

HISTORIC RECORDING

**THE BARNES
DIAL FARM
CODDENHAM GREEN
SUFFOLK**

FOR

GEORGE TANNER HOLDINGS LTD

**RJF/NJR/1481
JUNE 2014**

INTRODUCTION

The report is accompanied by a CD containing the photographic record and contains printed pictures of key features.

The site was inspected 10th June 2014.

SUMMARY

The barns together with the adjacent moated and listed farmhouse are situated approximately 2km to the north-west of the village of Coddendam on a plateau above the Gipping Valley at approximately 65mOD, some 30m above the village.

The main trunk road, the A140, is approximately 1500m to the west being the line of a Roman road between the county towns of Ipswich in Suffolk and Norwich in Norfolk.

Barn 1 comprises a timber frame on brick plinth with weatherboarding externally. The frame has been encased in concrete to a height of approximately 1.8m and a modern concrete floor laid indicating that the building has been used in all probability for grain storage in the recent past.

The frame and the plinth at low level are therefore hidden from view and their condition cannot be ascertained.

The roof structure has been totally replaced in recent years and now comprises softwood rafters supporting purlins spaced to support light weight profiled sheeting.

Each side of the main projection of the north elevation are later timber framed and weather boarded lean-to's. Attached to the south elevation is a later open sided lean-to structure roofed with corrugated metal sheeting.

Barn 2 comprises three distinct elements.

An open fronted earth brick cart shed to the west orientated north/south.

An enclosed building of similar construction to the east, again orientated north/south.

A timber framed structure running east/west linking the east and west wings to form three sides of an enclosed yard. The principal part has a first floor which appears to be an addition and a later single storey addition to the north. Due to the fact that the building has always had an earth floor continual erosion by livestock and the like and the action of ground burrowing animals has disrupted the brick plinth to the extent where this has now been undermined and underpinning and rebuilding of the brick plinths is becoming necessary. Attached to the southern elevation is an open sided lean-to.

The earth brick structures are in reasonable condition apart from areas of localised erosion which should be capable of satisfactory repair using traditional methods and matching materials prior to the protective render internally and externally being made good and repaired.

HISTORIC CONTEXT

Dial Farm lies in open countryside approximately 2km to the north-west of the village of Coddendam on a plateau above the Gipping Valley at a height of approximately 65mOD some 30m above the general levels within the village.

The main trunk road, the A140, is approximately 1500m to the west being the line of a Roman road between the county towns of Ipswich in Suffolk and Norwich in Norfolk. The farm is approached by an unmade track way leading from the public highway some 800m in length. The public highway is a no-through route terminating at an existing private airfield to the north and to the south gives access to both the A140 via Bucks Head Lane or the B1078 Needham Road via The Hollows. This latter road drops through a cutting down to the river valley. Almost immediately to the south of the site is Coddendam Wood which appears on the 1885 Ordnance Survey and to the north is Dial Farm Plantation which does not appear on the 1885 Ordnance Survey but appears on the 1905 Ordnance Survey having must have been planted in the intervening years. The surrounding land generally is arable farmland.

CARTOGRAPHIC BACKGROUND

A search of available mapping for the area was undertaken and the following located.

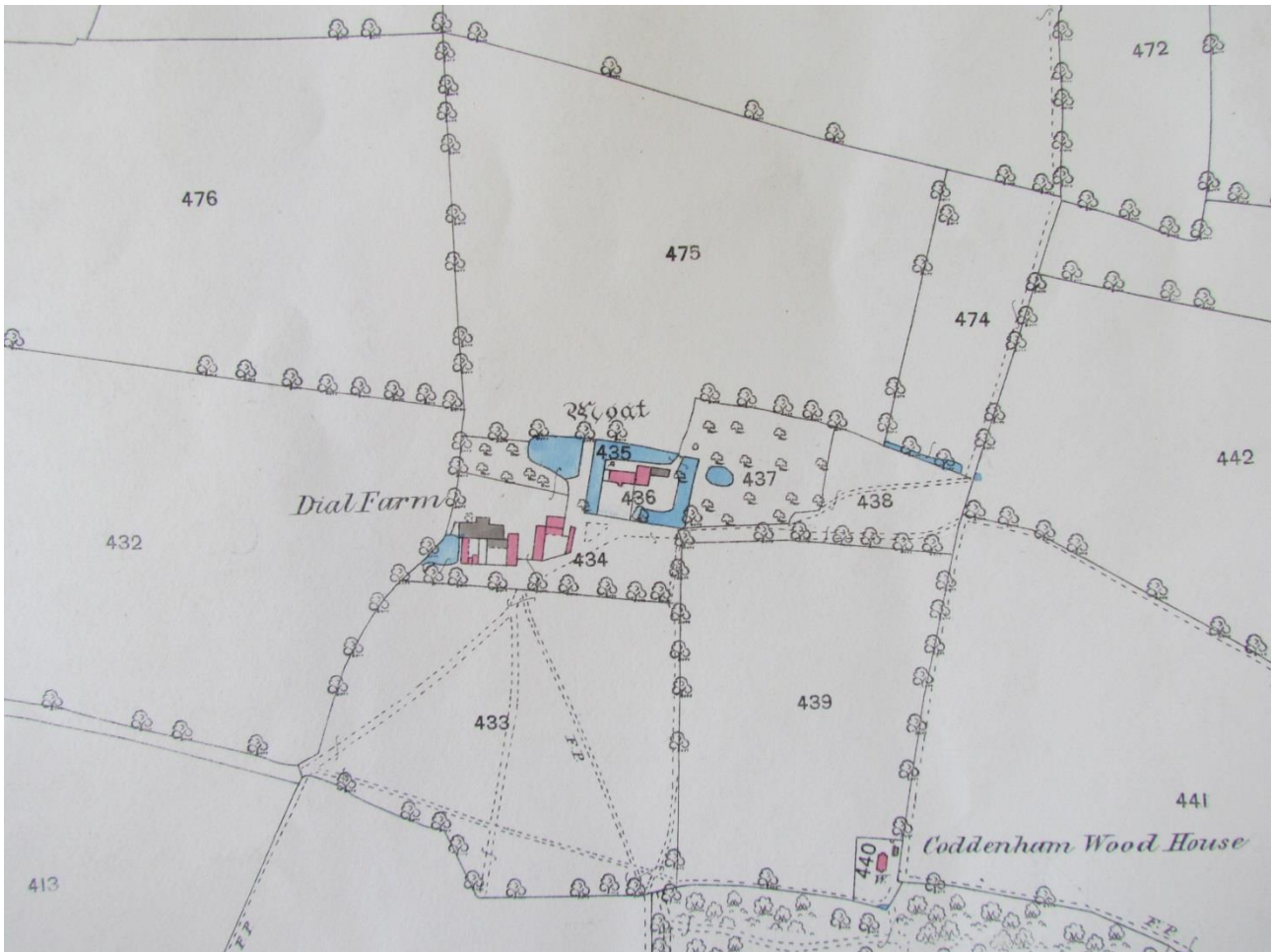
1838 Tithe Map

This indicates the existence of the timber framed elements of both barns



1885 OS Map

This indicates subsequent construction of structures to the south of both barns to create enclosed yards and pens.



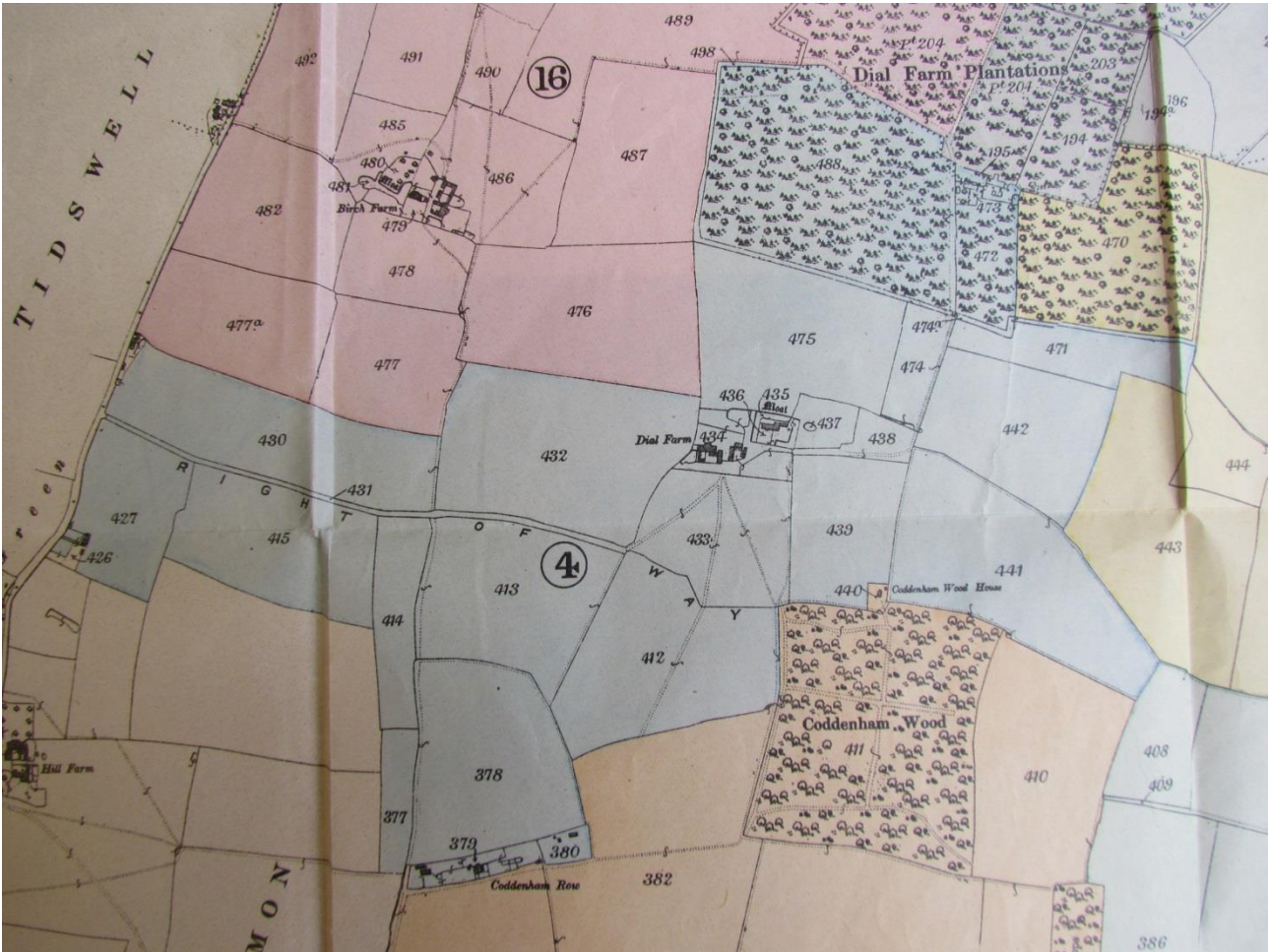
1904 OS Map

This indicates that the general layouts of structures has remained static.



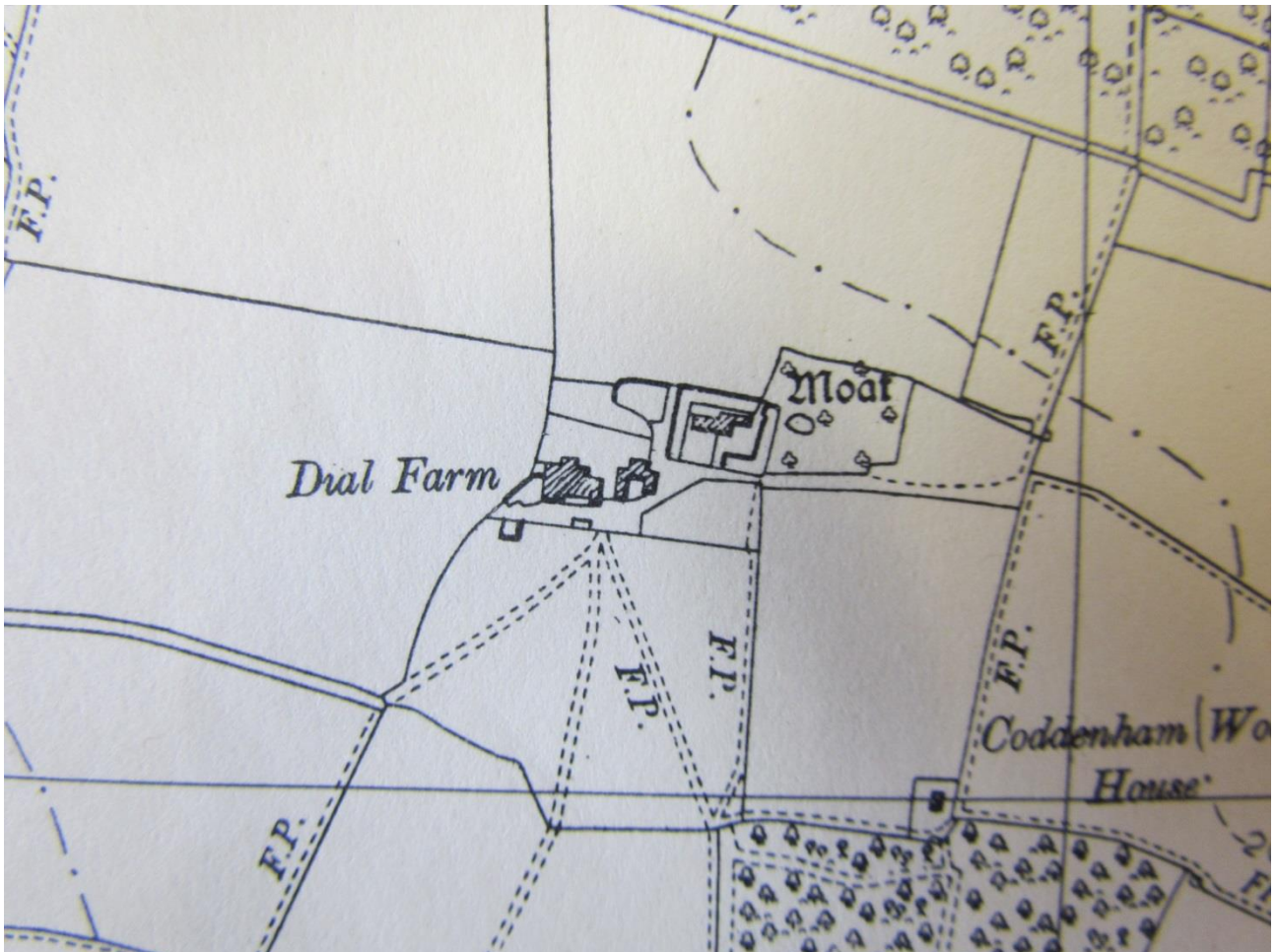
1922 Sales Particulars

Again, this indicates that the general layout of the structures has remained static.



1930 OS (Provisional)

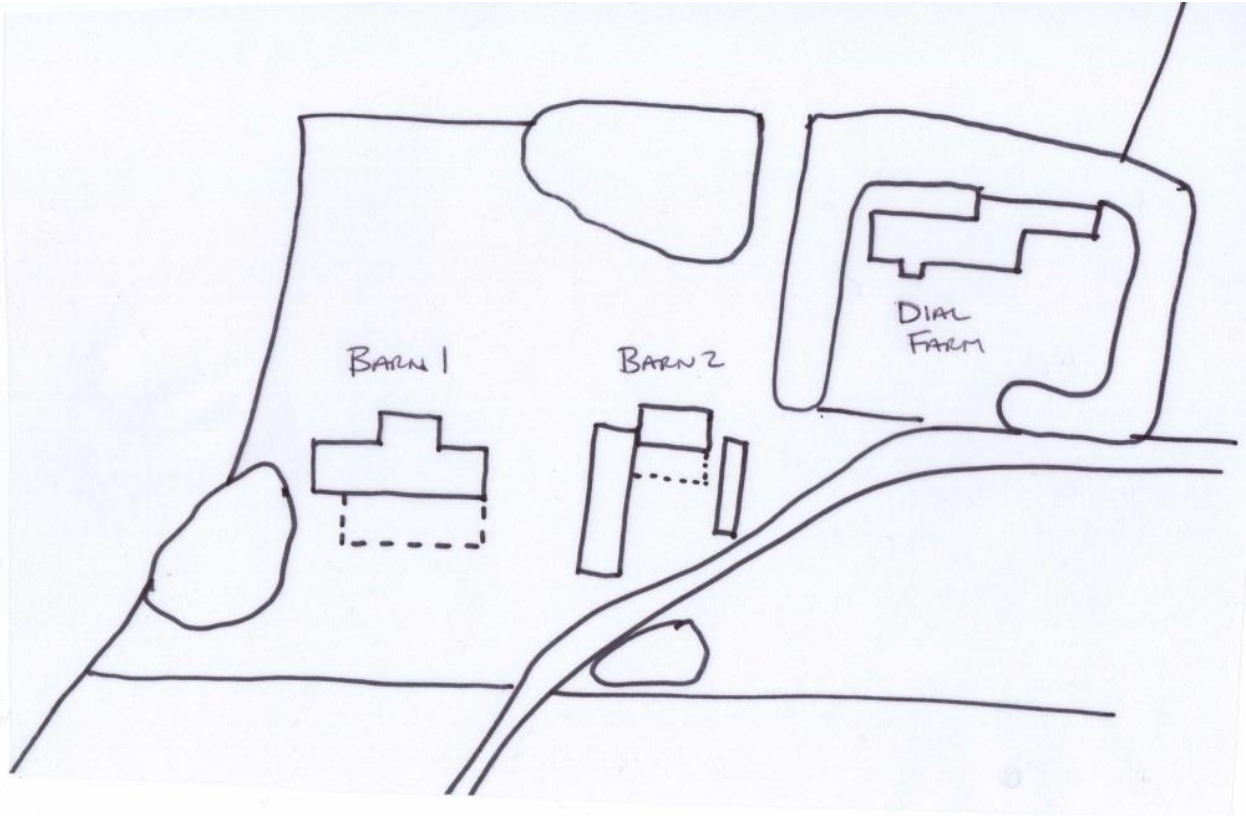
Indicates that the general layout of structures has remained static with the possible inclusion of roof over yard area to the south of Barn 1



Present Day

Barn 1 – all of outbuildings and yards added post 1838 have been removed

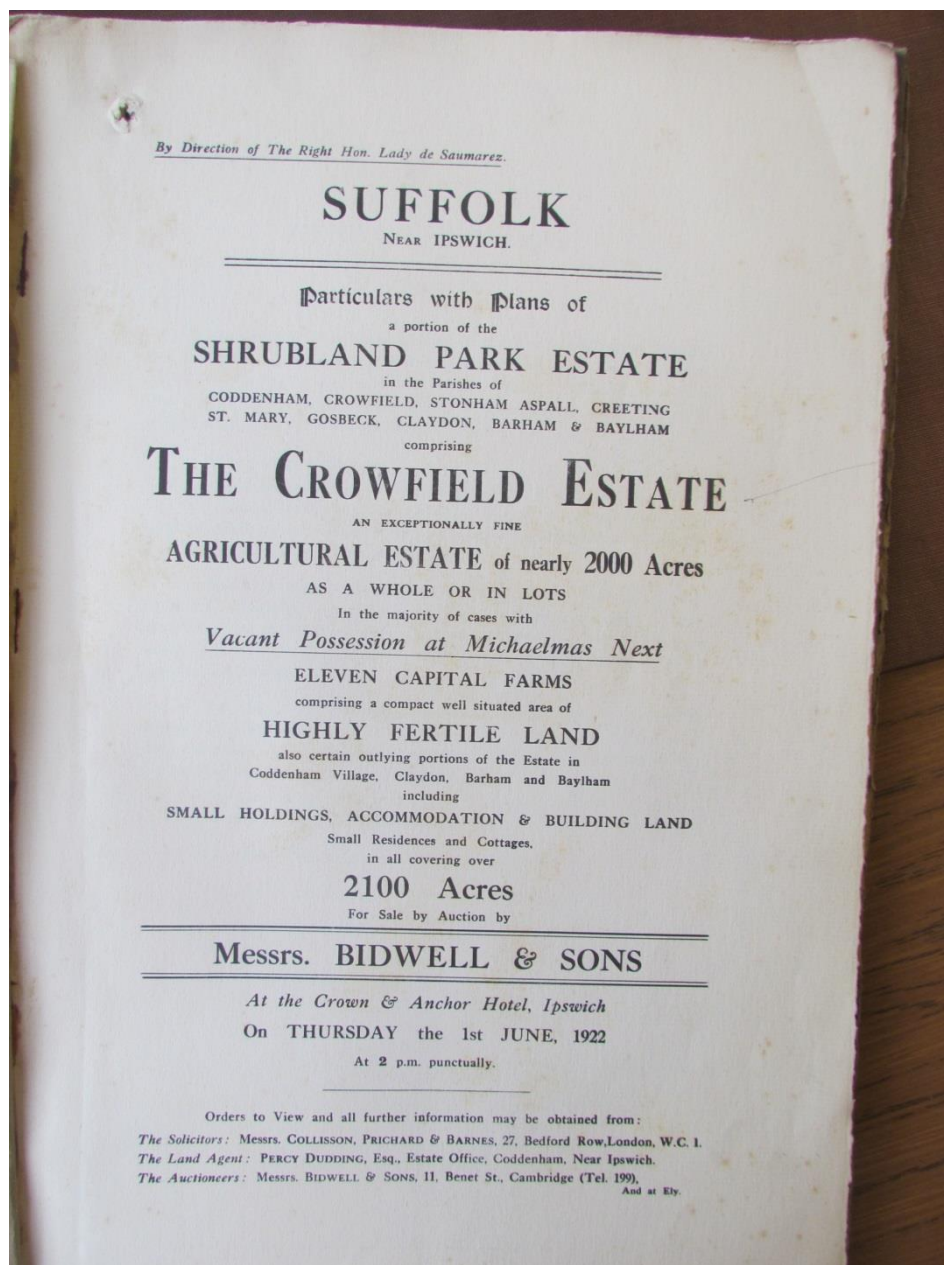
Barn 2 – configuration of structures as first appears of 1885 OS.

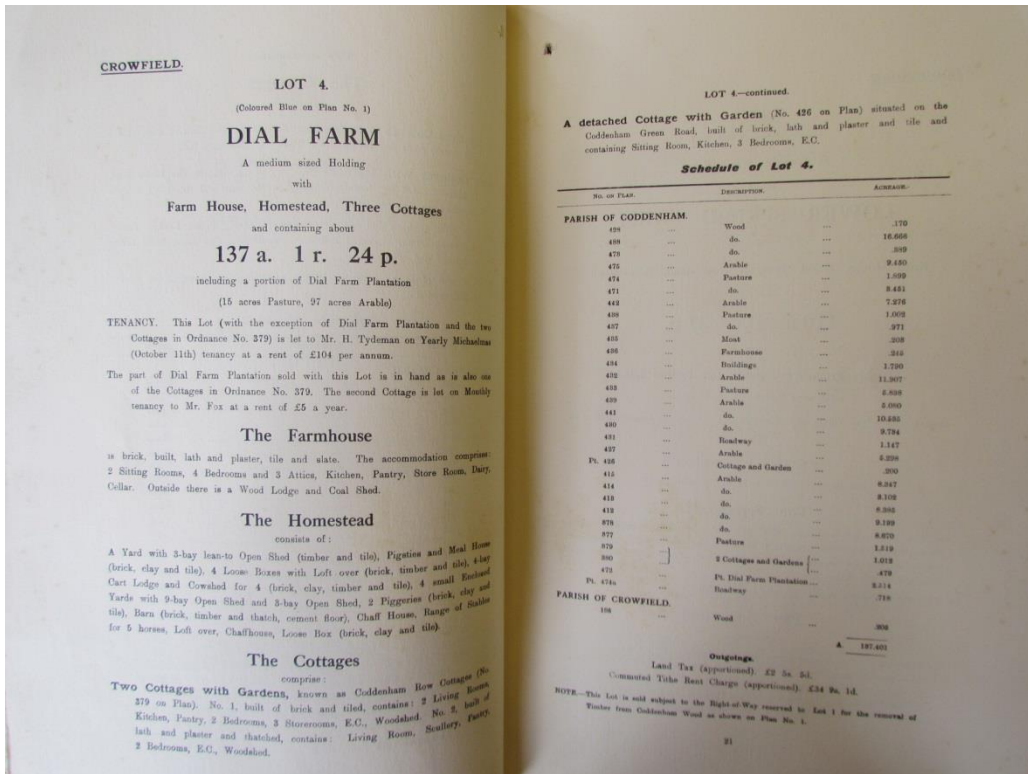


HISTORICAL BACKGROUND

A search of available documents was made. The farm had been occupied by the Tydeman family continuously from the 1880's to 2011 on the death of the last surviving family member.

First as tenants of the Crowfield Estate being a portion of the Shrubland Estate then as freeholders from 1922 upon purchase of the property from the Estate at Auction for the sum of £1,440.00.





However, the Tithe Apportionment of 1838 has a note against the entry relating to this holding which would suggest that the Tydeman family were in occupation at that time.

Charles Cross	47 Orchard					
	477 Orchard					
	478 Part of Meadow	pas				
George Field	29 Cottages Field	ara	8	20		
	30 do. gardens	ara	14	2 50		
	30 Great dy	pas	1	2 37		
	41 Meadow by the Row	ara	2	3 26		
	42 Lower meadow Field	ara	8	1 10		
	43 Great Simmons	do.	7	1 25		
	101 Row Field	do.	12	1 3		
	102 Row do.	pas	5	2 10		
	103 Front meadow	pas	1	1 39		
	44 Little Simmons	ara	1	2		
	110 Front Sigill	pas	1	27		
	531 Yard & buildings	pas		3 20		
	111 Orchard	pas	1	2		
	207 D. meadow	do.	13	1		
	112 Back do.	ara	13	2 26		
	113 Bush Field	pas	2	1 10		
	114 Bush meadow	do.	3	3 1		
117 Lower do.	do.	10	2 3			
118 Great Cross	do.	7	1 27			
119 Little do.	do.					
Carried forward			125	2 35d		

BUILDING STRUCTURES

Barn 1

Barn 1 is a timber framed weather boarded structure in five bays on an east/west axis extending to 19.5m in length by 7m overall. Its walls rise to a height of 4m at their wall plates from the internal floor of 20th Century concrete and the level ground to the north but to a height of 4.5m above ground level to the south. A later mainstry extends by a further 3.6m from the central bay of the north elevation. The doorway to the north has been reduced in effective height by the insertion of softwood rails and weatherboarding externally. Openings in the north and south central bays show much evidence of adhoc and temporary structural repairs to ensure the stiffness of the existing eaves beams. Each side of the northern porch there are later softwood framed lean-to and weather boarded structures with access doors having been created in the return walls of the porch either side for access. The gable peaks to the east and west are later softwood contemporary with the lightweight softwood roof structure evident supporting lightweight profiled sheeting roof covering. At lower level in the east and west gables are window openings which appear to have been inserted into the frame. To both the east and west gables in the absence of intermediate horizontal plate the existing timber studs are considered to be too slender and remedial work will be necessary.

The north and south walls comprise timber framing over a brick plinth with an intermediate horizontal plate at mid height in the walls. The spacing of vertical studs above and below the plates is not always consistent.

The configuration suggests a typical threshing barn of 5 bays with midstry on the northern side and a later open sided lean-to on the southern side.

The 5 bay barn has elements that appear to suggest circa C16 in origin with its mid-rail and stud wall frames.

Originally there were long single braces between the wall plate, tie beams and principal posts, these have subsequently been replaced with knee braces bolted to the posts and the tie beams, probably carried out during the 1800's.

The C16 mid-rail and related studs do not relate well to the long slender tie beams.

There is evidence to suggest that the barn has been subject to an element of rebuilding together with extensive repair work over the years with repairs and alterations having been carried out using materials retrieved from other structures.

The gable ends have full height studs with no intermediate plates at mid height and are later in origin than the framed side walls. It was also noted that the span of the barn at some 7M is wider than would be typical for a structure of this type.

Within the framing to the side walls heavy studs are noted below the mid height rail where studs above are of a more slender profile.

The roof structure has been totally replaced mid C20 and now comprises purlins and rails supporting lightweight profiled sheet roofing. There is reference in the sales particulars for the 1922 auction that at that time the roof was thatched.

The midstry appears to be later than the side wall framing and has principal braces with cut studs above and below suggesting C17 in origin.

Adjacent the midstry are two lean-to stores constructed of sawn softwood framing, possibly dating from mid C19.

An examination of the frame shows evidence of isolated carpenter's marks at some of the joints although it was noted that in all cases this occurred on only one of the adjoining timbers the corresponding mark on the adjacent timber not being evident. Again this would suggest that the building although elements of which may date from the C16 has been substantially rebuilt incorporating timbers from other buildings.

The pair of principal doors on the north elevation, the upper doors have been reduced in height to leave a gap at the top probably to provide increased ventilation to the barn when used for purposes other than threshing. From around the early 1840's threshing machines started to be introduced and became more common particularly on large cereal farms which may well be the case in this instance.

To the south doors internally there is a central door stay and the bottom of this together with the bottom of the door frames incorporate rebates which we would suggest were further threshing boards to prevent loss of grain under the doors. The doors are clearly of Victorian origin constructed in softwood of a ledged and braced pattern with strap hinges.

The barn frame has very little of particular interest in terms of its frame members and carpentry. Even the scarf is and has been in use for several centuries and therefore can reveal little as to the date of the building. The scarf joint is a face-halved and bladed scarf with four pegs and could date from about 1575 to the present day and is therefore of little help in defining the character or date of the building.

Externally most of the weather boarding present appears to have been replaced in C20 and all frame and plinth structures up to a height of approximately 1.8M have been encased in concrete internally so as to provide a suitable structure without “nooks and crannies” we would assume to enable the building to be used for grain storage. It is suggested that the replacement of the weatherboarding is probably contemporary with the replacement of the roof structure and replacement with the profiled sheeting.

Throughout the barn there is a concrete floor early C20 in date and there is some reference to it being in existence at the time of the auction in 1922 where there is reference within the auction particulars.

Barn 2

Barn 2 in fact comprises a group of three separate detached buildings forming three sides of an enclosed yard, the fourth southern side being enclosed by a wall containing a gateway. It would appear that this building has been used for livestock rearing over a period of years resulting in significant erosion of ground levels within the courtyard and within the timber framed building to the north of the courtyard.

The buildings to the east and west of the courtyard are constructed from earth bricks over a brick plinth rendered internally and externally supporting softwood roofs covered with pantiles.

To the west the building comprises an open fronted cart store with an enclosed area to the south which was originally open fronted and it would appear to have recently been enclosed using modern softwood studwork and boarding externally.

This building is some 17.5m in length with a span of 5.5m and an eaves height of 2.5m on the open fronted side increasing to some 3-3.5m on the courtyard side where ground levels are generally lower.

The building to the east again being constructed in earth bricks over a clay brick plinth supporting a softwood roof structure and pantiles subdivided into two fully enclosed spaces.

The overall length is approximately 12m with a span of 3m and an eaves height of approximately 2.2m.

The third element enclosing the courtyard is a timber framed structure incorporating an area of first floor. The overall size 9mx6m with an eaves height of approximately 2.3m.

The timber frame element probably has C17 origins possibly earlier but has subsequently been altered and extended. It has been constructed with a main frame with the remaining sections of studded walling. Lean-to extensions have been constructed to both the north and south elevations. An original once external boarded wall remains within the north extension with the lowest plank still lapped over the plinth. The building appears tall and the current first floor structure is a far later insertion. The original use of the building is unclear and it may have been a neat house (calf rearing). The inserted floor appears to be Victorian and has joists set vertical and timber machine cut. The upper floor is of thick planks and it has plank sides to a height of approximately 700mm above the first floor structure with similar plank dividers along its length. The roof structure has been replaced and is Victorian or later in date.

Clay lump store to the east – this appears to be a store and possibly crop/root store. Access is limited to one doorway (domestic width) towards one end suggesting limited use of the access and the long narrow space also limits uses to which the building could be put. At some time subsequent the building has been divided and a large opening formed in the north gable so as to create garaging space. It does not appear to have been used for livestock of any kind. To the clay lump walls there is evidence of the original tar finish.

West Cart Lodge

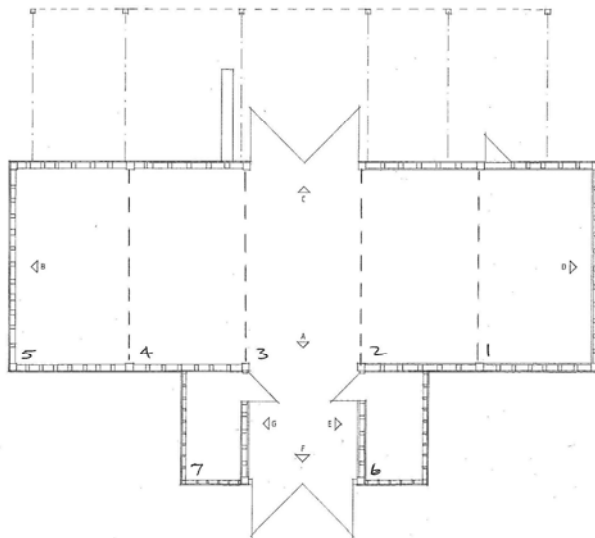
Open fronted four-bay cart lodge of clay lump construction. Attached to the southern end is a clay lump structure that would have originally been open to the south but has in recent years been infilled with modern sawn studwork and weatherboarding.

General Comments

The clay lump was probably made from clay dug up from adjacent land, probably resulting in the ponds present today on site.

Examination of the roof timbers to the later clay lump additions show these to be slender of poor quality, irregular in shape suggesting that they were in fact harvested from the local hedgerows.

Within this group of buildings the fact that following on from the original well framed timber framed element construction of the clay lump additions probably constructed since the 1700's would indicate that the farm was small or not very profitable.



No. Over Windows
Windows

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Site
DIAL FARM
COOBERMAN

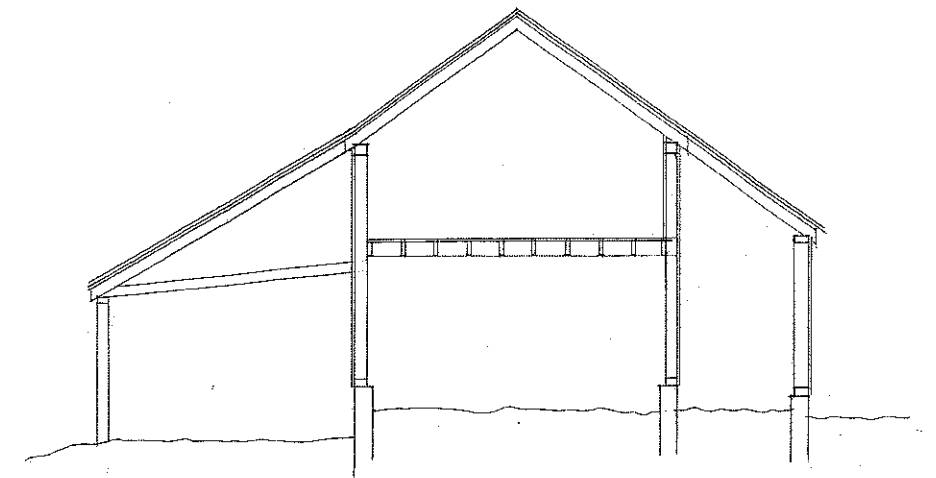
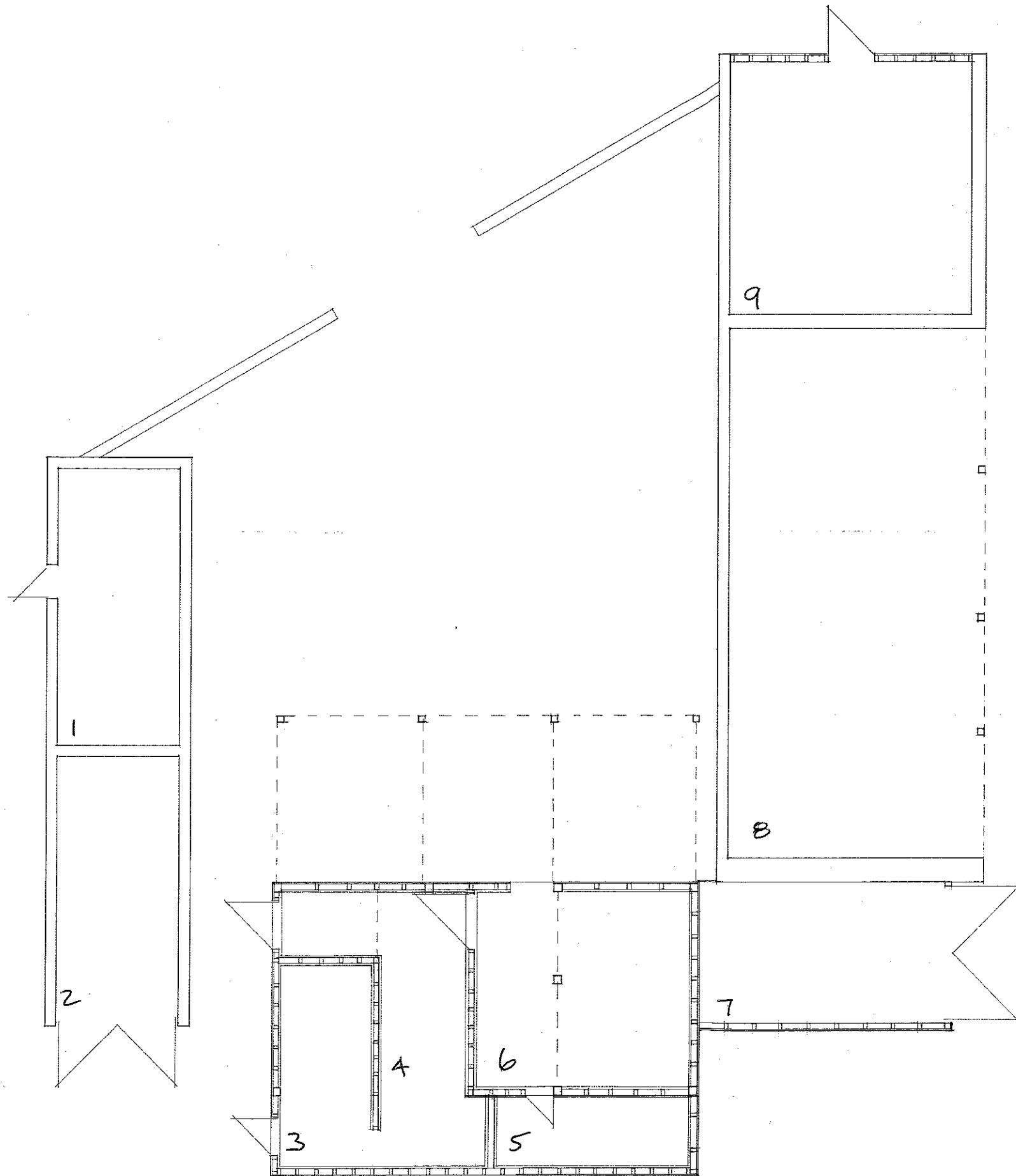
Project
BARN CONVERSIONS

Drawn
BARN 1
AS EXISTING

Scale
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Date
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JLF

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CODDENHAM

Project

BARN CONVERSIONS

Details

BARN 2
AS EXISTING

Scale

1:50

Date

APRIL 2012

Drawn by

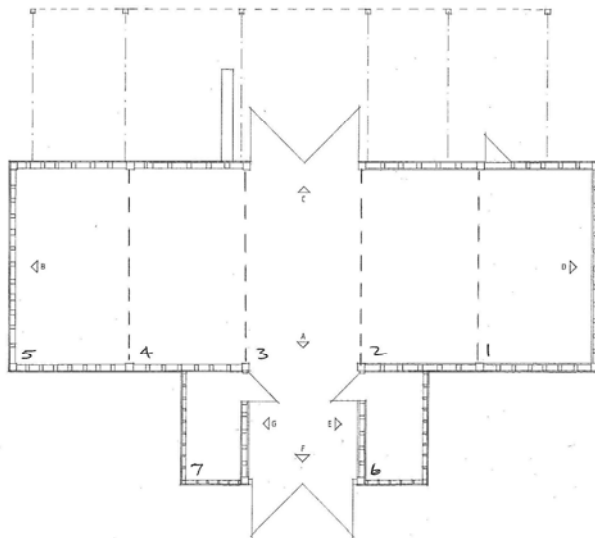
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No. Over Rooms
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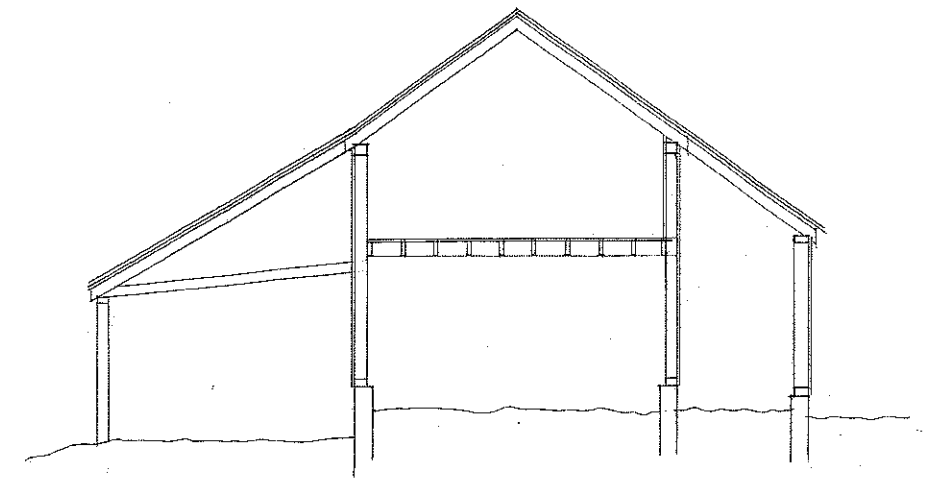
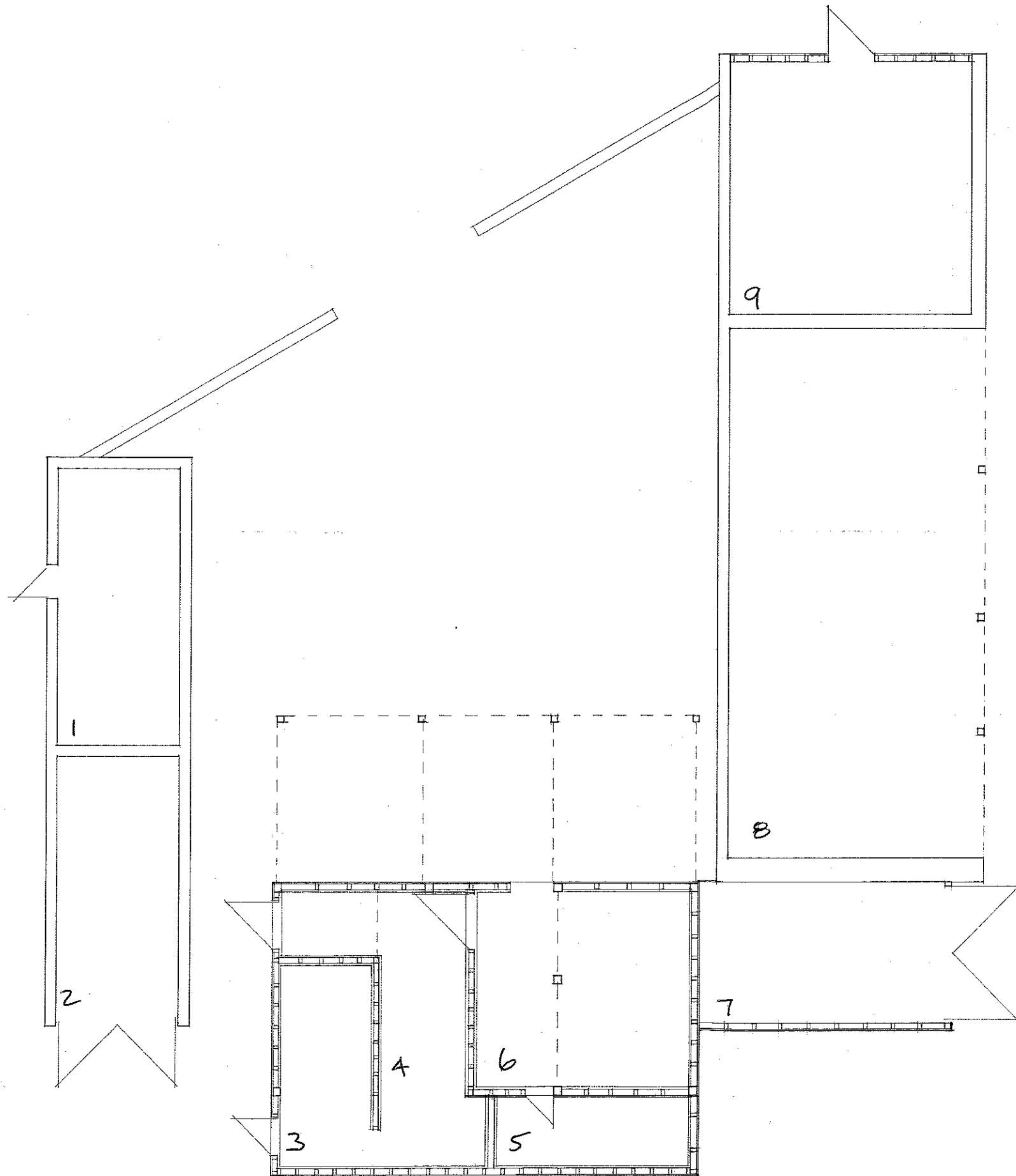
Project
BARN CONVERSIONS

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BARN 1
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APRIL 2012
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JLF

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CODDENHAM

Project

BARN CONVERSIONS

Details

BARN 2
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OASIS ID: johnnewm1-192466

Project details

Project name	Dial Farmhouse, Coddendam, Suffolk- Historic Building Records
Short description of the project	Coddendam, Dial Farmhouse (CDD 092, TM 12749 56164) level 2 recording of a barn due to be converted indicates it is of 16th century origin, timber framed with 5 bays with framed and clay lump outbuildings and much altered in the 17th to 19th century period. In addition a small and much delapidated extension of late 19th century date to the Grade II listed 17th century farmhouse was recorded prior to its demolition (Hollins Architects for The Old Hall Estate).
Project dates	Start: 01-05-2014 End: 30-06-2014
Previous/future work	No / Yes
Any associated project reference codes	CDD 092 - HER event no.
Any associated project reference codes	2445/13 - Planning Application No.
Any associated project reference codes	0898/13 - Planning Application No.
Any associated project reference codes	1033231 - LBS No.
Any associated project reference codes	CDD 008 - Related HER No.
Type of project	Recording project
Site status	Listed Building
Current Land use	Other 2 - In use as a building
Monument type	BARN Post Medieval
Monument type	OUTBUILDING Post Medieval
Significant Finds	NONE None
Investigation type	""Part Survey""
Prompt	Planning condition

Project location

Country	England
Site location	SUFFOLK MID SUFFOLK CODDENHAM DIAL FARMHOUSE
Postcode	IP6 9UN
Study area	400.00 Square metres
Site coordinates	TM 12749 56164 52.1621574135 1.11095144568 52 09 43 N 001 06 39 E Point
Height OD / Depth	Min: 61.00m Max: 62.00m

Project creators

Name of Organisation	Hollins Architects
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Hollins Architects
Project director/manager	Hollins Architects
Project supervisor	R Foulkes
Type of sponsor/funding body	Landowner

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Suffolk CC Archaeological Service
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Suffolk CC Archaeological Service
Paper Contents	"none"
Paper Media available	"Survey ","Report","Plan"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Dial Farmhouse, Coddenham, Suffolk- Historic Building Reports
Author(s)/Editor(s)	Hollins Architects
Other bibliographic details	RJF/NJR/1481 and 11102
Date	2014
Issuer or publisher	Hollins Architects and Surveyors

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