

HOLLINS

Architects, Surveyors & Planning Consultants

**HISTORIC RECORDING
EXISTING OUTBUILDING**

**DIAL FARMHOUSE
CODDENHAM GREEN
SUFFOLK**

PRIOR TO DEMOLITION

FOR

GEORGE TANNER HOLDINGS LTD

**RJF/NJR/11102
June 2014**

HISTORIC CONTEXT

Dial Farm lies in open countryside approximately 2km to 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 or the B1078 Needham Road via The Hollows. The 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.

Setting of Outbuilding

The existing dwelling, Dial Farmhouse, is Listed Grade II.

The existing building as presently configured comprises three principal elements as follows:-

The earliest part of the building probably dates from the early to mid C17 being timber frame rendered externally under a clay plain tiled roof. There is a principal axial chimney within this part of the structure and it would appear that the base is contemporary with the date of the timber frame with the upper part having been rebuilt, we believe, in the 1980's at which time the painted sun dial was included.

The second element comprises a lower range added to the east gable dating from C19 comprising painted brickwork under a slate hipped roof with a lean-to to the north elevation.

The third element, the subject of this report, is attached to the north-east elevation of the later addition and we therefore conclude that it dates from the late C19.

We understand that Mid Suffolk District Council have recently granted Listed Building Consent ref: 2445/13 for alteration and extension of the dwelling which includes consent to demolish the outbuilding, the subject of this report which has been prepared for submission to the Local Authority to discharge Condition 6 on the above mentioned Consent.

Description of Existing Structures to be Removed

The structure comprises a one-brick thick red-brick plinth, 450 above floor level. The structure above comprising softwood frame, comprising sole plate studs and header plate supporting a softwood mono-pitched roof presently having a slate roof covering.

Store Wing to the East

This building has been constructed in the C19 probably the latter half of C19. It has little carpentry to its frame and is simply studs and a wall and sole plate with nailed joints and of a very basic simple 'standard' constructional form. The sole plate, studs and wall plate appear to lack any carpentry joints. The roof is a simple mono-pitch with timber rafters simply laid on the wall plate. This building may well have been constructed by the farm workers and appear to be of very little architectural or historic interest. Some of the studs are mainly of an arras rail type in section to one side (rectangular stud with one angled side) typical of low cost basic construction as this. Another typical example where this type of arras rail type studs has been used is to a C19 wing to Ferry Farm House, Sutton, Suffolk (Suffolk Coastal). It appears as if sufficient new timbers were not available and a mixture of timbers including reused timbers has been used for the eastern end of the building. It is difficult to assess the exact use of the building other than it appears to have been external domestic 'store' etc to service the house (or the domestic garden) and may well have also contained an earth closet. The slate roof appears to be original and therefore the building is probably post c1850 but pre 20C.

Examination of the frame would suggest that the external walls were constructed initially with the internal subdivisions having been inserted at a later date as use of the outbuildings changed over time.

Softwood timber generally appears to be sawn with sole plate approximately 75x150 in section with studs , generally at approximately 400 centres , and head plate generally being 100x50 in section, although it was noted that in a number of areas where the frame has deteriorated material salvaged from elsewhere has been inserted into the structure.

There is diagonal bracing to all elevations and the internal partitions. The braces are continuous with intermediate studs having been cut in between the brace and either head or sole plate depending on location.

The existing roof includes a purlin at mid span of the rafters; this is inadequate allowing deflection of the rafter to occur resulting in unevenness of the roof slope.

The external elevations are clad with weather boarding, areas of which are now decayed and missing.

It was noted at the time of the site visit that approximately 50% of the brick plinth to the north elevation facing the moat has in fact collapsed leaving the sole plate suspended in mid-air which may be contributing to the distortion and deflection noted elsewhere.

In addition, examination of the softwood generally reveals extensive wood boring insect attack and deterioration due to rotting at sole plate level and head plate level.

Approximately 30% of the rafters at the eastern end of the roof have been replaced recently.

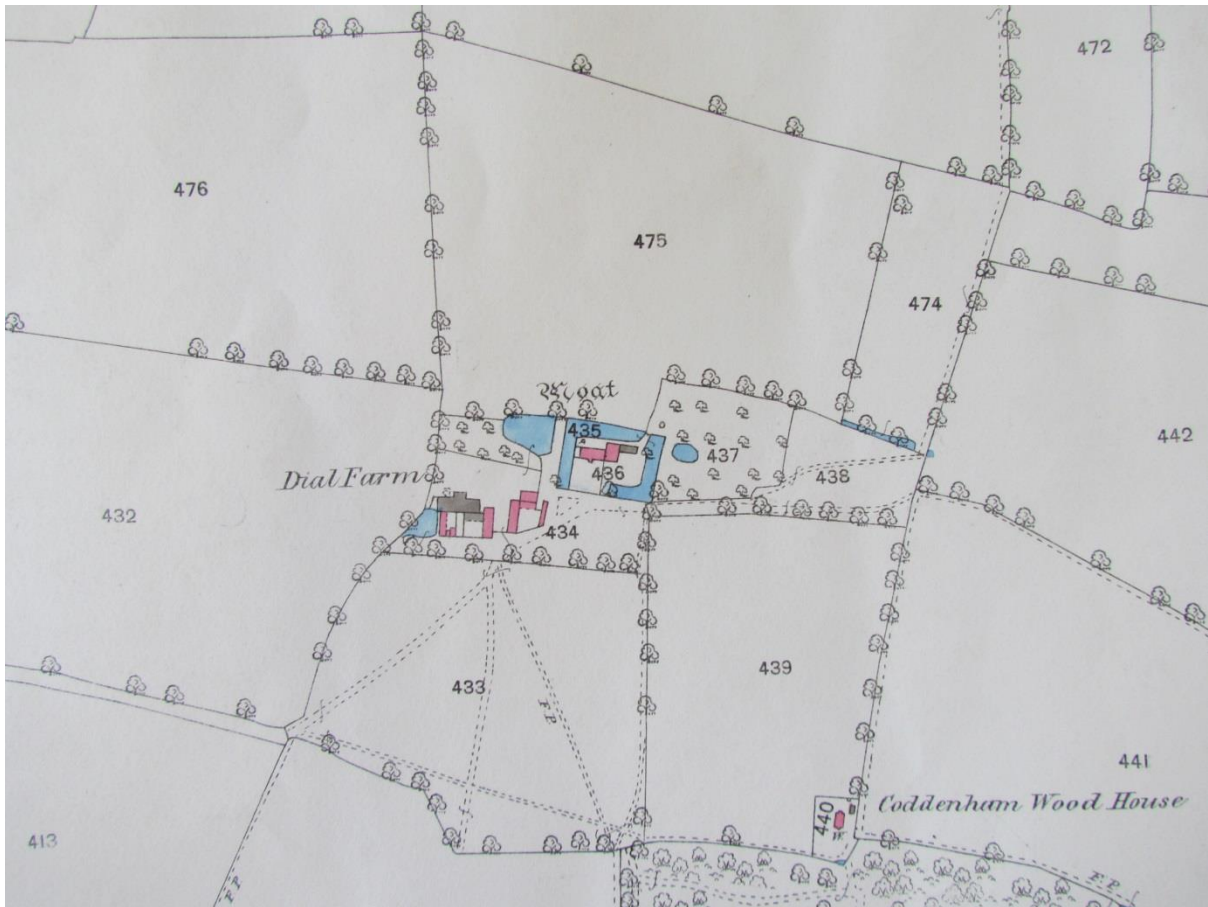
CARTOGRAPHIC BACKGROUND

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

1838 Tithe Map outbuilding not evident.



1885 OS outbuilding now included

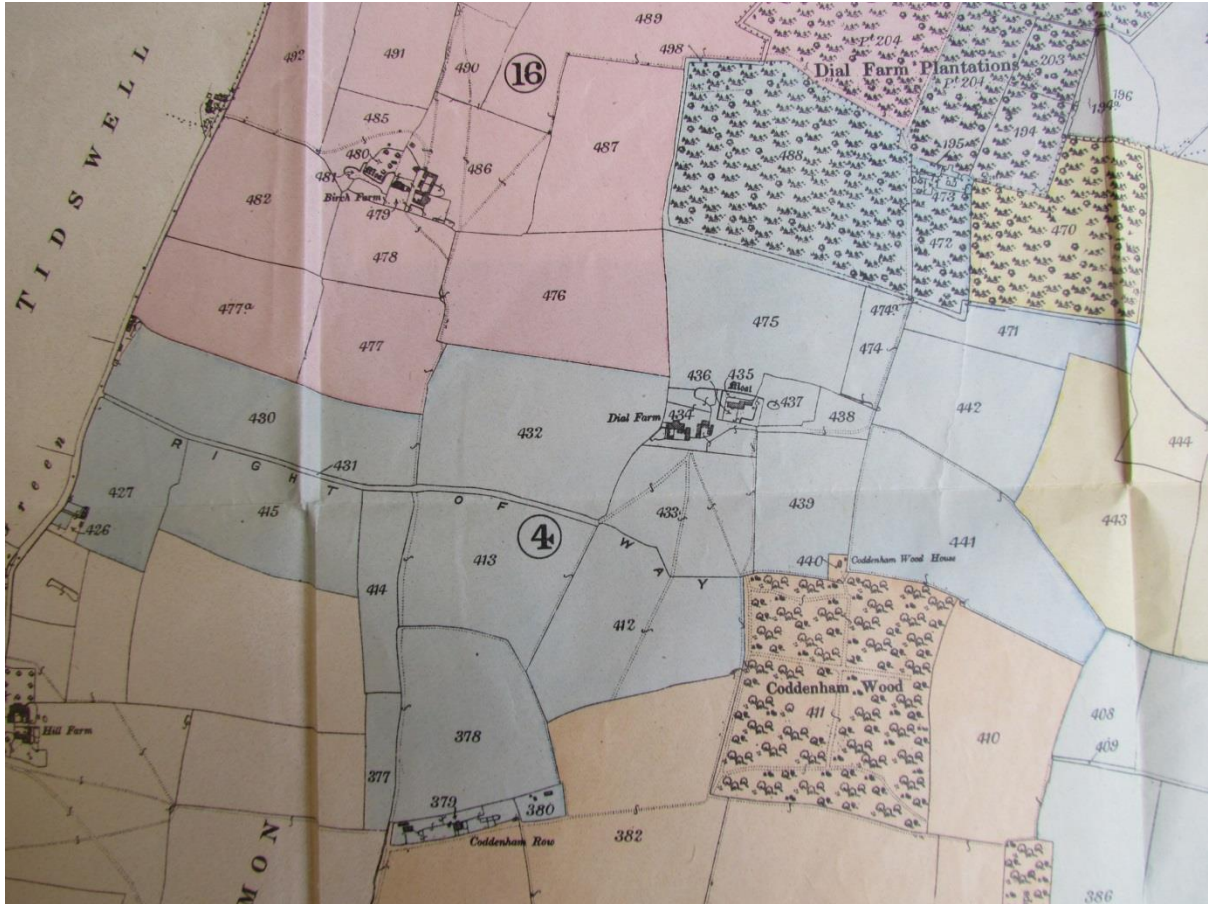


1904 OS outbuilding still evident.

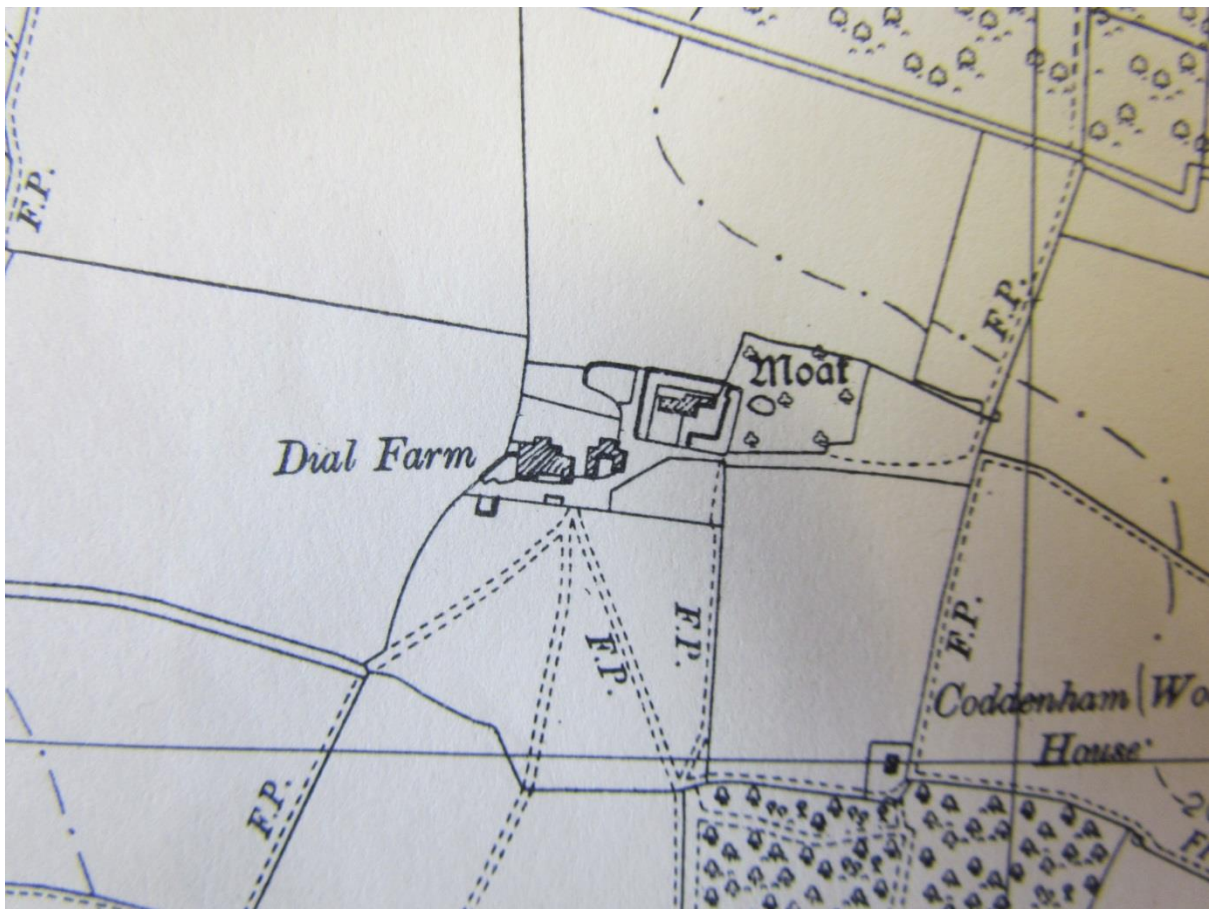


1922 Sales Particulars

Description in sales particulars refers to wood lodge and coal shed.



1930 OS (provisional)



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.

By Direction of The Right Hon. Lady de Saumarez.

SUFFOLK

NEAR IPSWICH.

Particulars with Plans of
a portion of the
SHRUBLAND PARK ESTATE

in the Parishes of
CODDENHAM, CROWFIELD, STONHAM ASPALL, CREETING
ST. MARY, GOSBECK, CLAYDON, BARHAM & BAYLHAM
comprising

THE CROWFIELD ESTATE

AN EXCEPTIONALLY FINE

AGRICULTURAL ESTATE of nearly 2000 Acres

AS A WHOLE OR IN LOTS

In the majority of cases with

Vacant Possession at Michaelmas Next

ELEVEN CAPITAL FARMS

comprising a compact well situated area of

HIGHLY FERTILE LAND

also certain outlying portions of the Estate in
Coddenham Village, Claydon, Barham and Baylham
including

SMALL HOLDINGS, ACCOMMODATION & BUILDING LAND

Small Residences and Cottages,
in all covering over

2100 Acres

For Sale by Auction by

Messrs. BIDWELL & SONS

At the Crown & Anchor Hotel, Ipswich

On **THURSDAY** the 1st **JUNE, 1922**

At 2 p.m. punctually.

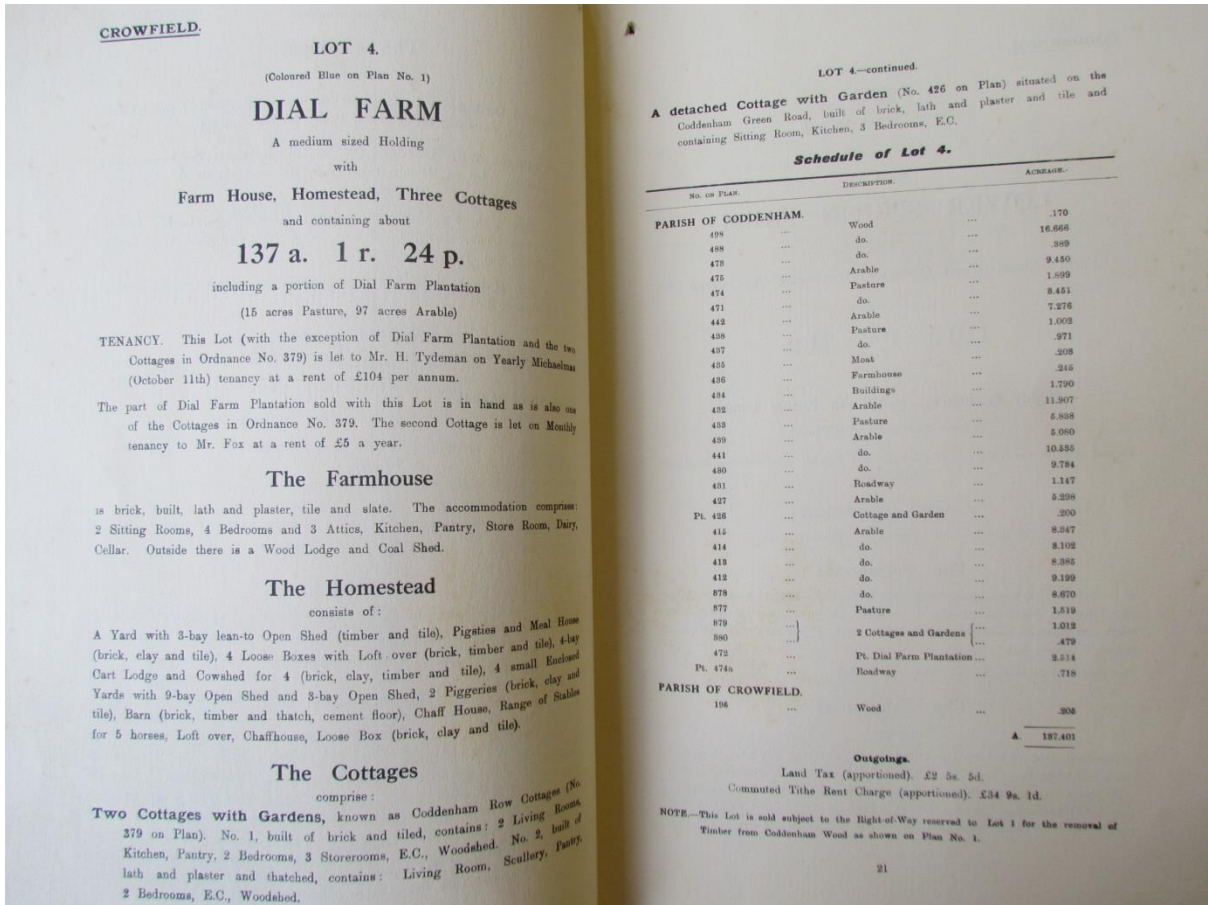
Orders to View and all further information may be obtained from:

The Solicitors: Messrs. COLLISON, PRICHARD & BARNES, 27, Bedford Row, London, W.C. 1.

The Land Agent: PERCY DUDDING, Esq., Estate Office, Coddenham, Near Ipswich.

The Auctioneers: Messrs. BIDWELL & SONS, 11, Benet St., Cambridge (Tel. 199),

And at Ely.



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	176 Orchard	pas	5	1	31		
	177 Orchard	pas	1	2	1		
	178 Part of Meadow	pas	1	21	1		
George Field	29 Colton Field	ara	5	10			
	30 do. do.	ara	14	2	30		
	30 Great ay	pas	1	2	31		
	31 do. do. by 1/2 do.	pas	2	3	36		
	32 Lower meadow Field	ara	8	1	10		
	33 Great Simmons	do	7	1	36		
	108 Row Field	do	12	1	3		
	109 Barn do	pas	5	2	10		
	109 Front meadow	ara	7	1	39		
	110 Little Simmons	pas	1	2			
	110 Front Fighle	pas	1	2			
	111 Yard & outdamps	pas	1	3	20		
	111 Orchard	do	1	5			
	112 do. meadow	pas	13	1			
	112 Back do.	ara	13	2	26		
	113 Bush Field	pas	2	1	16		
	114 Bus meadow	do	13	3	1		
	115 Lower do.	do	13	2			
	116 Great Field	meadow	7	1	27		
	117 Little do.	do	13	2	30		
	Carried forward		123	2	30		



North



South



North



East



South



South



North Wall



North Wall



North Wall



East Wall



South Wall



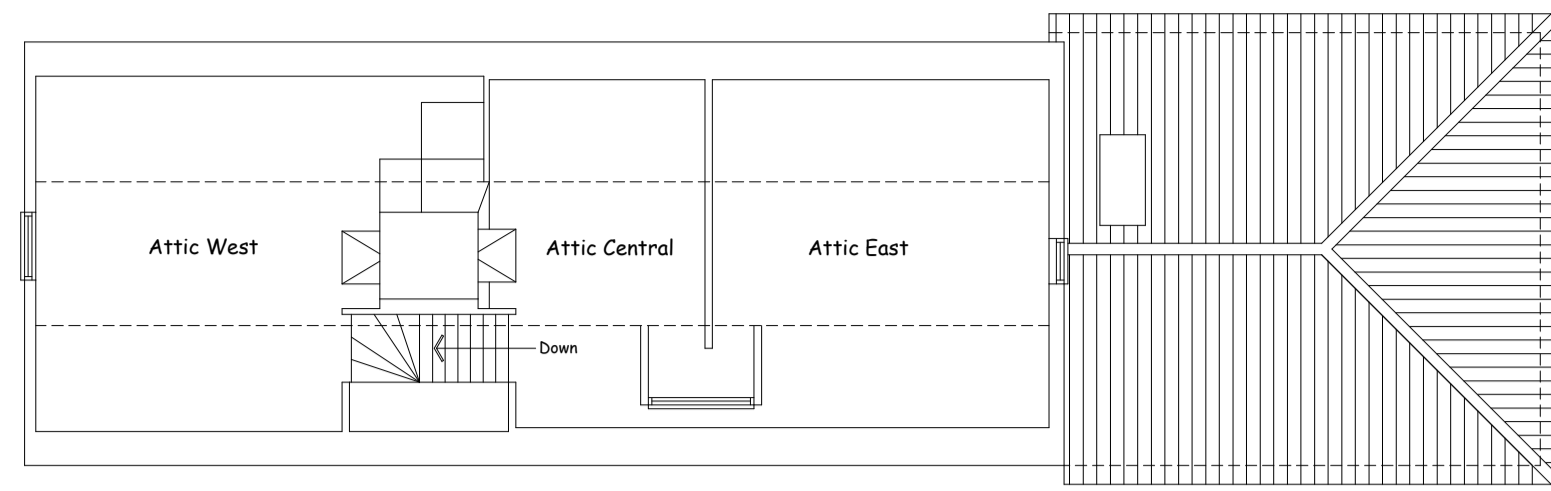
South Wall



Internal Wall



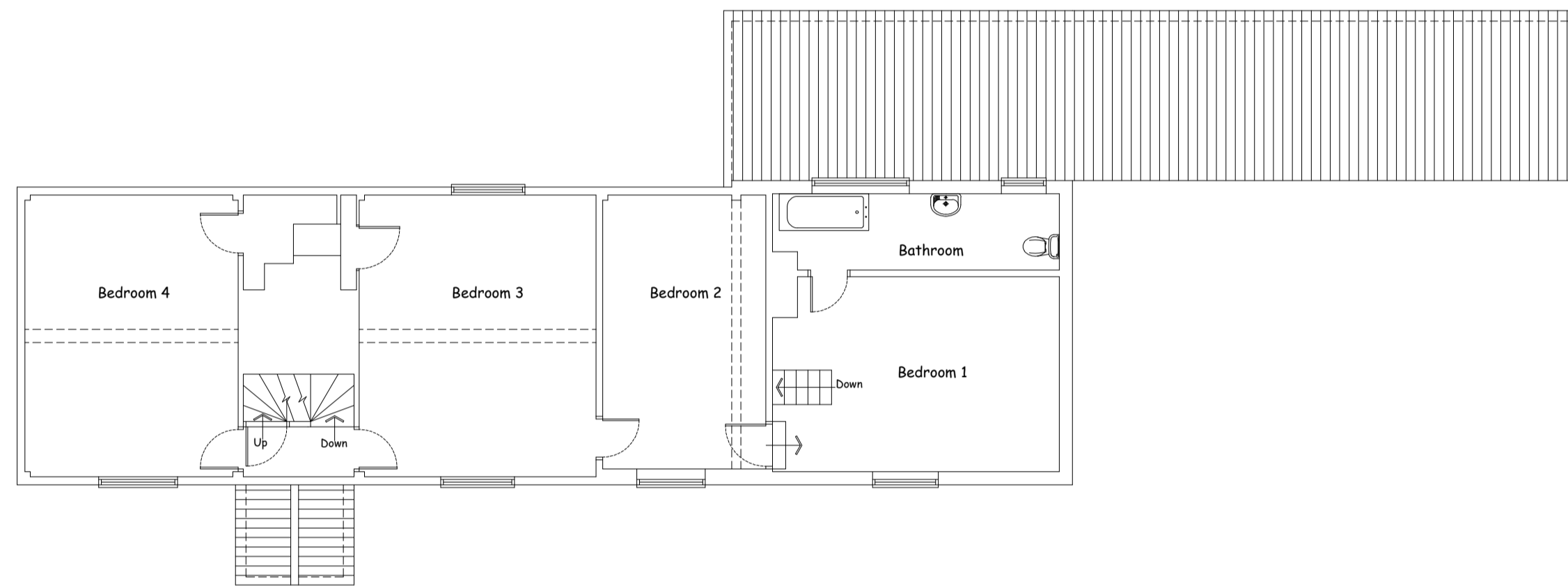
Internal Wall



Second Floor Plan



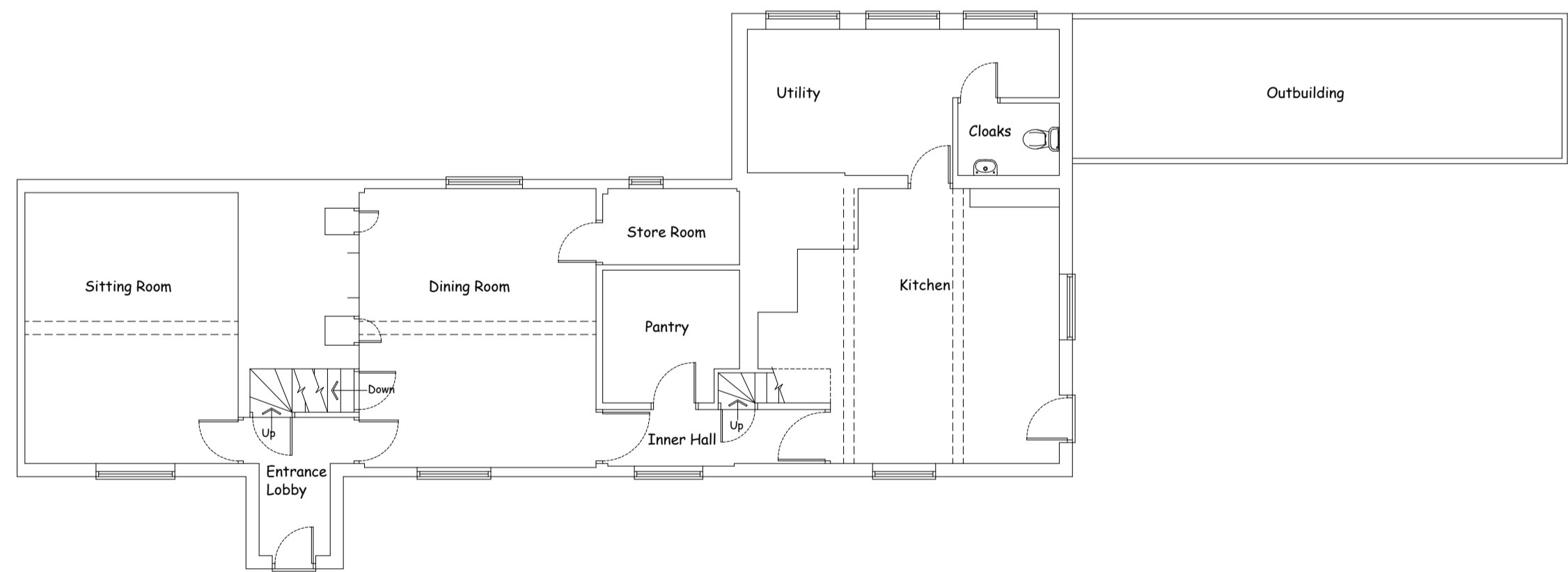
South Elevation



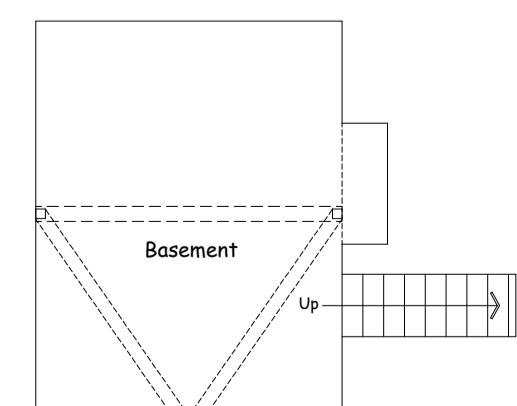
First Floor Plan



North Elevation



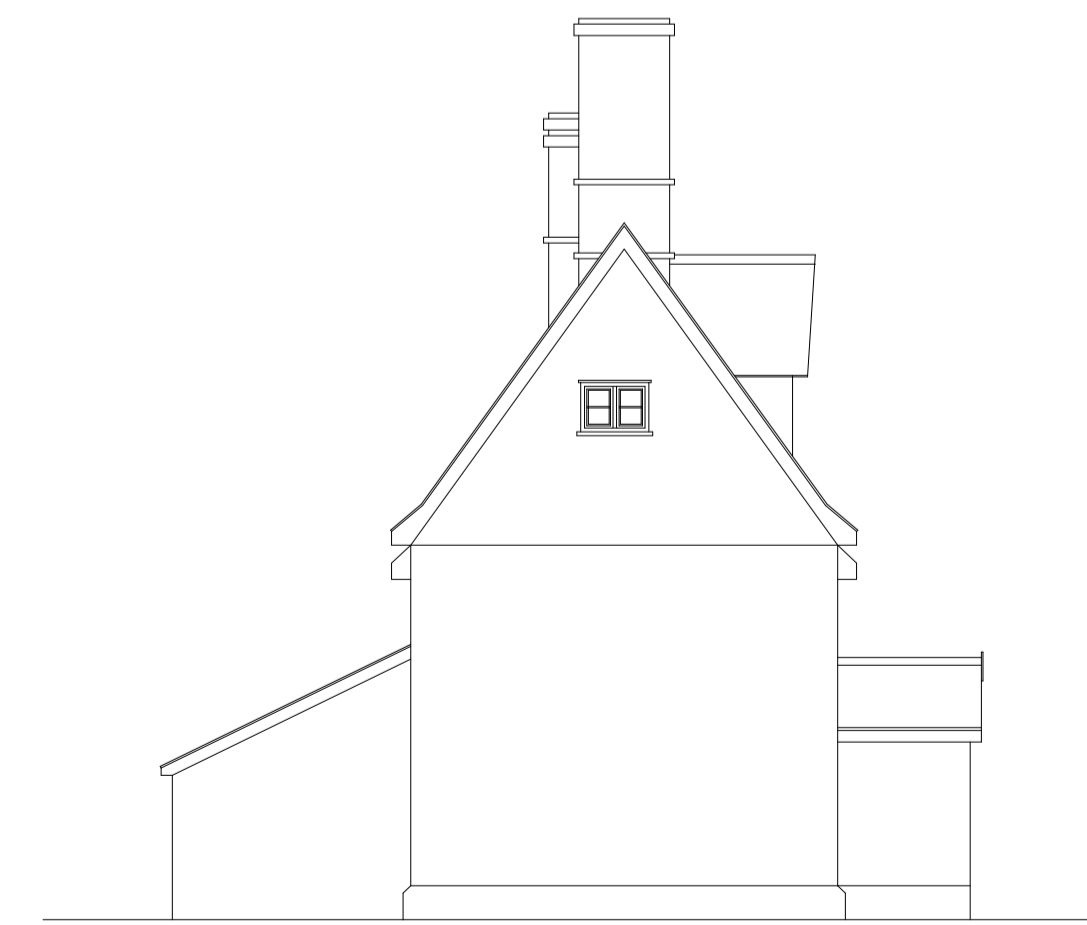
Ground Floor Plan



Basement Floor Plan



East Elevation



West Elevation

No. Date Revisions
Revisions

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Client
Old Hall Estate

Site
Dial Farm
Coddanham
Suffolk

Project
Renovations & Extensions

Details
Survey as Existing
Plans and Elevations

Scale
1:100 @ A1

Date
December 2011

Drawn by
MRP

Drawing number
11-102-01

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Printable version

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

Place of issue or publication	Framlingham, Suffolk
Description	Loose bound client reports
Entered by	John Newman (johnnewman2@btinternet.com)
Entered on	15 October 2014

OASIS:

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