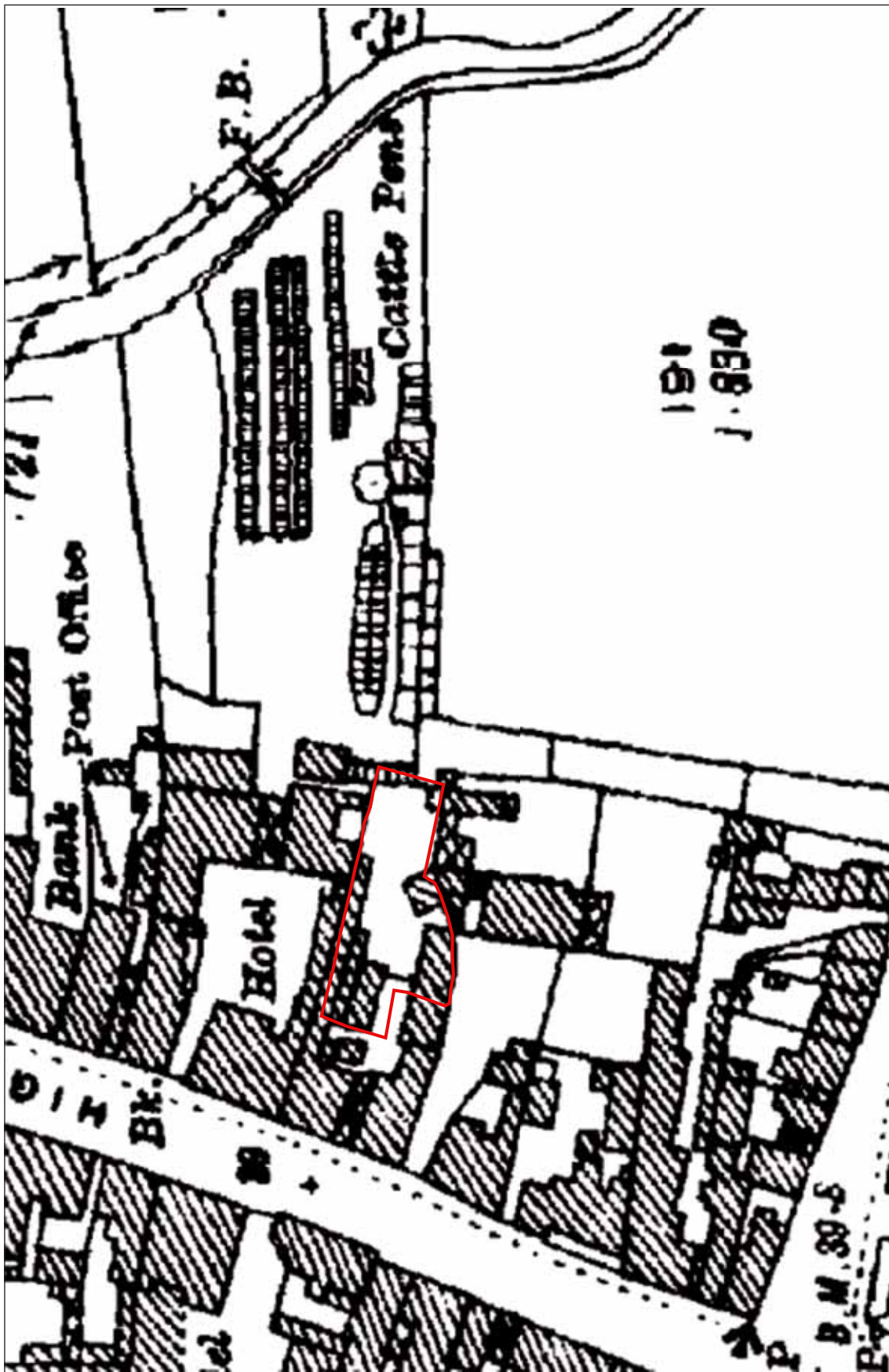


Figure 5: Extract from 1927 Ordnance Survey Map (1:2500) showing location of the auction house site (red)

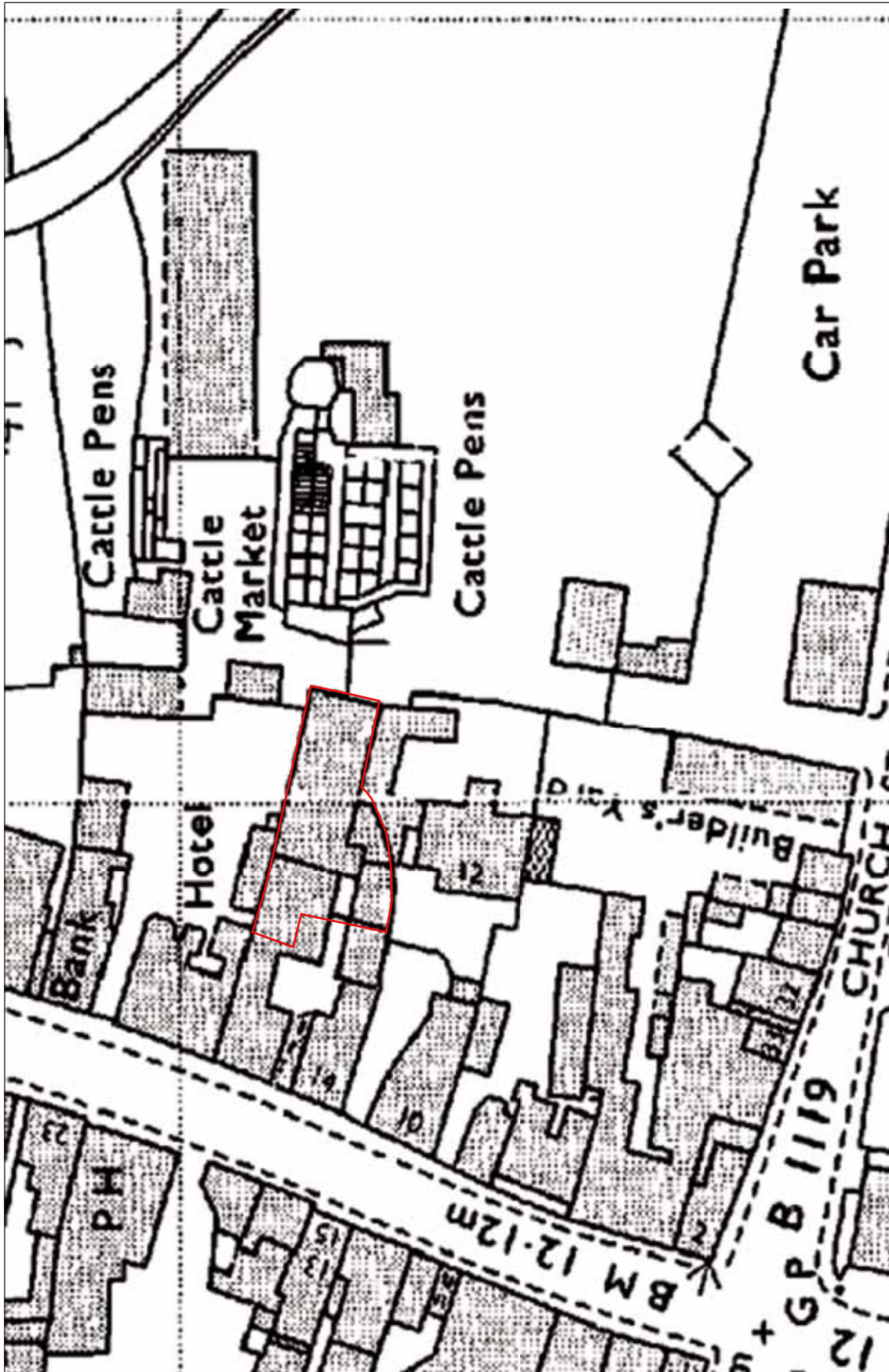


Figure 6: Extract from 1971 (1:2500) Edition Ordnance Survey Map showing location of the auction house site (red)

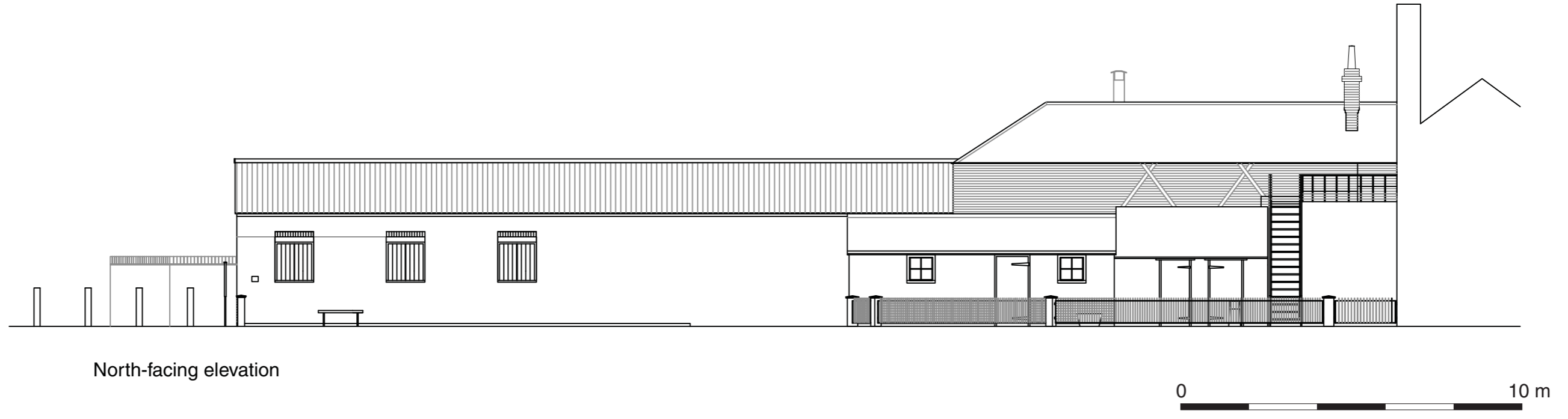


Figure 7: East and north-facing elevations (from data supplied by client)



Fromus Square



Figure 8: Floor plan showing phasing and location of plates used in report (based on data supplied by client)

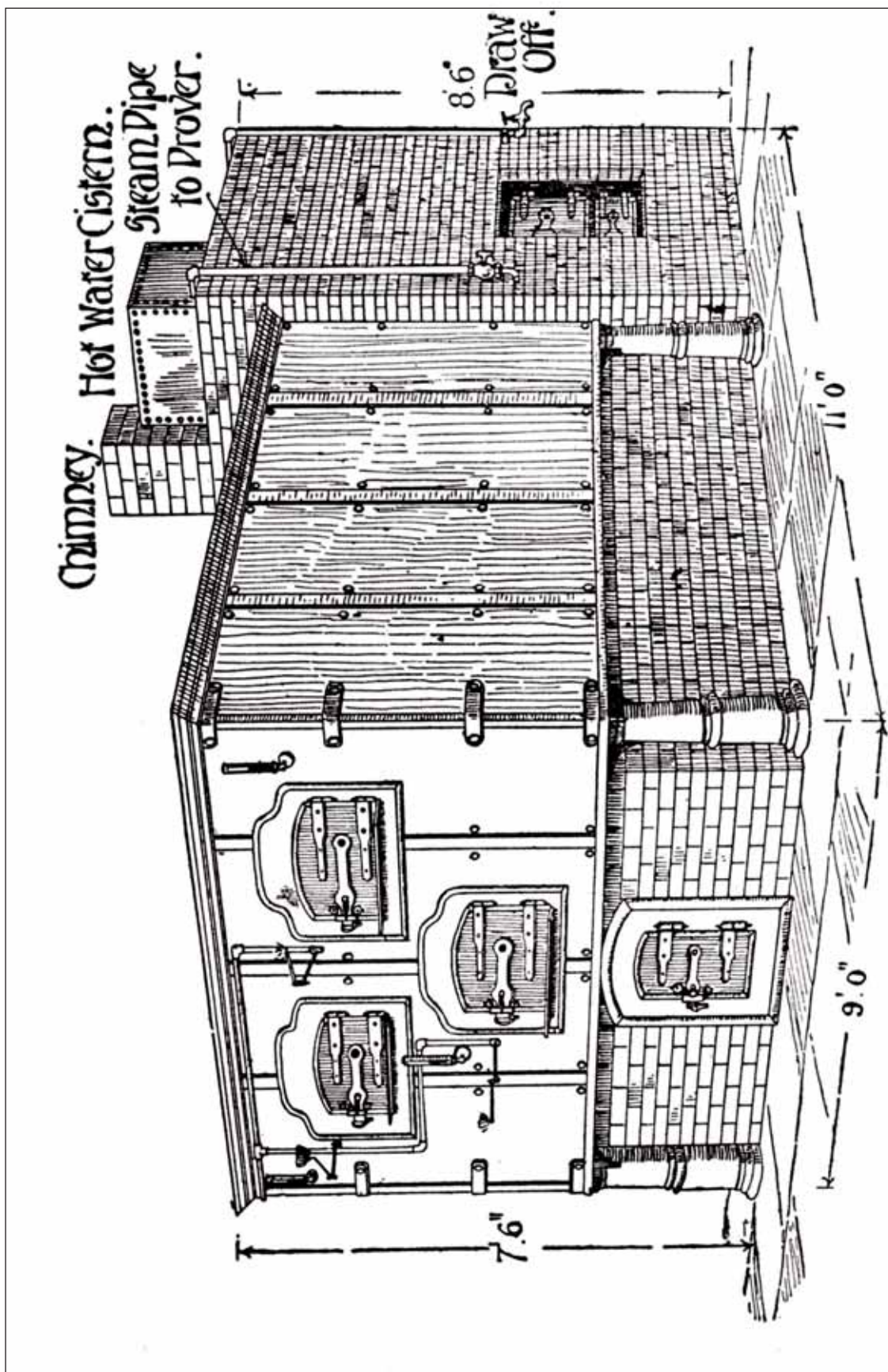


Figure 9: Illustration of a Thomas Collins & Co Steam oven, from "Modern Buildings, Their Planning, Construction And Equipment Vol 6" by G.A.T. Middleton, 1921
 (Published by The Caxton Publishing Company)



Plate 1: East-facing elevation of auction house



Plate 2: North-facing elevation of auction house



Plate 3: North-facing elevation of outbuildings at rear of the White Hart with first floor of bakehouse behind



Plate 4: Internal view of auction house



Plate 5: Internal view of auction house



Plate 6: Internal view of main entrance doors to auction house



Plate 7: Detail of former rear entrance to auction house



Plate 8: Internal view of windows on the north elevation of auction house



Plate 9: Detail of window on north elevation of auction house



Plate 10: Former gas lamp converted to wall heater



Plate 11: Detail of former gas lamp



Plate 12: Entrance to "Office / G4" at western end of auction house



Plate 13: General room view, G2



Plate 14: General room view, G3



Plate 15: General room view of "office"/G4



Plate 16: Detail of door as viewed from inside of "office"/G4



Plate 17: Detail of window on southern elevation of “office”/G4



Plate 18: First floor loading door on former external wall of bakehouse, as viewed from “office”/G4



Plate 19: Western elevation of auction house as viewed from inner courtyard



Plate 20: General room view of ground floor of bakehouse



Plate 21: General room view of ground floor of bakehouse



Plate 22: Ovens in ground floor room of bakehouse



Plate 23: Detail of "Collins Steam Oven"

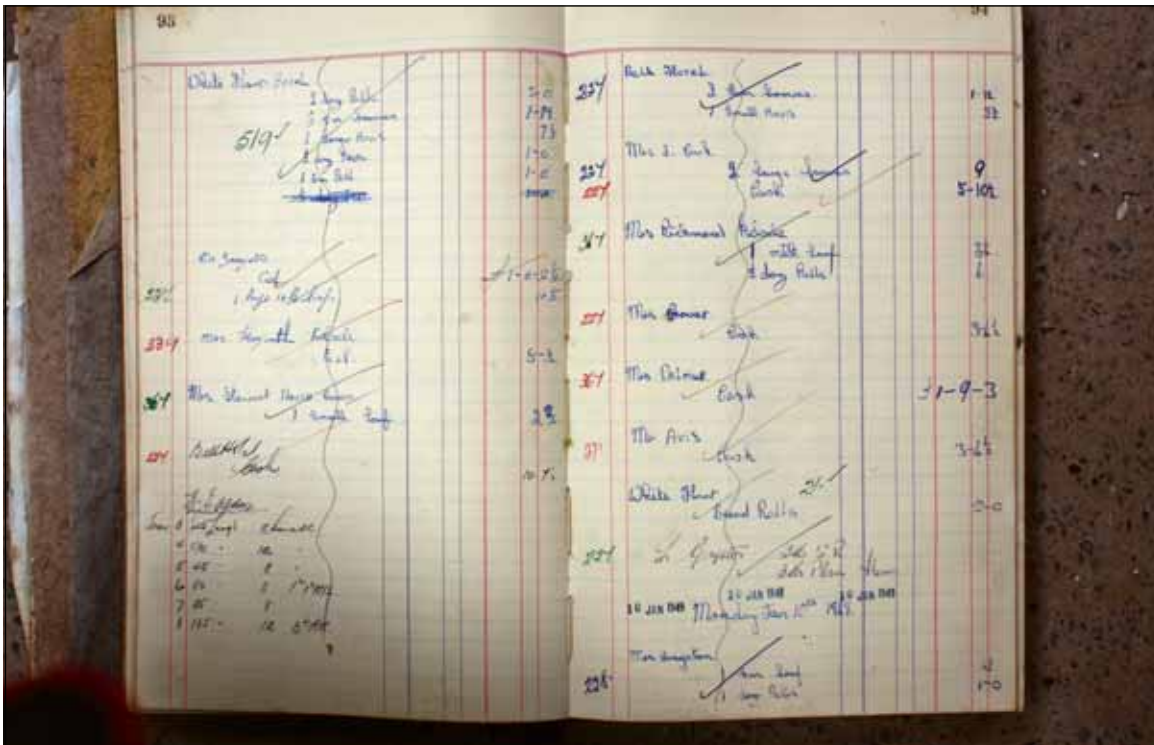


Plate 24: Bakery orders book (1926-1949)



Plate 25: General room view of bakehouse first floor



Plate 26: General room view of bakehouse first floor



Plate 27: External view of Building 3



Plate 28: External view of Building 3



Plate 29: Detail of oven screen, Building 3



Plate 30: Detail of brick furnace (?), Building 3



Plate 31: Building 4 as viewed from inner courtyard



Plate 32: Entrance to Building 4 as viewed from external courtyard



Plate 33: Building 5 as viewed from external courtyard



Plate 34: Interior of Building 5 showing blocked-up fireplace and wall support buttress



Plate 35: Detail of roof structure, Building 5



Plate 36: Detail of Brick buttress and possible blocked-up door, Building 5



Plate 37: Boundary wall in external courtyard



Plate 38: First floor of bakehouse, viewed from external courtyard



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