Gardens Trust Green Futures Project, 2025-2026: Site Record	
Section 1.	
Site Name*	Channonz Hall
Location*	Plantation Road, Tibenham, South Norfolk
Type of Survey*	Desk based
Surveyed by:	Scilla Latham
Report completed:	1st June 2026
Heritage Assets	
NHLE Names and Numbers	Channonz Hall, Grade II* Listed Building, no. 1179541 Stables, Channonz Hall, Grade II Listed Building, no. 1050004 Coach house, Channonz Hall, Grade II, Listed Building, no. 1373403
HER (Historic Environment Record)	Channonz Hall: no 10937
Is the designed landscape listed locally?	No
Is it in a Conservation Area?	No
Landscape Summary and Description	
Summary*	Designed landscape: • The only remaining features of the designed landscape recorded on the 1640 Map of the Manor of Channonz, surveyed by John Harrison are the moat around the house and garden, and secondary one which surrounded an orchard to the south of the house. • It is possible that the secondary moat enclosed the site of an earlier house on the site. • Later maps record avenues to the north of the house, and tree planting in the surrounding parkland but nothing of this remains. • Any other surviving elements of historic landscape were obliterated when Tibenham Airfield was constructed in 1941/42. Channonz Hall: • Grade II* listed. • Built on a moated site in the second half of the 1560's. The date 1569 above the east door of the existing house is accepted as the completion date. • Originally a large E-shaped red brick mansion with a tall central gabled porch and projecting wings at either end of the entrance.

	• The forecourt (facing north) was enclosed by crenelated brick walls with a central inner gatehouse. These were demolished in 1711. An elaborate gateway which stood immediately inside the bridge crossing the moat was built in 1589: it was demolished in the 1720's. • No trace of the forecourt or gatehouses remain. • Most of the central section and all the west wing was demolished in 1784. Leaving the east wing as the farmhouse which remains. • Until the 1730's it was the principal seat of the Buxton family who owned an extensive estate around Tibenham and Aslacton.
Description*	Channonz Hall: Grade II* The remaining east wing of the house lies off-centre on the moated site. Channonz Hall was originally a large E-shaped red brick mansion with tiled roofs, and central projecting tall gabled entrance porch that led into the central hall. The slightly projecting wings had stepped gables. Most of the hall section and the west wing were demolished in 1784. Only the east kitchen wing remains of a former E-shaped house. The north gable of the remaining wing is crow-stepped with tall ornamental molded brick finials. It has two storeys plus attics. The 1640 estate map records a crenelated wall connecting the wings to a central 'fortified' gatehouse to enclose a square entrance court. The later elaborate gateway standing just inside the moat is dated to 1589. The design of Channonz may have been influenced by the Duke of Norfolk's house at Kenninghall which Robert Buxton would have known from his position in Norfolk's household. However, there are a number of other houses in the vicinity with a similar layout and design. The earliest reference in the Buxton Papers to alterations to the house is in 1711, when the gatehouse and courtyard walls were pulled down. The house was extensively repaired and the interior modernised between 1721-25 by John Buxton who was an amateur architect. On 11th August 1725, in a letter to his son, Buxton announced that the staircase had been finished the previous day, but "*the stables were not so far forward".*

	The 1726 Limetree House painting of the forecourt and entrance front reflects the changes made by John Buxton. The elaborate outer gateway, (reminiscent of the one at Hunstanton Hall) just inside the bridge over the moat has been replaced by a gate with two tall brick gate piers. The forecourt is bisected by the broad central drive to the entrance, and a second narrower walk running between the wings. Low brick walls enclose the forecourt from each wing of the house to the bridge crossing the moat. Gates in the walls on either side where they meet the wings provided access to the stables on the left, and what appears to be an enclosed parterre to the right. Designed Landscape: The moated site to south-east of the house, marked as an orchard on the 1640 Manor of Channonz map, is thought to be of medieval origin – possibly the site of an earlier house. The only remnant of the late 16th century formal gardens around the house completed in 1569 is the moat that virtually surrounds the house, which is linked to the secondary moat enclosing the island with an orchard. The only other garden feature that has been described within the moated area is a mound in the south-west corner. The wider landscape is depicted on the 1640 map with field boundaries and named areas – some of which give the impression of parkland. John Buxton's letters have frequent references to tree planting suggesting he was actively improving the parkland. By the time of the Enclosure map in 1822, the area to the south of the house is called The Park and a formal avenue was established leading from the forecourt north of the house. There is, very little remaining of the historic designed landscape. Stables: Grade II listed Located immediately north-east of the moated area surrounding the house. Red brick stable building with stone dressings, pantile roof and stepped gable ends. Dated 1720 on voussoir of end window, however John Buxton refers to them not being completed in 1725, (this date may have been added during alterations in the mid-19th century). Long one storey range with a stepped gable central projection dated 1860. (likely restoration date). Three wings to the north (rear) facing farmyard and forming E-shaped plan.

	Coach House: Grade II listed. Located immediately north-east of the moated area surrounding the house. Designed by John Buxton, at the same time as he was re-organising the house and forecourt c. 1721-25. Three bays of two storeys of red brick with a pantile roof and a stepped gable at one end and a hipped gable to the other. Brick dentil eaves cornice. Ground floor has segmental-headed opening, with a central doorway and blocked window to each side. The first floor has three small windows. A one storey and attic wing on the south end, also of red brick with a stepped gable.
Statement of Significance	
Archaeological interest	There is no record of any archaeological surveys carried out within the curtilage of Channonz Hall. Lidar shows the line of the moats but no indication of any designed elements beyond the boundary of the existing land associated with the house.
Architectural and Artistic Interest	There is very little remaining of the historic layout to provide architectural interest. The fragment of house that remains – originally the kitchen wing, is Grade II* listed.
Historic Interest	The name Channonz derives from the Chauns family who held the manor at the beginning of the 13th century. The Buxton's were a long-established Norfolk family, owning large estates in Norfolk and Suffolk: totalling 4,482 acres in 1719. It was concentrated around Tibenham and surrounding parishes, as well as further afield in Rushford near Thetford. The extensive archive of Buxton Papers held by the University of Cambridge Library provides an insight into all aspects of their lives from 1160-1926. Robert Buxton (c 1533-1607) was appointed surveyor and lawyer to Thomas Howard, 4th Duke of Norfolk in 1559 and continued to serve his son Philip, Earl of Arundel in the same capacity until he was condemned to death for treason in 1589. Robert profited from his patron's downfall by being appointed one of the government surveyor generals of the Howard lands in Norfolk and Suffolk. This appointment led to him being rewarded with the lease of Rushford College and acquiring the Rushford estate in 1599. He increased his wealth by an advantageous marriage and was active in local and national politics. John Buxton (1685-1731) was a talented amateur architect: he re-organised (updated) the internal layout and forecourt of Channonz in the 1720's. At this time, he added the Coach House and Stables. He also designed Shadwell Lodge, near Thetford, where the family moved in the 1730. He was prolific letter writer whose

	correspondence illuminates the lives of his family and acquaintances as well as events at Channonz Hall. He also had a fine collection of books. The impressive 17th century oak raised Buxton family pew (granted a Faculty by Archbishop Laud in 1635) which almost fills the Buxton Chapel of Tibenham church stands as reminder of their position in the parish and surrounding area. Raised so that it overlooks the chancel and nave it can seat at least 15 people. It is reached by a staircase with balustrade that continues to enclose the upper level.
Summary Statement of Significance	What little is known of the original appearance of Channonz Hall, and its designed landscape can be gleaned from in the birds-eye view of the house on the 1640 map of the Manor of Channonz surveyed by John Harrison. (The map needs to be interpreted with care it is orientated with south to the top) Any evidence of the wider historic landscape associated with Channonz Hall was destroyed when Tibenham Airfield was constructed at the start of WW2. The sole remaining features are the moats that surround the gardens – its significance is therefore greatly diminished. On the 1640 map, the house stands on a moated site with an orchard set on a one-hectare island surrounded by a connected moat to the south. This arrangement was typical for this period and indeed the island continued to contain an orchard as late as the 3rd edition 25" map of 1928. The pale that surrounds the park shown on the 1640 map encloses an area with field boundaries clearly marked, rather than an open expanse. However, names recorded in some areas suggest a park was intended. John Buxton refers to planting trees in the 1720's in letters his son: *"I have not finished planting but am daily engaged about it, till very lately we have not had rain enough to take up trees"* (24th November 1724). This suggests he was carrying out improvements to the parkland to complement the work he was completing on the house. Another letter refers to trees for an avenue.
Owner Information (if multiple owners, please provide all known)	
Name	Single owner. Declined to take part or permit a site visit
Address	
Telephone	
Email	
Main contact for the site (if different from above)	
Name	The owner of the house – telephone conversation
Address	
Telephone	

Email:	
Owner/Occupier notes	
Any extra information not given above	The owner declined to allow a site visit but offered to provide further information if necessary.

Section 2. Outline History of the Site	
Key Dates*	1569: Channonz Hall built on the site of an earlier house owned by the Glemham family. The moats may pre-date the house. Although this date is on the house is not original it is considered to be accurate. 1589: The elaborate outer gateway was built just inside the moat to the north of the entrance front. 1711: The inner gatehouse and crenelated forecourt wall was taken down. 1723/25: John Buxton designed and oversaw extensive alterations to the house, and forecourt of Channonz. Correspondence with his son, Robert, refers to rooms and the hall being replastered and painted. One letter describes changes to the forecourt walls being nearly finished but work on the house was going slowly. The work appears to have been completed by the end of 1725.
Key People*	Robert Buxton (d 1528) acquired the manor of Channonz, near Tibenham through his marriage to Christiana Glemham in 1487. The Buxton's were already established in the parish of Tibenham. His son Robert Buxton (1488-1572) built the large red brick E-shaped house (1569): only the east wing remains. At this time, new formal gardens are likely to have been lay out to complement the new house.
Events:	1640's: Robert Buxton (1608-60) supported the Royalist cause during the English Civil Wars. Elected MP for Norfolk in 1656 but as a royalist he was barred from taking his seat. October 1916: Tibenham Airfield to the west of Channonz Hall opened for use by military aviation during the First World War when it served as an emergency landing ground for the Royal Flying Corps (RFC). The site had an air defence landing area to counter German Zeppelin raids over East Anglia. 1941/42: Tibenham Airfield was extensively redeveloped into a large Class A heavy bomber airfield (USAAF Station 124). The main runway reached to within a short distance of Channonz Hall and hangars/other support buildings

	surrounded it. The actor James Stewart was based at Tibenham. It was closed after the end of the War. 1955: in response to the threat of the Soviet Union launching an attack on the west during the Cold War, the airfield was re-purposed to be used by heavy jet military aircraft. The main runway was extended and reinforced with additional layers of concrete. In the event it was not used but remains in place in case of emergency landings. 1959: Norfolk Gliding Club was founded and took over Tibenham airfield.
Influence:	Channonz Hall reflected the design of many large country houses of the late 16th century in the region. Now only known from the depiction of it in the 1640 map of Channonz Manor, and two oil paintings (one of which is only known from a black and white photo in the Buxton Papers in the University of Cambridge Library). The outer Gateway to the forecourt bears a striking similarity to the one that remains at Hunstanton Hall.
Documentation*	The Buxton Papers in the University of Cambridge Library are the main source of information, including household accounts and extensive correspondence between John Buxton and his eldest son Robert, and other members of his family, which refer to life at Channonz and record many of the changes between 1719 and 1729. Three images of the house show different stages its development, and its immediate surroundings. • The 1640 Channonz Manor survey is a particularly useful record of the house in its original form as well as wider estate at that time. (NRO MC1777/1) • Two later paintings of the entrance front show changes to the layout of the forecourt made between a painting dating from the end of the 17th century and one dated 1726, immediately after John Buxton's alterations. • The first painting (late-17th century) is only known from a black and white photograph held with the Buxton Papers in the University of Cambridge Library • The second painting (dated 1726) is the over-mantle in Limetree House, Aslacton, shows a later stage in the layout of the forecourt. (NHER 10937) Successive parish surveys and county maps track the development of what is otherwise a little known lost historic landscape.

Major changes	Approximately two thirds of Channonz Hall was demolished in 1784, leaving only the east (service) wing of the original E-shaped 16th-century house. The Buxton family moved to Shadwell Lodge, near Thetford (designed by John Buxton in the 1720's) in early 1730. After this, Channonz was let, apart from some rooms which the Buxton's used when they needed to stay in Tibenham on estate business. After it was reduced in size in 1784, it effectively became the farmhouse at the centre of their Tibenham estate. Any evidence of the historic wider landscape in the entire area wrapping round the house, garden and farm buildings was destroyed when Tibenham Airfield was constructed in 1941/42. The moats close to the house are the only remaining features of the 16th century gardens.
List of sources	<u>Publications</u>: • A P Baggs, *Channons Hall. (pp. 9-13)* Norfolk Archaeology vol XXXIV pt 1. (1966) • Edwin J. Rose, *The Aslacton Painting of Channonz Hall, Tibenham, and an early Cartographic Illustration. (pp. 109-113).* Norfolk Archaeology Vol XL: (1987) • Patsy Dallas, Gerry Barnes & Tom Williamson, *Orchards in the Landscape: A Norfolk Case Study.* Landscapes, Vol 16 No 1. (pp. 26-43) June 2015. • Gerry Barnes & Tom Williamson, *The Orchards of Eastern England. History, Ecology & Place. p*p. 90-91 (2021) • Alan Mackley, *John Buxton: Norfolk Gentleman and Architect. Letters to His son 1719-29. (2005)* • Tom Williamson & Anthea Taigel, *Some Early Geometric Gardens of Norfolk.* Journal of Garden History, 11 (1 & 2) pp 5 – 111. 1991. • Tom Williamson, *The Archaeology of the Landscape Park. Garden Design in Norfolk, England. C1680-1840.* BAR British Series 268. (1998) • Tom Williamson and Anthea Taigel (editors), *Gardens in Norfolk, 1550-1900* <u>Maps</u>: Survey of the Manor of Channonz. Surveyed by John Harrison. 1640. (NRO MC1777/1) Faden's Map of Norfolk, Published 1797 Bryant's Map of Norfolk, Published 1826

	OS Old Series 1" map. Surveyed 1815. Revised 1837. Published 1837 Enclosure map for the Parish of Tibenham 1822: https://maps.norfolk.gov.uk/highways/historic/enclosure.aspx Tithe map and apportionment, 1840. NRO. MNF10936 (Also https://maps.norfolk.gov.uk/highways/historic/tithe.aspx OS 25" 1st Edition map. Surveyed 1883. Published 1884. Norfolk sheet XCVI.15. (National Library of Scotland online) OS 25" 2nd Edition map. Revised 1904. Published 1905. Norfolk sheet XCVI.15 (NLS online) OS 25" 3rd Edition map. Revised 1926. Published 1928. Norfolk sheet XCVI.15 (NLS online) MAGIC. Map of Higher Stewardship award area Savills Sales brochure, 1993. Map and schedule of property. <u>Aerial photographs</u> 1930: View Channonz Hall from the east 1946: RAF photograph of Channonz showing the extent of Tibenham Airfield 2026: Google Maps aerial view

Section 3. Site Visit	
Date/s*	n/a
Site Contact	Owner of the property – telephone conversation
Site visit by	n/a
Are there any threats to the preservation of the site?	No. Unless future owners decided to fill in the moats. It is unaffected by the route of the pylons which are over a mile away. Because it is already surrounded by the airfield it is 'protected' from solar panel or similar infrastructure development on three sides.
Are there any other issues and/or vulnerabilities that could potentially affect its preservation?	None known.
Are there any Stewardship Schemes relevant to the site?	SHINE Higher Level Stewardship Agreement – covers all the land apart from the garden immediately around the house.
Is there a management plan in place?	Not known. As a private home, it is looked after by the owners who are aware of, and interested in its history.
Constraints encountered	The owner declined to take part.

Section 4. Description of the Site	
Ordnance Survey 8-figure grid reference	TM 14770 88471
Postcode:	NR15 2EN
Type of Location	Secluded rural location. 500 m tree-lined entrance drive. Tibenham is 1.7 km northwest and Aslacton is 2.5 km northeast (in a straight line). Total area est. 21.15 hectares. Woodland/tall hedgerow boundaries enclose the property on all sides. Tibenham airfield (Norfolk Gliding Club) lies immediately to the north and west. Arable farmland on the south and east.
Entrance points and pathways*	The house is approached by a 500m tree lined entrance drive from Plantation Road to the east of the house. It is gated before reaching the immediate area around the house and farm buildings. The 1640 Map of the Manor of Channonz indicates other approaches which led to the entrance courtyard to the north of the house. However, any evidence of former drives from other directions have been lost due to construction of the airfield and subsequent arable cultivation.
Main component areas	House with moated gardens around it, and adjacent farmyard to the east. Surrounding woodland and enclosed meadows
Views and vistas	The house and garden are enclosed by woodland and belts of established trees: many planted in the 1970s.
Landforms and earthworks*	Flat plateau. The A P Baggs paper mentions a mound in the south-west corner of the garden within the moat.
Water features*	Moats almost completely surround the house and immediate garden. A secondary moat to the south-east of the house forms an island. It is recorded as an orchard in the 1640 map which was a typical feature of formal gardens around large houses of this period. NHER has a record that the moats were in 'superb' condition in 1999.
Tree species and specimen trees	It was not possible to record any details of the trees but the Savills sales brochure from the 1993 states that most of the trees were planted in the 1970s and lists an impressive collection of specimens by name: including Wellingtonia, Davidia Involucrata, Copper Beech, Caucasian Wingnut, as well as native broad wood trees and "various Cyprus and different varieties of Maple". In

	total at that time of that sale, the area of woodland extended to 23.5 acres. Current aerial views indicate that a large area of woodland shown on the Savills plan remains.
Structural planting	Not known
Buildings, constructions and ornaments*	Listed Stable (Grade II) and Coach House (Grade II)
Pleasure grounds/gardens	Not seen
Parkland	None remaining. Extent of parkland shown on the 1640 map: the park is unusual in that it retains field boundaries although the names of different areas imply it was considered to be the park. The Enclosure Map (1822) records a large area of Park to the south of the house.
Land beyond the boundary that makes a contribution to significance	n/a
Kitchen gardens and productive/service areas*	n/a
Modern features	None known
Boundaries*	The whole area is enclosed by belts of trees.
Other descriptions or features not covered above	

Section 5. Concluding	
Final comments:	A private enclosed small estate largely 'protected' from development on three sides by Tibenham Airfield.
Site map attached	Yes
Labelled photographs*	Yes – not possible to take any due to owner not agreeing to a visit.
Photo permissions*	No photographs were possible.
Drone images	n/a
Copies of useful source materials attached and labelled?	Details provided in the report.
Sensitive information	Desk top report relying on documents in the public domain with the exception of a site visit to see the 1726 over mantle painting which is in a private house.



Channonz Hall. Detail of house and moated area from the Map of the Manor of Channon, 1640 surveyed by John Harrison. The map is orientated with north at the bottom.

Norfolk Record office

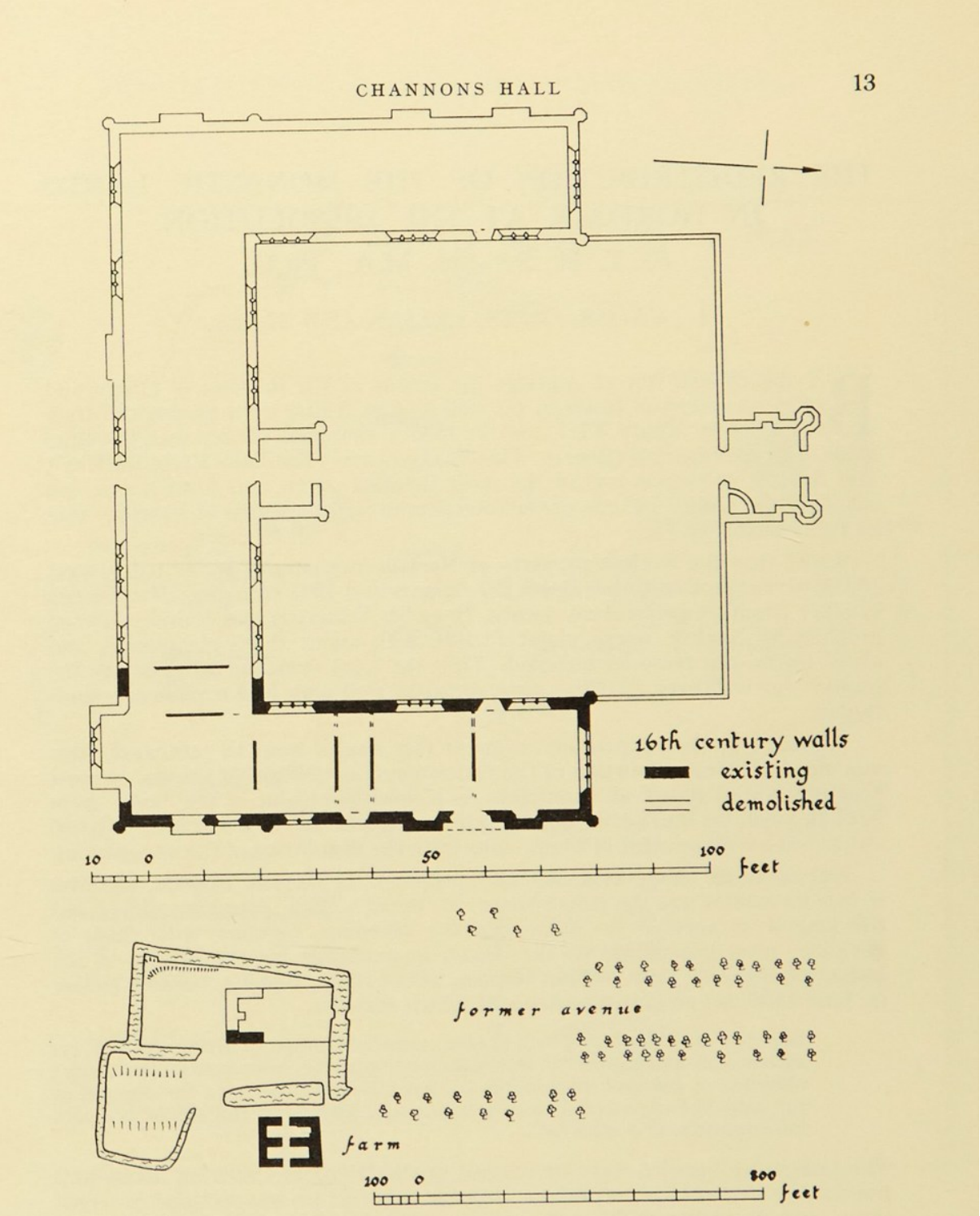


Channonz Hall. Late 17th century. Photo in Buxton Papers. Original not known. University of Cambridge Library



Channonz Hall, dated 1726. Forecourt. Over mantle painting in Limetree House, Aslacton.

Illustrating John Buxton's changes to forecourt and buildings to east of it.



Plan of Channonz Hall illustrating original layout and position of remaining wing.

(From Channons Hall by A P Baggs. Norfolk Archaeology vol XXXIV pt 1. 1966

Maps in Norfolk Record Office:

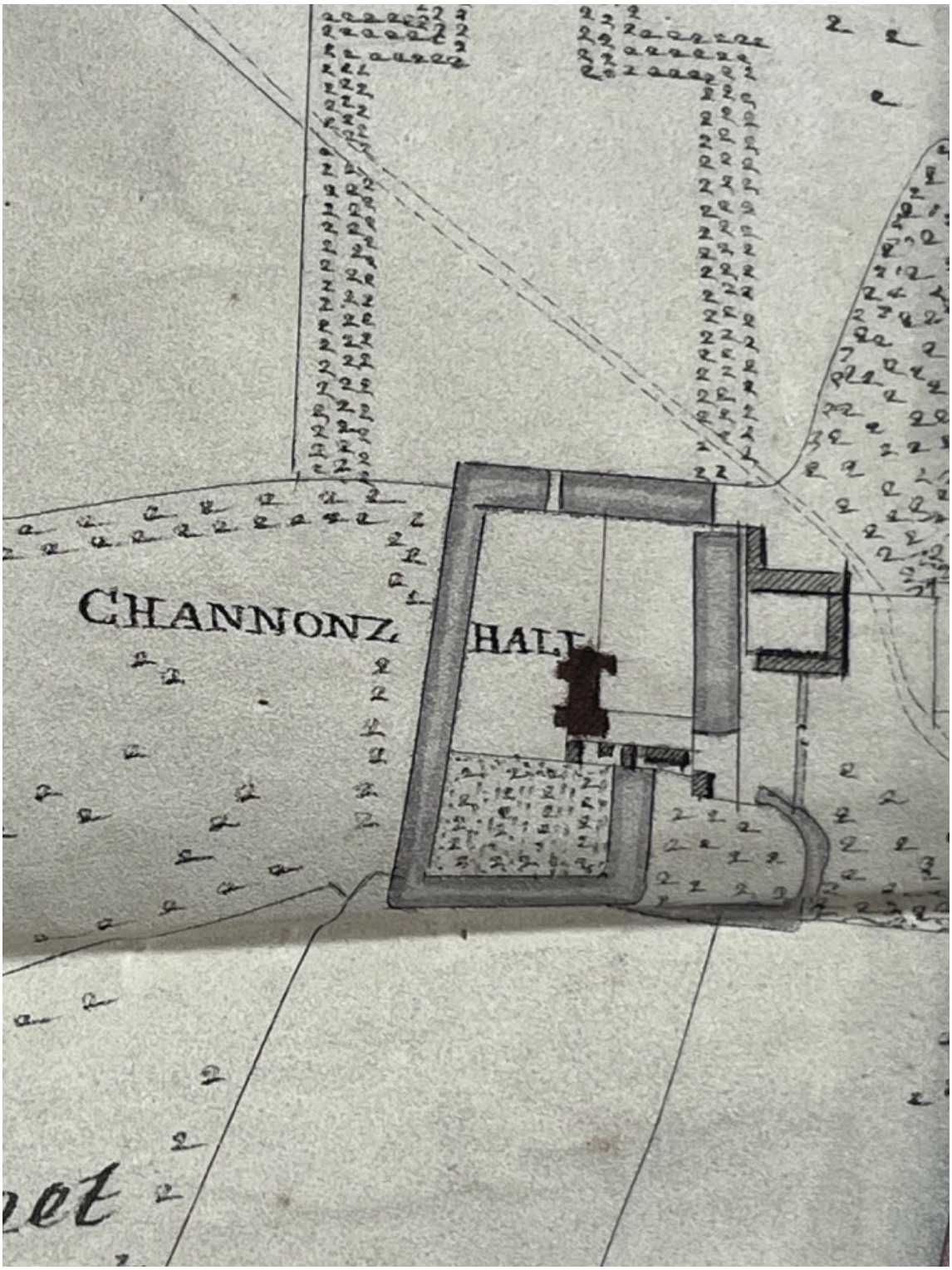


Channonz Hall. Map of the Manor of Channon, 1640. Surveyed by John Harrison. Detail of the parkland within the pale. Detail of the image of the house is on the first page of illustrations.

(Note - north is at the bottom of the map)

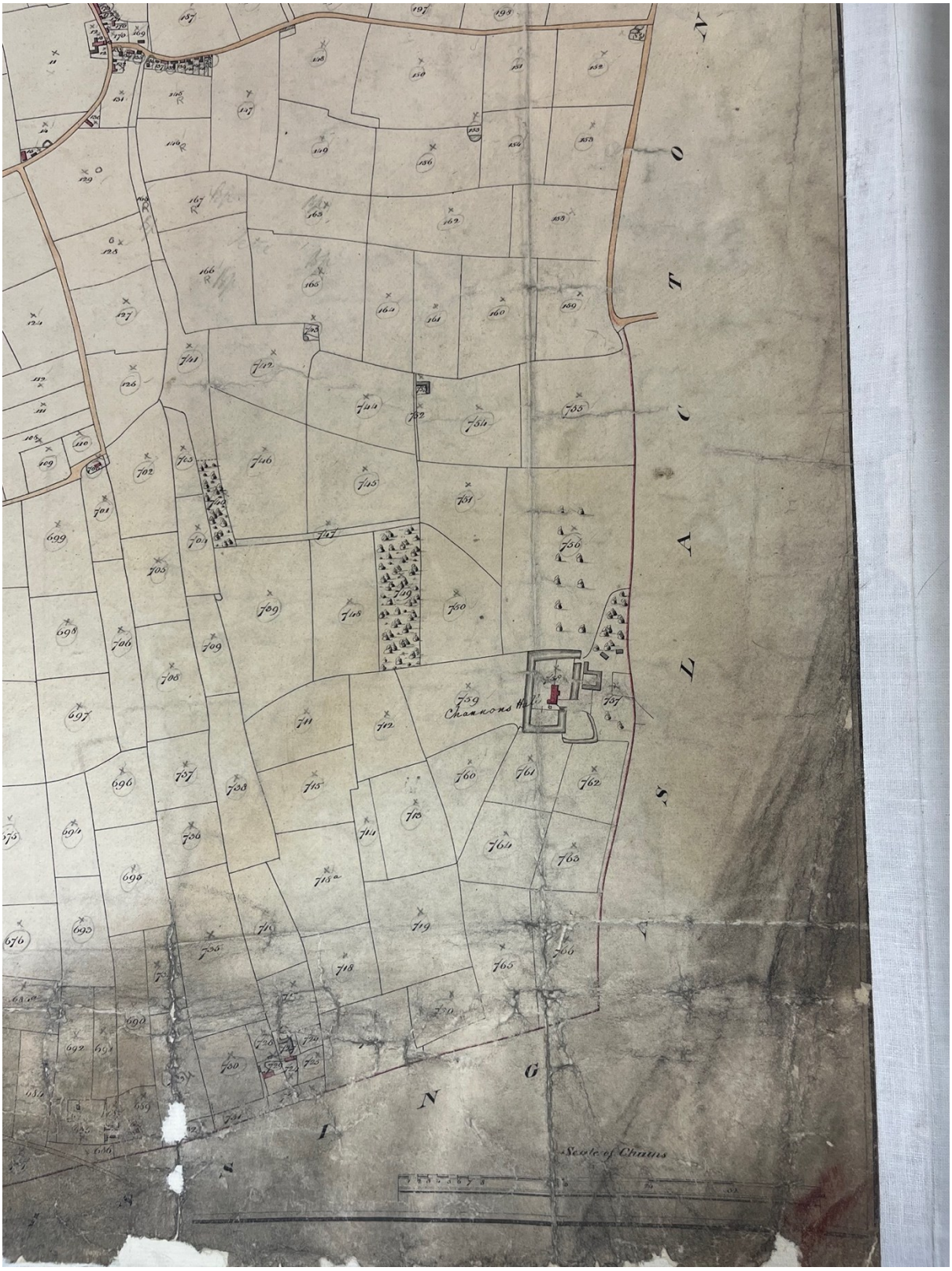


Channonz Hall: Enclosure Award Map,1822. Detail of the south east section of the map recording remaining wing of the House, the formal avenue and park to the south of the house. (North at top of the map).



Channonz Hall. Enclosure Map, 1822. Detail of house and moated area.

Note: an orchard remains on the 'island' to south-east of house.



Channonz Hall: Tibenham Tithe Map 1840. Detail of the south-eastern section of the map. House, moats and wider landscape.

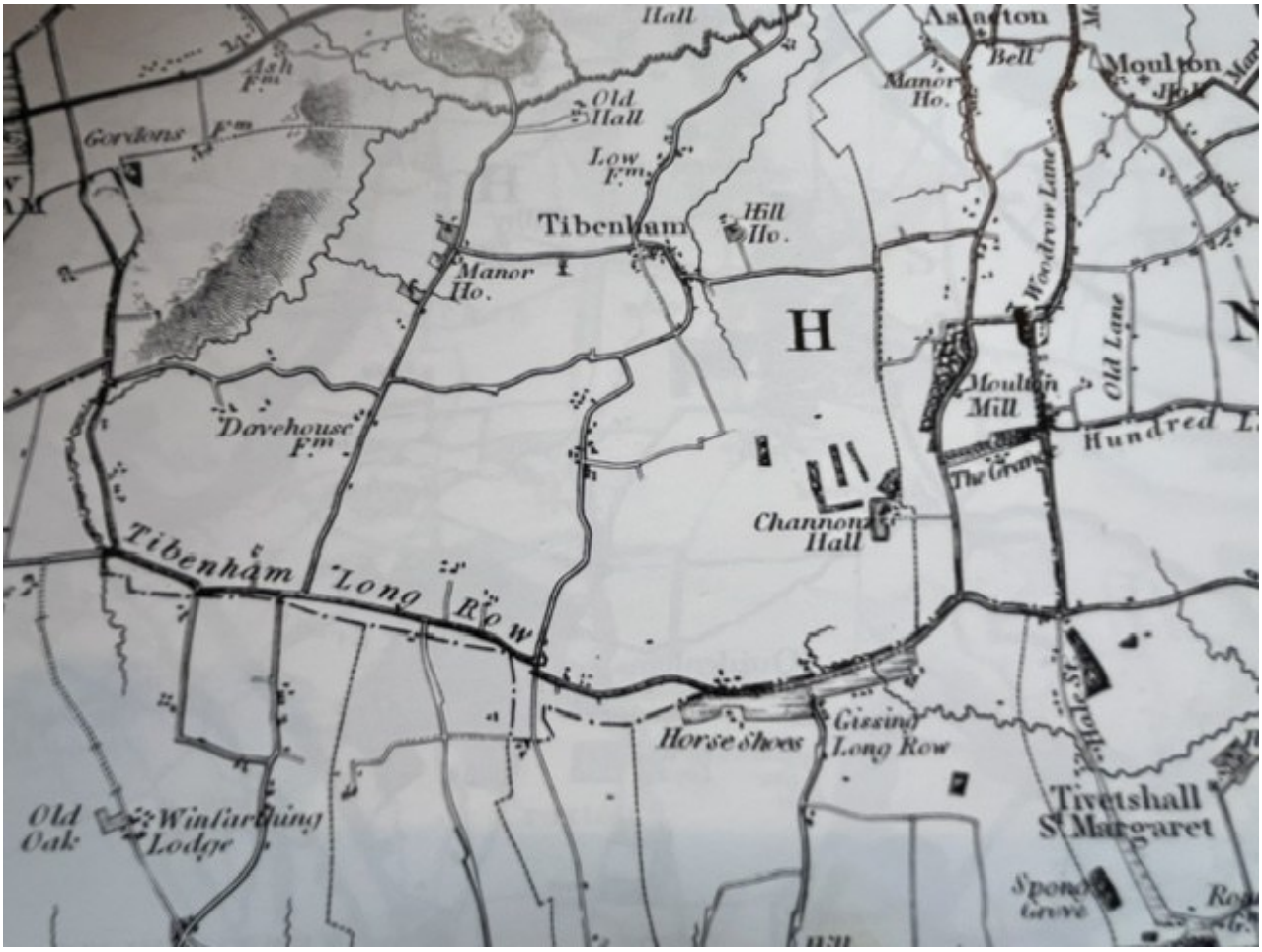


Channonz Hall. Detail of Tibenham Tithe Map 1840. House, moats and remains of avenue

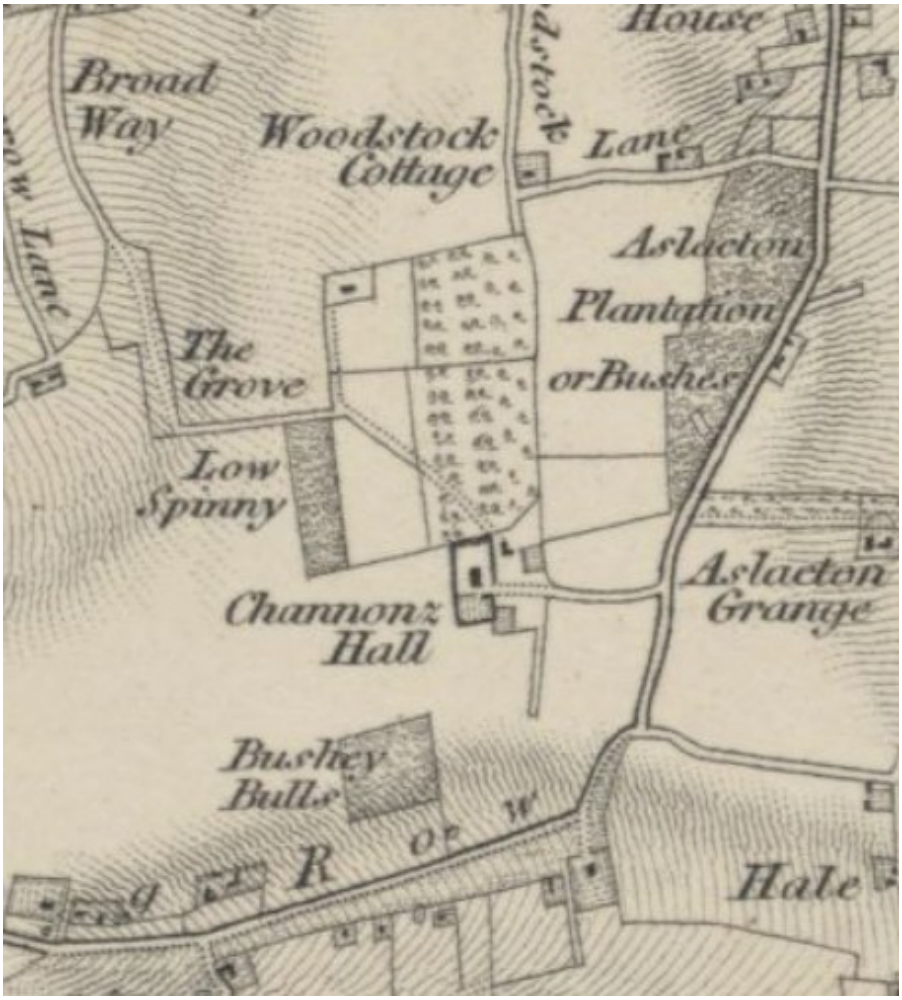
Printed Maps and plans:



Channonz Hall. Faden's Map of Norfolk. 1797. It shows an approach from the north to the forecourt.

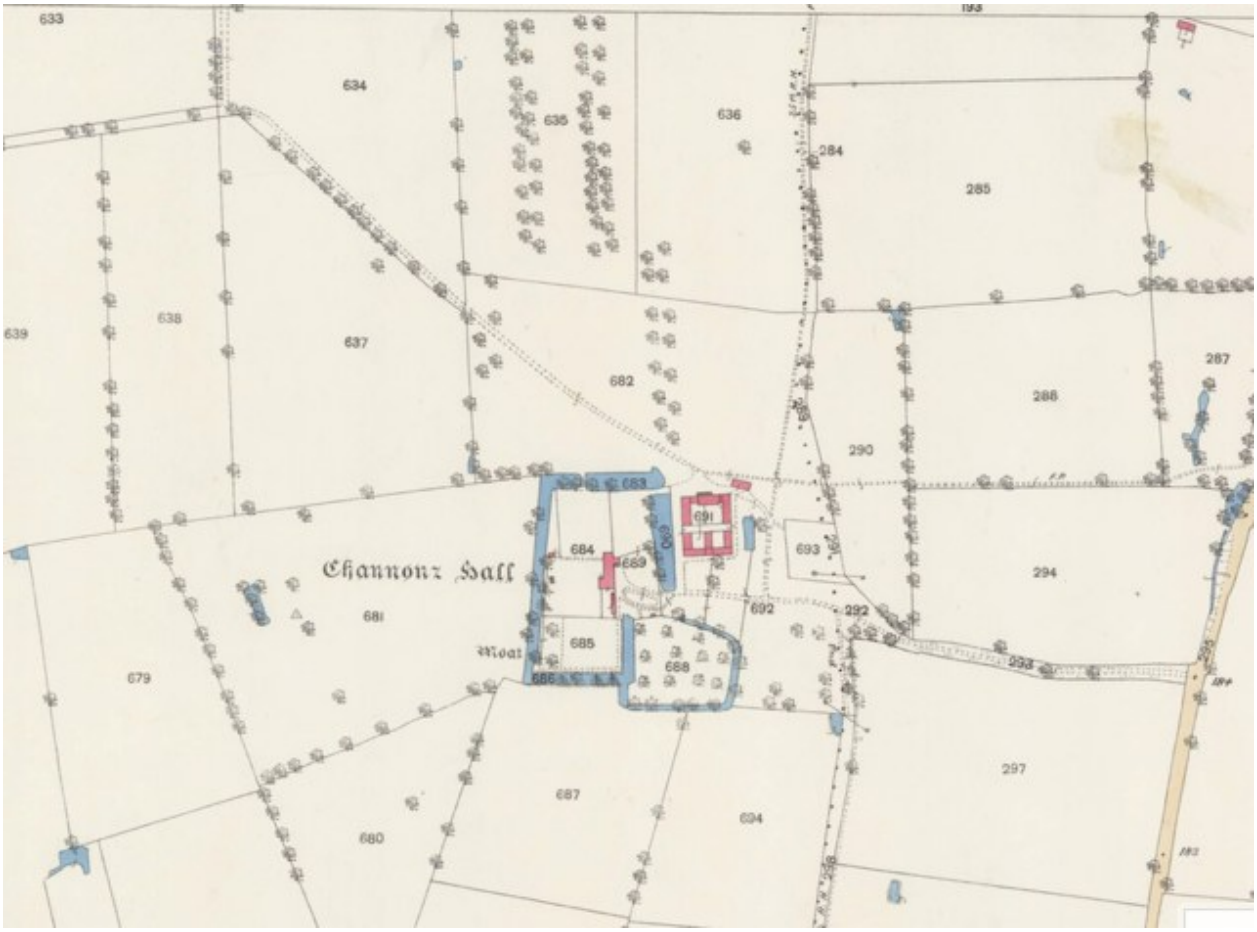


Channonz Hall. Bryant's Map of Norfolk. 1826



Channonz Hall: Detail of OS 1" Old Series map. Sheet LXVI

Surveyed 1815/36. Published 1838. Note: double avenue to north of the house.



Channonz Hall: detail of OS 25" 1st edition map. Published 1883. Sheet XCVI.15

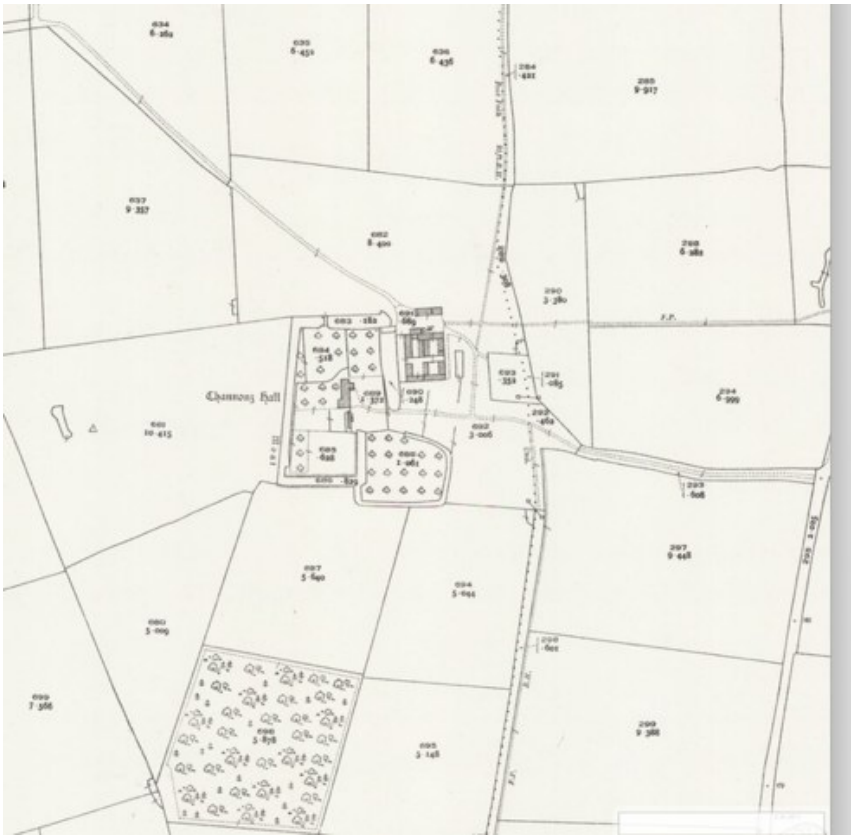
Note: orchard is still on the 'island' & vestiges of the avenue to the north remain.

A second, wider double avenue is marked to the north-west of it.



Channonz Hall: detail of OS 25" 2nd edition map. Revised 1904. Published 1905.

The orchard remains but no trace of the avenues to the north.



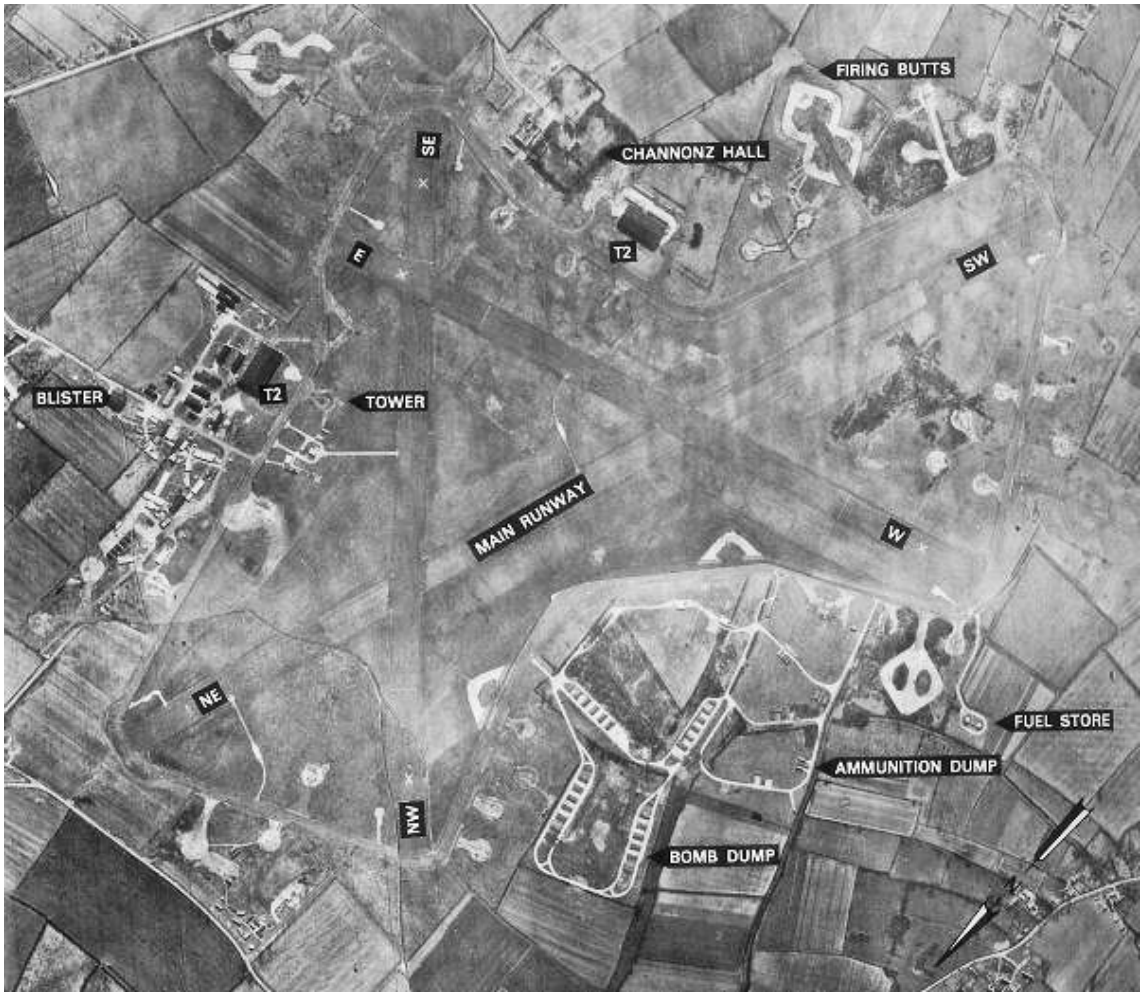
Channonz Hall: detail of the 25" OS 3rd edition map. Revised 1926, published 1928.

New areas of orchard marked around the house within the moats.

Aerial photographs:



Channonz Hall. Pre WW2 aerial view from the south-east. 1938. No remains of parkland or avenue. Trees on the banks of the moats. Drive to house from Plantation Road, bottom right corner



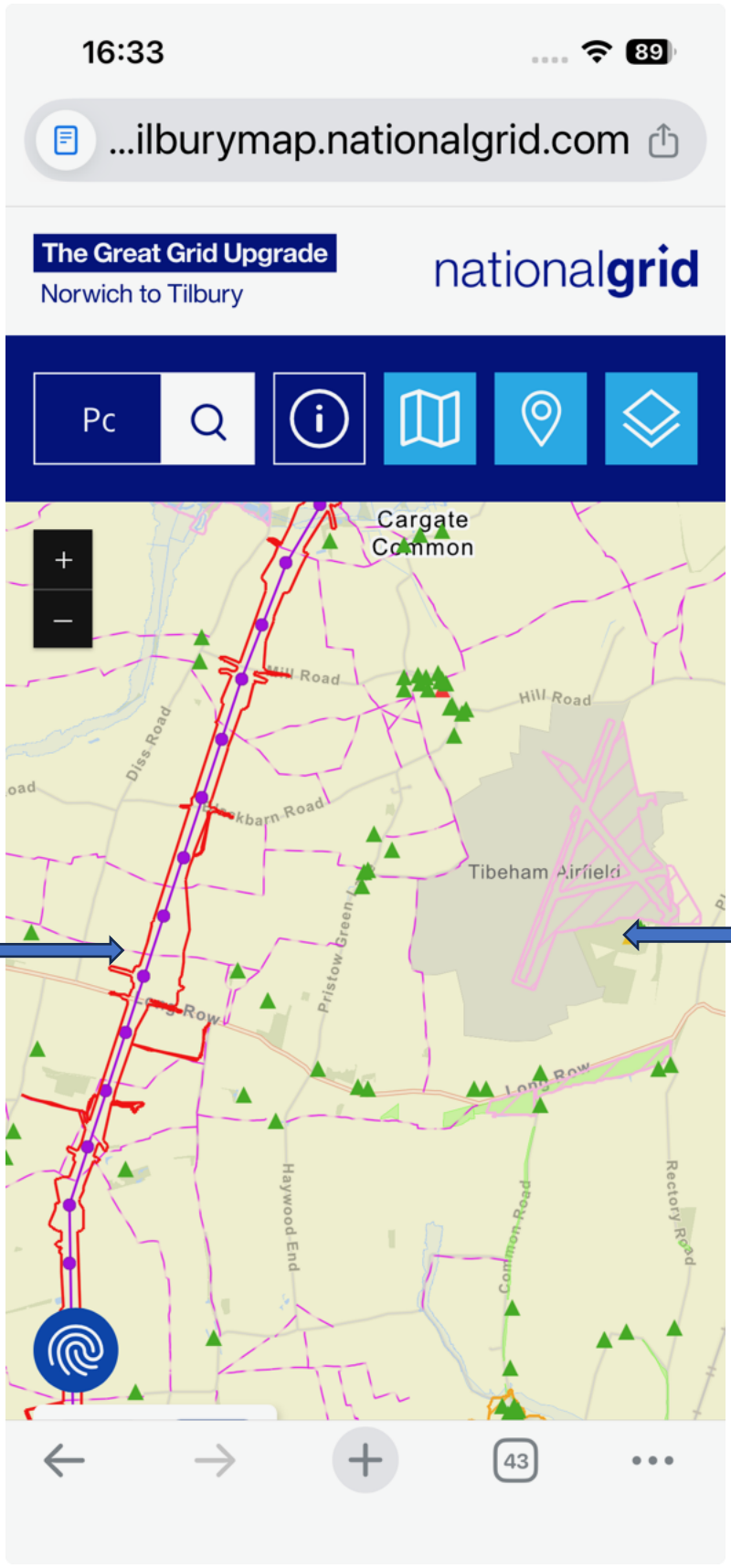
Tibenham Airfield. RAF 1945. Channonz Hall marked at the top of the image



Channonz Hall. Aerial overhead view to illustrate the proximity to Tibenham Airfield runways..

Google Maps 2026

Online map overlays:



Proposed route for pylons. They are out of sight from Channonz Hall. 2.70 km.

Channonz Hall

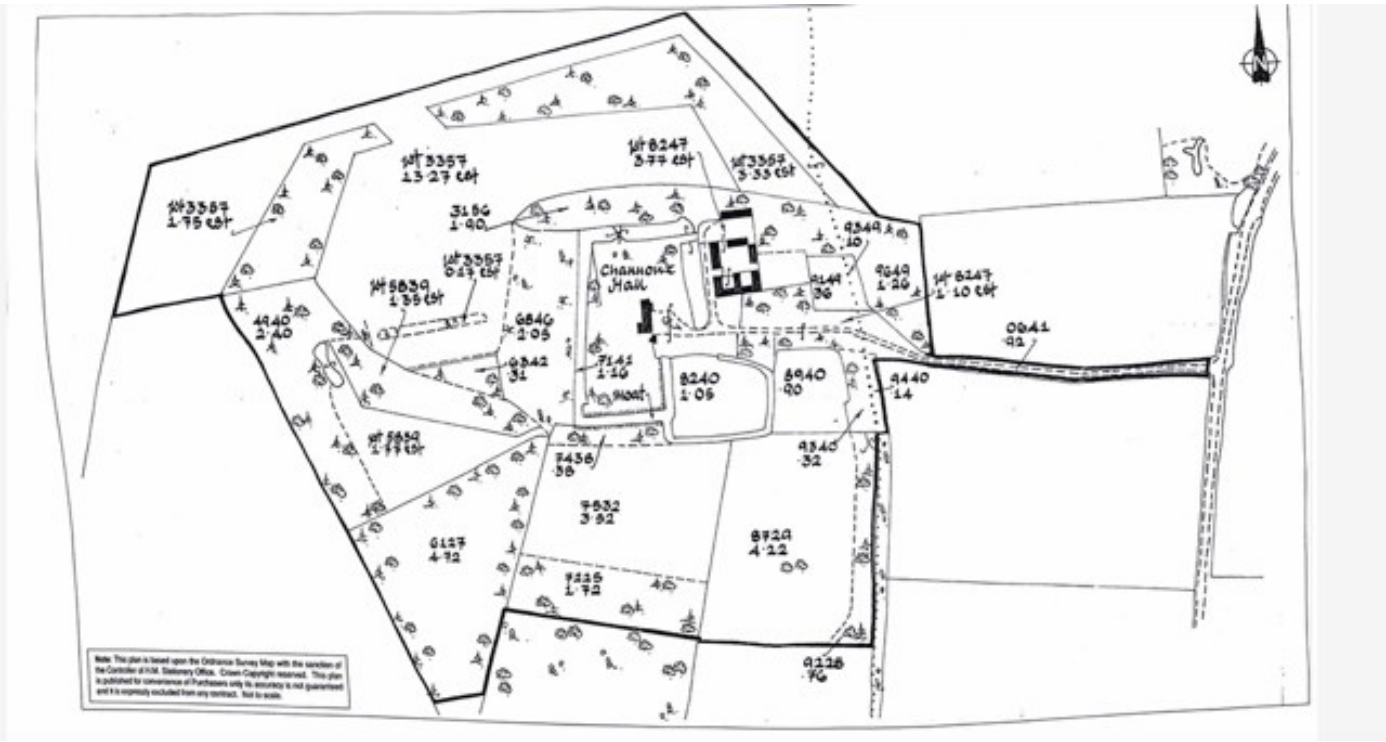


Channonz Hall: Lidar overlay. OS 2nd ed 6" map. Revised 1905. Published 1906 Norfolk XCVI.SE



Channonz Hall: DEFRA Higher Level Environment Stewardship agreement area.

Scans from the 1993 Savills sale brochure



SCHEDULE OF ACREAGES

	7225	Woodland	1.72 acres	pt 8247	3.77 acres
	6127	"	4.72 acres	9149	0.36 acres
	4940	"	2.40 acres	8240	1.05 acres
pt	3357	"	1.75 acres (est)	8940	0.90 acres
pt	3357	"	3.33 acres (est)	8729	4.22 acres
	3156	"	1.90 acres (est)	7532	3.52 acres
	6846	"	2.05 acres	pt 5839	1.77 acres (est)
	6342	"	0.31 acres	pt 3357	13.27 acres (est)
pt	5839	"	1.35 acres	0641	Track 0.92 acres
	7438	"	0.38 acres	7141	Moat 1.16 acres
	9228	"	0.76 acres	9440	0.14 acres
	9340	"	0.32 acres		
	9440	"	0.14 acres	**Total**	**31.08 acres (est)**
	9649	"	1.26 acres		
pt	8247	"	1.10 acres	**Overall total**	**54.74 acres (est)**
pt	3357	"	0.17 acres		

Total 23.66 acres (est)

Channonz Hall: Scans of the property's land holding and schedule of areas within it.

Savills sale brochure, 1993



Channonz Hall: east front. 1993.