

# Village Farm

Market Weston, Suffolk

## A Level 2 Historic Building Record



prepared for  
Jane Capon

Suffolk HER: MKW/ 038

August 2021

*Cover: General view of the Village Farm complex, looking north-east.*

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Site Name:	Village Farm, Market Weston, Suffolk, IP22 2NZ
Site Location:	TL 98532 77646
Planning Application No.:	DC/18/1683/FUL
Listed Building No.:	1376983 (Farmhouse – Grade II)
HER Event No.:	MKW 038
OASIS Reference No.:	richardh2-410870
Survey Date:	2 <sup>nd</sup> February 2021

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## 1 Introduction

In February 2021, a programme of historic building recording and analysis to Historic England (2016) Level 2 specification was undertaken on the farmyard complex at Village Farm, Market Weston, Suffolk (Figures 1 and 2). The survey was undertaken in order to fulfil Condition 3 of planning permission DC/18/1683/FUL for the change of use and conversion of existing farm buildings to a mixed-use scheme comprising holiday-let accommodation, office space and artists'/craft studios, which was granted by West Suffolk District Council in August 2019. The scheme was developed by John Stebbing Architects, although its implementation is now being taken forward by Beech Architects.

Village Farm is a small mixed farm in the centre of Market Weston (TL 98532 77646). The farm lies to the north-west of a medieval moated site (Suffolk HER MKW 002) and the former manor (Suffolk HER MKW 001), to which it is likely to have been the home farm. The farmyard is bound to the south by The Street and Church Road, which run through the centre of the village, to the west by Ponds End Lane, and to the north by the line of the B1111 (Figure 2). The current occupant is the third generation of the Capon family at Village Farm, the tenancy having been granted to H.F. Capon in 1932, at which point the farm was considered to be one of the finest farms on the Riddlesworth Estate. The farm was eventually purchased by the Capon family in the 1960s, when it was sold by the Riddlesworth Estate in order to help fund death duties.



Figure 1. The location of Market Weston in west Suffolk, at 1:750,000.  
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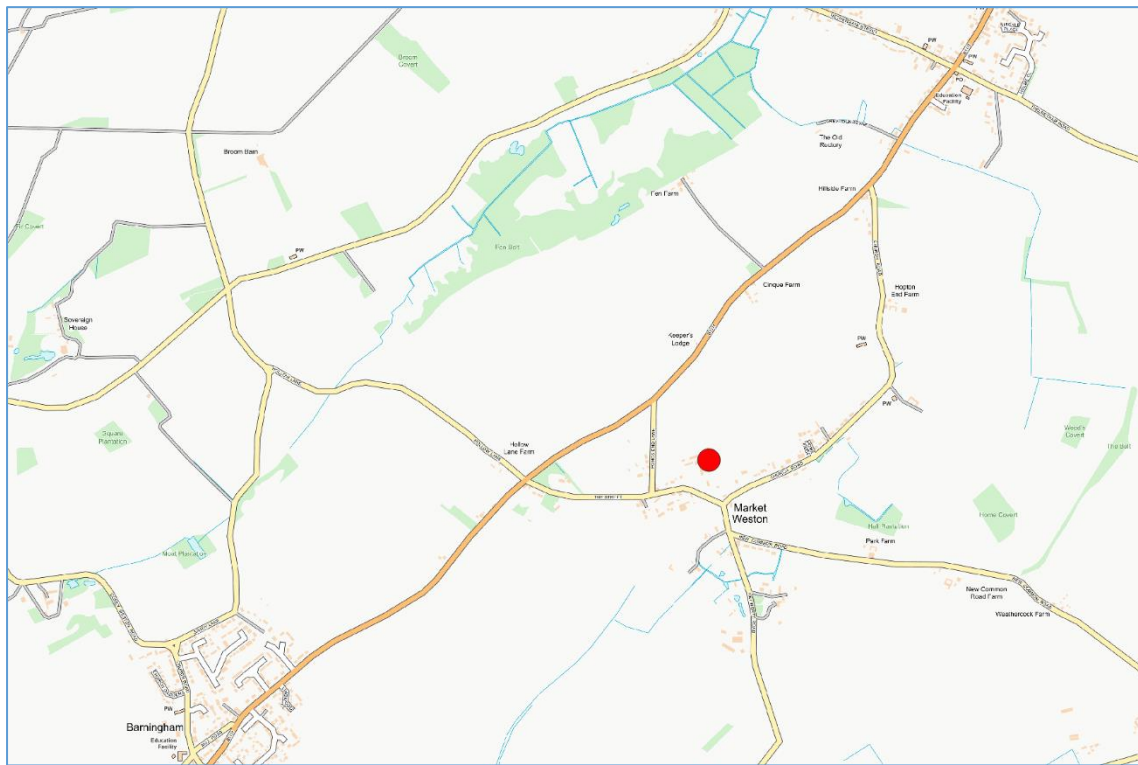


Figure 2. The location of Market Weston in west Suffolk at 1:25,000.  
 (Contains OS data © Crown copyright and database right 2021)

The main farmhouse (which does not form part of the approved scheme) is listed at Grade II (National Heritage List for England No. 1376983).<sup>1</sup> It comprises an early 17th-century timber-framed house of two storeys, with attics, under a thatched roof. The house is of a basic three-cell lobby-entrance plan, with a two-storey 18th-century extension to the east and an 18th-century northern bay extension to the main range of the house. There is also a single-storey lean-to along part of the eastern side of the house.

Although not listed in their own right, the complex of farm buildings which stands to the north of the farmhouse, and which forms the focus of the current application, is considered to be curtilage listed. The farm buildings are considered to form the setting of the listed farmhouse and provide a context within which it is understood and experienced. As a consequence, the approved scheme has also required Listed Building Consent (DC/18/1684/LB).

The programme of historic building recording and analysis reported on here was undertaken in response to a brief and specification for historic building recording issued by Kate Batt of the Suffolk County Council Archaeological Service in December 2020 (Batt 2020). The primary research objective of the survey is to produce a visual, descriptive and interpretative record of the farmyard complex prior to its conversion.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1376983>

## 2 Historical and Cartographic Context

Village Farm is a small mixed farm situated in the centre of Market Weston, in west Suffolk (TL 98532 77646). Village Farm is situated within the heart of the community and is located to the north-west of a medieval moated site (Suffolk HER MKW 002) and site of the former manor (Suffolk HER MKW 001), to which it is likely to have originally been the home farm. The farm itself is included in the Suffolk HER under entry MKW 034,<sup>2</sup> and was recorded in outline as part of the Farmsteads in the Suffolk Countryside Project; it is intended that this report will complement and greatly expand this record.

In developing the proposals for the site, each of the buildings which make up the farmyard complex were given letters ranging from A to H, and this was used for reference in all of the submitted documents and plans (see Figure 3). For the sake of continuity, this scheme is also adopted in this report and the buildings are described and discussed under these headings.

The earliest reliable cartographic depiction of the farmyard complex is offered by the Enclosure map of 1816 (SRO BSE FL604/1/5) which depicted the farmhouse, the pond to its north and a single rectilinear barn, oriented north-south. This is identified as the southern element of the extant barn (referred to here as Building A), and demonstrates that, although this building was standing by the early 19th century, the rest of the farmyard complex post-dates the creation of this map.

The next depiction is offered by the Market Weston tithe map of 1842, which was surveyed by Lenny and Croft of Bury St Edmunds (TNA IR 30/33/451; Figure 4). This map indicates that two east-west ranges had been constructed at the north-western and south-western corners of the main barn. The northernmost of these structures survives as Building C, while the southernmost range has since been demolished and replaced. The barn itself is shown as a relatively long and thin structure, which is suggestive of the eastern aisle which currently forms part of the building not having been constructed by this date. Also shown are two other buildings closer to the farmhouse, the northernmost of which is still standing, but which both lie outside the scope of this survey.

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<sup>2</sup> <https://heritage.suffolk.gov.uk/Monument/MSF41901>

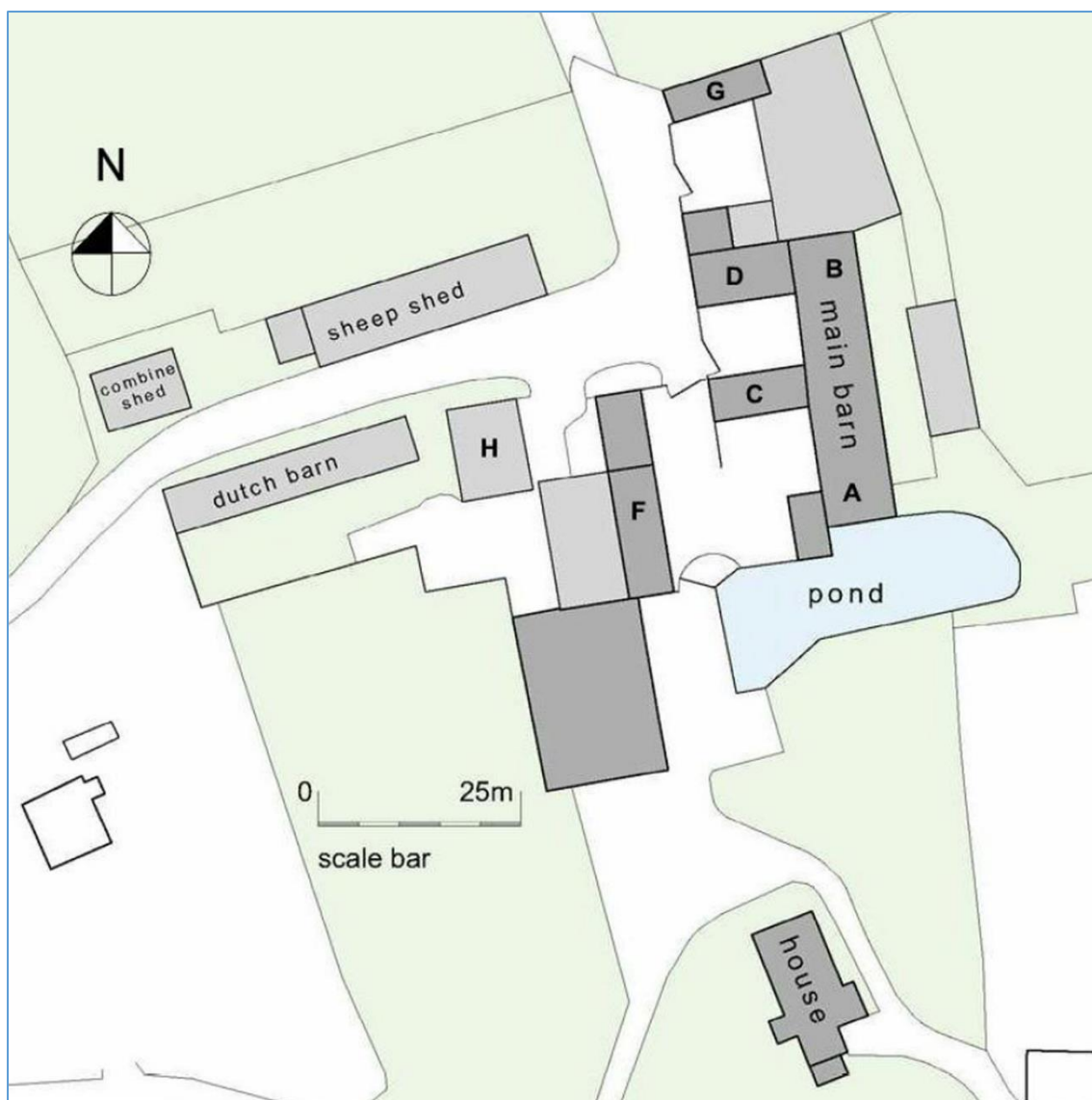


Figure 3. Plan of the farmyard showing the letter codes employed in the planning application to refer to individual buildings, which are also used in this report. (John Stebbing Architects)

The accompanying title apportionment identifies the farm as Plot 82, described as a 'Farm House and Homestall' owned by John Thruston, with the tenant being Charles Ringer (TNA IR/ 29/33/451). The adjacent Plot 80 is identified as 'Barn Meadow' and owned and occupied by the same two individuals, presumably as part of the same holding.

A very clear picture of the farmyard complex is offered by the First Edition of the Ordnance Survey 1-to-25-inch map, which was surveyed in 1882 and published in 1883 (Suffolk XXIII.8; Figure 5). Comparison of this map to the title map indicates that the middle decades of the 19th century saw the expansion of the farmyard and the construction of many of the building elements which still stand today.

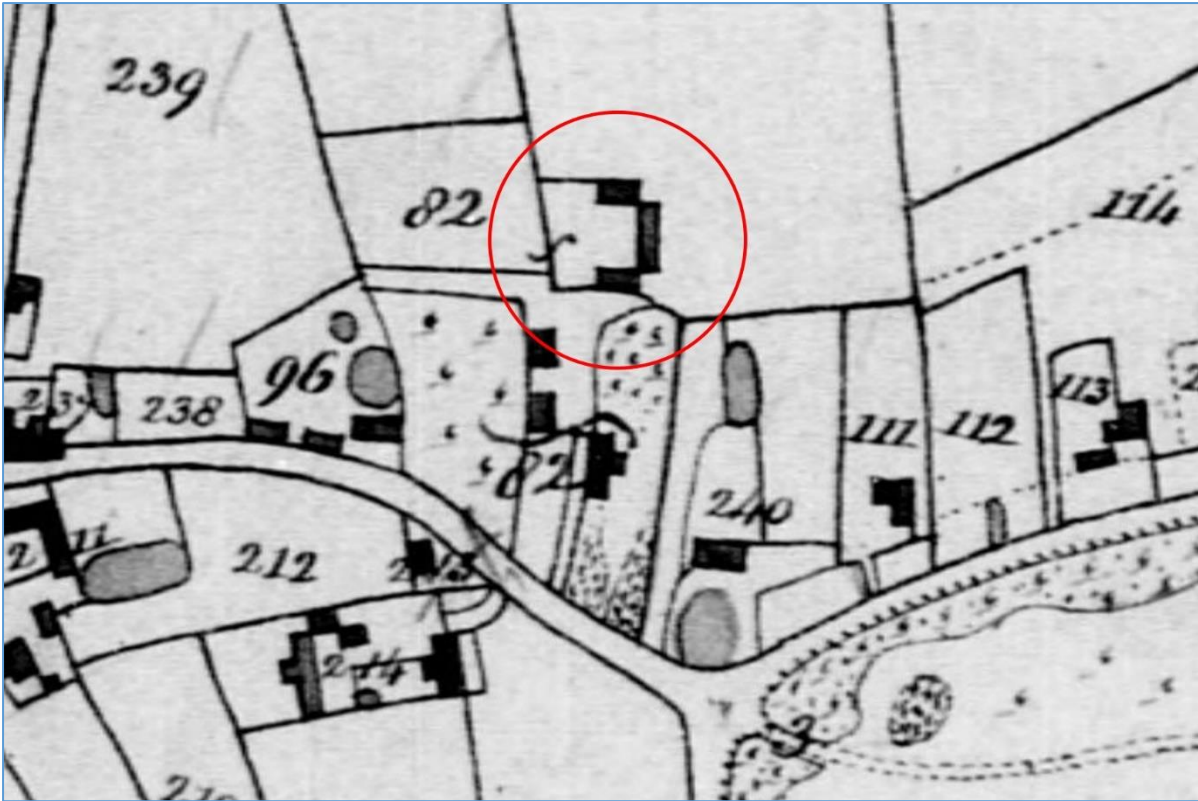


Figure 4. Extract from the Market Weston tithe map of 1842 showing the incremental development of the barn.

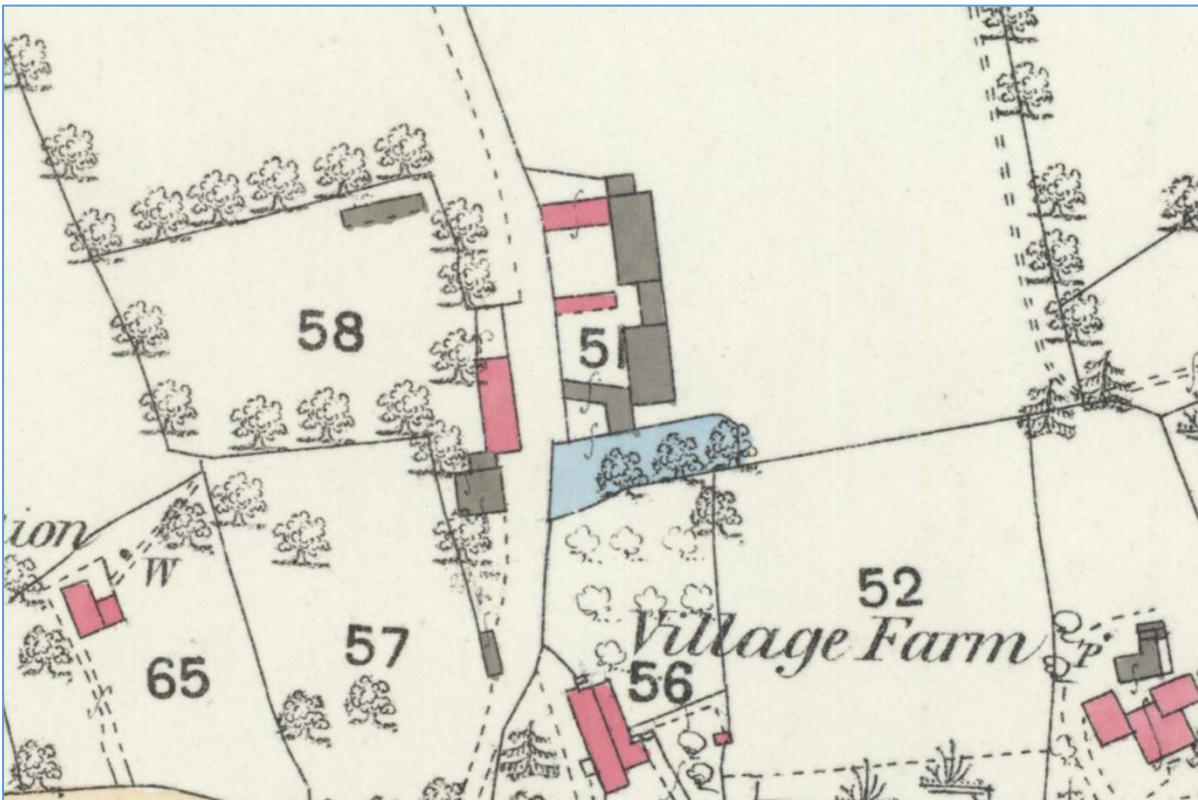


Figure 5. Extract from the First Edition Ordnance Survey 1-to-25-inch map depicting Village Farm.

The farmyard complex is depicted as being markedly separate from the farmhouse, from which it is detached by the pond and an area of regularly planted maturing trees, presumed to be an orchard. The colour scheme employed in the first edition allows the pond to be readily identified by its blue shading, while the use of grey shading indicates buildings made of wood or iron and the use of pink shading indicates buildings made of brick or stone.

The main barn, Building A, is shown to be a timber structure and depicted wider than it was shown on the tithe map, suggesting that its eastern aisle had been constructed. A second timber barn of the same width (Building B) had been constructed to its north on the same alignment. A short length of half-width timber infill joining the two barns is also shown, and this was subsumed into the building element referred to as Building E, during the course of the later 20th century.

Of the two west-east ranges depicted on the tithe map, the southernmost had been demolished and replaced with an small southwestern outshut, with an angled west-east range, both of timber construction. Although elements of the outshut still survive as part of Building A, the west-east range has since been removed. The northernmost of the ranges shown on the tithe map is also likely to have been demolished, and the map indicates that it had been replaced by a new west-east range in brick with an open southern front. This survives as Building C, and is shown as being detached from and slightly to the north of Building A.

A second west-east range in brick is shown attached to the northern end of the newly constructed barn Building B and this also serves as elements of Building D. All three of these west-east ranges give the farm complex an E-shaped plan, with a series of shelter yards being formed between the ranges. To the west, the map also shows that the north-south building referred to here as Building F had been constructed, again from brick, and this, too, is still extant.

A similar layout was depicted on the Second Edition of the Ordnance Survey map, surveyed in 1904 and published in 1905 (Suffolk XXIII.8; Figure 6), which dispensed with the depictions of building types and individual trees, but did instead give an indication of those building elements which were open-fronted and those which were not.

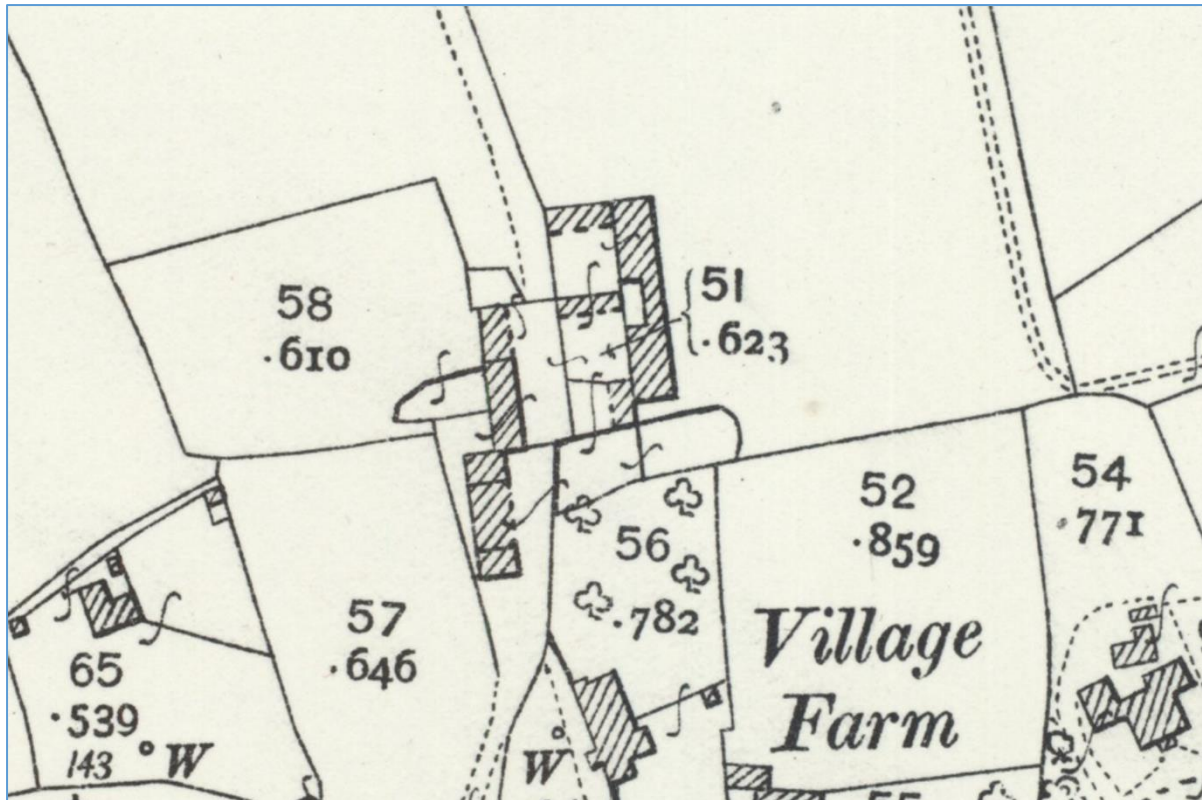


Figure 6. Extract from the Second Edition Ordnance Survey 1-to-25-inch map depicting Village Farm.

Comparison with the First Edition indicates that the only major structural change to have occurred was the removal of the angled range at the southern end of the main barn (Building A). The map provides additional confirmation that the southwestern lean-to of Building A was open fronted, as were both of the west-east ranges to the north. The building to the west of the barns is also shown to be divided into an open-fronted northern end and a solid-fronted southern element, as it appears today.

The historical map evidence indicates that much of the layout of the farmyard complex as it survives today was laid out in the middle decades of the 19th century, between 1842 and 1882. Later Ordnance Survey maps indicate that this arrangement remained largely unchanged until at least the late 1950s, when the Capon family purchased the farm. From this point a number of newer structures were built and existing structures extended or infilled. These comprised Building E, which infilled the gap between the two barns, the northern expansion of Building D, and the construction of Buildings G and H. Each of these structures is recorded and discussed in more detail in the following sections.



## 3 Survey Results

### 3.1 Methodology

This programme of historic building recording and analysis was conducted in accordance with the specifications set out by Historic England in *Understanding Historic Buildings* (2016, 26), which describes a Level 2 survey thus:

*Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

The survey was undertaken in response to a brief and specification for historic building recording issued by Kate Batt of the Suffolk County Council Historic Environment Service in December 2020 (Batt 2020) and following a Written Scheme of Investigation also prepared by the author in December 2020 (Hoggett 2020). The survey also adheres to the guidance laid out in the Chartered Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014).

The exterior and interior elevations of the farmyard complex were photographed on 2nd February 2021 using a Canon EOS 800D 24.2 MP DSLR camera fitted with 10–18mm and 18–55mm lenses. The survey was initially undertaken during overcast and rainy conditions, which brightened up as the day went on. Images were taken in Canon's .CR2 format and converted to .tiff for archiving purposes.

The position and direction of the photographs taken is marked on a scale plan of the farmyard complex (Figure 7). A comprehensive set of site plans, comprising existing floor plans, elevations and cross-sections, was produced by John Stebbing Architects and submitted in support of the original planning applications (DC/18/1683/FUL and DC/18/1684/LB). These can be accessed via the West Suffolk District Council website and are reproduced here as Appendices 1 to 8.

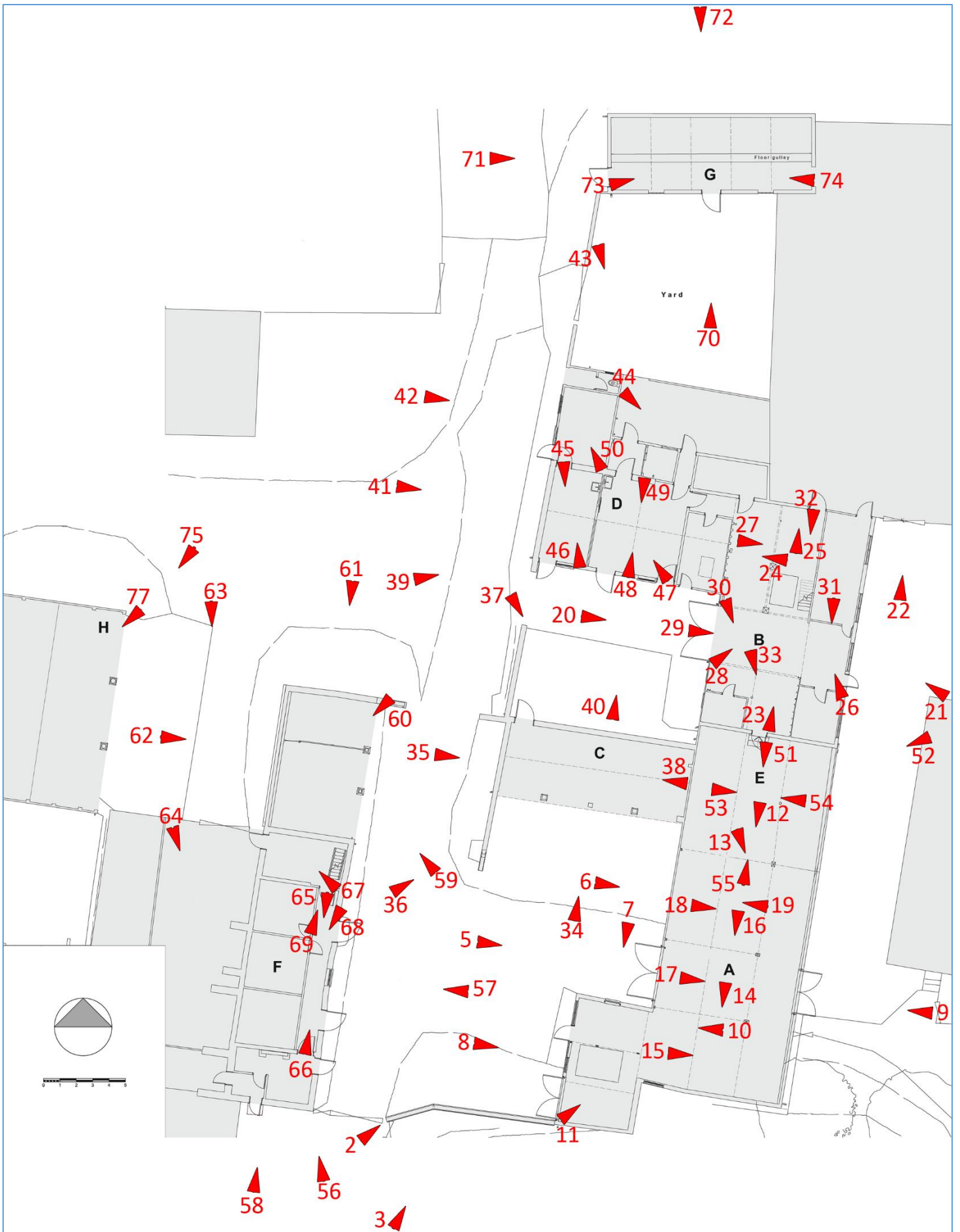


Figure 7. Plan of the existing farmyard complex at 1:300, showing the location and direction of photographs reproduced in this report. (After John Stebbing Architects - see Appendix 1)

## 3.2 The Farmyard Complex

The farmyard is dominated by the main north–south range of barns, which comprises the original historic barn (Building A), a second barn standing on the same alignment to its north (Building B) and a linking section which was constructed in the 19th and 20th centuries (Building E) (Figure 3; Plates 1–4). Extending westwards from this main range is a series of later ranges (Buildings C, D and G) which complement the openings of the historic barn range to form a number of shelter yards. These are Building C, referred to as the Calf Shelter, Building D, housing the dairy and milking parlour, and Building G, referred to as the Top Cow Shed. Further to the west are a freestanding north-south range, which houses the former piggery (Building F), and a further freestanding Tractor Shed (Building H).

In general terms, the earliest buildings in the farmyard complex are built from timber, with brick-built structures dating from the later part of the 19th century. The 20th-century elements of the farmyard employ a modern palette of Fletton brick and corrugated metal sheeting.

## 3.3 Building A

Building A is the principal historic barn in the farmyard and pre-dates all of the other buildings in the complex. It is likely to be contemporary with the farmhouse to the south, which has 17th-century origins. The barn is oriented north-south and is a typical three-bay threshing barn, with a central cart entrance and a storage bay to the north and south. The roof is of red pantiles.

The western elevation of the barn comprises a brick and flint wall with brick capping, approximately 1m high, which carries the cill beam of the timber frame of the barn (Plates 5 and 6). The wall is of black weatherboarding, which is broken in places, and the central doorway is filled with a pair of timber doors, with a weatherboarded panel above (Plates 5 and 7). The southern gable end of the barn is also of black weatherboarding above a brick and flint plinth, with a small opening at the top of the gable and a larger modern casement window at its western end (Plate 3).

The eastern elevation of the barn features an aisle which runs the full length of the building and appears to be a 19th-century addition. There is a marked break of slope in the roof as it passes from the barn to the aisle (Plate 9). Again, the wall of the barn comprises black weatherboarding above a brick-capped flint and brick plinth wall, and features a large pair of full-height timber doors. These are set opposite the doors in the western elevation in the typical configuration for a threshing barn, enabling a laden cart to be driven into one side of the barn, unloaded and driven out of the other.

At the southern end of the western elevation is a projecting brick lean-to under a catslide roof, the northern elevation of which shows evidence of its 19th-century origin (Plate 7). This elevation also exhibits many phases of repairs in late 20th-century brick and concrete. The western elevation of this outshut extends beyond the southern elevation of the principal barn and comprises a modern brick infill with timber door and four mis-matched timber windows to the north, with a large pair of timber double-doors served by a concrete access ramp to the south (Plate 8). The southern and western elevations of this building are of relatively modern brickwork. The roof of this lean-to is of modern timber and it currently houses a grain dressing machine (Plates 10 and 11).

The interior of the principal barn has been opened up (Plate 12) and the former eastern wall of the barn removed so that the main body of the barn and the eastern aisle function as a single space (Plate 13). The principal posts of the four frames which define the three bays have been retained, together with tie beams and wall plates, but the roof structure above is entirely modern. Until recently, the interior of the barn was largely filled with a series of grain bins formed of metal sheeting, but these were removed ahead of the survey in order to allow the structure to be more fully appreciated and recorded.

The southern elevation of the barn comprises a cill beam set atop a rendered wall, with a modern casement window at its western end (Plate 14). The lower panels of the wall are covered with protective sheeting, but the corner posts and original tie beam still survive. A horizontal beam divides the wall into four panels, with four vertical studs in each of the western panels and three studs in the eastern panels. The panels are crossed by diagonal cross-braces. Above this, the gable is formed

of simple studwork and contains a small opening. The western elevation of the southern bay of the barn is open and connects to the south-western lean-to discussed above (Plate 10). The eastern elevation of the southern bay comprises the exterior wall of the eastern aisle, which is of 19th-century timber studwork panels set above a plinth wall (Plate 15). The roof structure of the eastern aisle is of demonstrably modern construction.

The central bay of the barn is defined by two frames of which the principal posts and tie beams survive, supporting the original wall plates of the barn (Plates 16 and 17). Longitudinally, these beams are supported by simple modern knee braces, while the tie beams are secured by pairs of simple L-shaped timber corner braces. The northern frame of the second bay exhibits empty mortices which indicate the location of former braces. The western elevation of the central bay comprises the double doors described above (Plates 6 and 7), while the eastern elevation comprises a smaller pair of double doors set into the eastern wall of the eastern aisle (Plate 17). To the north of this doorway, the eastern elevation of the northern bay mirrors that of the southern bay and comprises the timber studwork of the exterior wall of the eastern aisle (Plate 18).

On the opposite side of the bay, the western wall of the northern bay comprises a full-height panel of timber studwork consisting of eight vertical studs sitting above and below a horizontal dividing beam (Plate 19). Several of these timbers are clearly replacements, especially in the upper part of the wall, but those of the lower half appear to be contemporary with the framework of the barn. The cill beam exhibits a number of empty mortices which have no coherence with the current design, indicating that the beam was reused from elsewhere.

The position of the original northern wall of the barn can be read in the exterior weatherboarding of the western and eastern elevations, where there is a distinct butt joint between older and newer weatherboarding (Plates 6 and 9). This joint is also evident in the brick and flint plinth walls and interior framework within the northern bay (Plates 18 and 19). This end of the barn melds into building elements referred to as Building E in the planning documents, and comprises a late 20th-century infill which links Building A to Building B. Building E is discussed in its proper place below.

### 3.4 Building B

Building B comprises a second barn constructed to the north of the principal barn on the same alignment in the middle decades of the 19th century, but with a gap between the two structures which has since been infilled. The initial building was the same width as Building A and an eastern aisle was added to Building B, presumably at the same time the aisle was added to Building A in the mid-19th century. Today, Building B is the same width as the widened principal barn, including its aisle, and is covered by a pantile roof in which there are no breaks of slope.

The western elevation of Building B comprises a typical two-storey barn, with a full-height set of timber central double doors hinged in two pairs to enable access to the ground and/or first floors of the barn (Plate 20). The exterior of the southern bay comprises a short plinth of 19th-century brickwork above which is black weatherboarding. The ground floor features two square windows. At its southern end, Building B butts against Building E, which links it to the principal barn, Building A. The western elevation of the northern bay also comprises weatherboarding, but is largely obscured by the west-east range of Building D which adjoins it.

The eastern elevation of Building B comprises a single-storey and consists of a short plinth wall of 19th-century brick, above which is a timber wall with a black weatherboarded exterior (Plate 21). This is the exterior wall of the barn's eastern aisle and is punctuated by four eight-light casement windows and a single timber door located between the southernmost window and its neighbour.

The northern gable end of Building B is also of black weatherboarding, with a small opening set in the apex of the gable, but the majority of the elevation is enclosed within an extensive open-sided metal structure containing cow pens, which is due to be demolished as part of the approved scheme (Plates 4 and 22).

The interior of Building B is divided longitudinally into three uneven bays and the interior has been extensively remodelled over time, not least by the insertion of a relatively modern timber first floor, which is supported by a series of brick piers and rolled-steel joists (Plate 23). At ground-floor level, the western wall of the northern bay comprises a relatively intact panel of 19th-century timber-framing

above a rendered brick plinth (Plate 24). Inside this framing, a series of inserted timber uprights support the upper floor, while an arched opening at the northern end of the elevation connects to Building D. The northern wall of the northern bay comprises a heavily modified and repaired panel of timber-framing over a rendered plinth, with wooden doors at its western and eastern ends which connect into the cattle sheds to the north of the gable end (Plate 25).

Unlike in Building A, where the eastern wall has been removed to connect into the eastern aisle, in Building B the basic structure of the original eastern wall of the building still survives (Plate 26). At ground-floor level, the studwork is still extant standing on its brick plinth wall, although an opening has been made at the northern end to provide access into the eastern aisle (Plate 27), while at first-floor level the weatherboarded wall is still intact. The exterior wall of the eastern aisle is of brick, with a weatherboard facing, and the roof structure is entirely modern.

Housed within the northern bay of Building B is a hammer mill which stands between a pair of brick piers and next to which is a short flight of wooden stairs leading to the first floor (Plate 28).

The central bay of Building 2 opens right through into the eastern aisle and is floored with large flagstones, which are presumed to be its original surface (Plate 29). Although no traces of a former eastern doorway now survive at ground floor level, they do survive on the first floor and it is presumed that this building, too, once served as a threshing barn.

The southern bay of Building 2 has been subdivided into a number of smaller rooms, formed from simple studwork and plasterboard (Plate 30). The western half of the southern bay contains a single room, in front of which is a chute from machinery sited on the first floor, while the eastern half of the original southern bay is open and has a southern doorway which connects with Building E and Building A beyond. Within the southern part of the eastern aisle a second room has been constructed, the ceiling of which is level with the top of the eastern wall, but does not extend up into the roof space (Plate 31).

The first floor of Building B covers the footprint of the original building. The roof structure, including the tie beams, is all of relatively modern construction (Plate

32). The walls are covered with a protective lining attached to the faces of the timber studwork, behind which are traces of the original eastern doorway. The western wall features the upper pair of double doors connecting to the yard outside. The northern bay features the upper hopper of the hammer mill, while the southern bay contains further machinery associated with the processing and distribution of animal feed (Plate 33). Beyond this machinery, the studwork of the southern elevation is open and looks through into the roof space of Building E and Building A beyond (Plate 51).

### 3.5 Building C

Building C, the 'Calf Shelter' comprises a four-bay open-fronted flint-and-brick range under a pantiled roof which extends westwards from the infilled Building E (Plate 34). It is situated between the southern barn (Building A) and the northern barn (Building B). Historical mapping indicates that this structure dates from the middle decades of the 19th century, although it may replace an earlier structure in a similar location.

The southern elevation is open and is supported by a modern brick gable at its eastern end, three substantial timber uprights evenly distributed along its length, and a western end wall of flint and brick with weatherboarding above (Plate 34). The exterior gable end of the range is weatherboarded (Plate 35), and there are projecting yard walls of flint and brick with a half-round coping to the north and south (Plate 36). An additional length of projecting wall extend westwards from the north-western corner of the range. The northern elevation comprises a plain wall of flint and brick construction with brick piers and capping, which forms the southern edge of the northern shelter yard. A wide timber doorway is located at the western end of the range (Plate 37).

Internally, this range is open and the timber uprights and tie beams appear to be original 19th-century timbers. Above the tie beams, though, the roof structure is a largely modern replacement (Plate 38).

### 3.6 Building D

Building D, the 'Dairy and Milking Parlour', comprises a brick range under a pantiled roof which extends westwards from the northern bay of the northern barn (Building



B) (Plate 39). A range was indicated in this location on the 1882 First Edition Ordnance Survey map, which later maps indicate was open-fronted to the south. The building was subsequently altered and expanded northwards during the course of the 20th century in order to accommodate the dairy and milking parlour until its recent closure.

The southern elevation of the building has clearly been infilled with late-20th-century brickwork and now features a timber door and six-light casement window at its western end which accesses a room containing milk treatment equipment, two central wooden doorways and a six-light casement which serve the former milking parlour, and a narrow timber door at its eastern end which accesses a small storeroom (Plate 40).

The western elevation of the original range is of brick laid in irregular diagonal courses, above which is a weatherboarded gable (Plate 41). A short length of wall protrudes southwards from the south-western corner of the range to create a corner to the shelter yard.

A large lean-to structure was built off the northern side of this range during the later 20th-century and is of Fletton brick, with concrete lintels (Plates 42 and 43). The western elevation of this extension features a timber door at its southern end and two six-light windows which serve a room which functioned as the former dairy (Plate 42). This wall exhibits at least one phase of structural alteration in the form of an infilled doorway surrounding the northernmost window. At the northern end of the elevation a single timber door serves a toilet.

To the north, this extension comprises a stretch of brick wall at its western end, which contains a two-light window to the toilet (Plate 43). The built element of the extension then steps back southwards (Plate 44) to create a covered outside area defined by metal sheeting and railings used to pen and channel cattle into the former milking parlour (Plate 45). Within this covered area, a short run of small rooms and access doors is built against the northern wall of the original range and these are clad in weatherboarding.

Internally, the western room of Building D houses the milk-treating equipment of the former dairy (Plates 45 and 46), and is separated from the former milking

parlour to the east by a thin partition wall with a glazed upper section and a single connecting door (Plate 47). The milking equipment has since been removed from this room, which now comprises an open space with two doorways connecting to the pens to the north (Plate 48) and two doorways and a window connecting with the shelter yard to the south (Plate 49). To the north of the room containing the milk treatment equipment and accessed via a connecting door is a room identified as the former dairy, but which is now empty (Plate 50). This room has an external door in its western wall.

### 3.7 Building E

Building E is the name given to the infilling structure which joins the northern elevation of the southern barn (Building A) to the southern elevation of the northern barn (Building B) (Plate 51). This structure is identified as having been constructed in the 1970s, and replaces earlier elements of partial infilling which linked the two barns. The extent of Building E can be clearly identified in the eastern elevation is shares with Building A, where there is a distinct change in the weatherboarding (Plate 52). This is also reflected in the weatherboarding of the western elevation (Plates 5 and 6).

Internally, the eastern elevation of Building E comprises modern timber-framing over a rendered plinth which continues the elevation of the southern barn (Building A) until it butts against the southern elevation of the northern barn (Building B) (Plate 53). The western elevation of Building E is of similarly modern construction and again continues the line of the western elevation of Building A (Plate 54). Very clear within this elevation is the eastern gable end of Building C, which is constructed from modern brickwork, and around which the wall has been constructed.

The northern wall of Building E comprises the timber-framed southern wall of Building B, and the studwork of the entire wall and that of the eastern aisle are clearly visible (Plate 55). Set into the centre of the elevation is a modern connecting door, with two concrete steps indicating the difference between the floor levels of Buildings A/E and Building B.

### 3.8 Building F

Building F, the 'Piggery', is situated to the west of the farmyard complex and is oriented north-south (Plate 56). The southern end of the building comprises an enclosed building, while the northern end is an open-fronted cart lodge. Historical mapping indicates that this building has its origins in the middle decades of the 19th century.

The eastern elevation is of flint rubble construction, with brick quoins and architraves to the doors and windows (Plate 57). The original building is of four bays, with the arrangement from north to south comprising a brick-arched window blocked with later 20th-century brickwork, an arch-topped stable doorway with blocked square opening above it, a second six-light arch-topped window and a second arch-topped stable door. An additional brick quoin incorporated into the frame of a third doorway indicates that a later fifth bay has been added to the southern end of this building. The whole building is currently under a single pantiled roof. The southern elevation of the building is of red brick laid in a Flemish bond above which is a weatherboarded gable (Plate 58). An off-centre doorway is set into this wall, which accesses a vestibule in the room behind.

The northern cart lodge element of the building has a lower roof than the main body of the building and is divided into three bays by two supporting posts, which appear to be original features (Plate 59), although the rest of the roof structure is modern (Plate 60). The lower portion of the northern gable end of the cart lodge is of flint rubble construction with brick capping, above which the wall height has been raised with several courses of red brick in a Flemish bond (Plate 61). The gable is weatherboarded and a short stretch of flint walling protrudes to the east to create a gateway between this building and Building C.

The same sequence is visible in the western elevation of the cart lodge, which again comprises a flint and brick rubble wall with brick quoins, above which are several courses of red brick in a Flemish bond (Plate 62). This is presumably contemporary with the addition of the southern bay to this building.

To the west of Building F, built off the western elevation of the southern part of the building, is a large timber lean-to of modern construction, which is accessed via a

large pair of timber doors in its northern end (Plate 63). Within this lean-to it is possible to see the whitewashed western elevation of Building F, which is supported by a series of large brick buttresses (Plate 64).

The ground floor of the building is divided up into three pig pens of modern blockwork, linked by an eastern corridor which runs the length of the building (Plates 65 and 66). At the southern end of this corridor is a connecting doorway to the additional bay of the building. At the northern end of the ground floor a doorway leads to a vestibule housing a connecting door into the large modern lean-to and a flight of steep stairs leading up to the first floor (Plate 67).

The first floor of the building is supported by a series of substantial timber tie beams, which are original features, as are many of the floor joists and some of the floor boards, although the roof structure is a modern replacement (Plate 68). The majority of the first floor comprises a single room, used for storage, but at the northern end, adjacent to the stairs, are a pair of small rooms which are also used for storage (Plate 69)..

### 3.9 Building G

Building G, referred to as the 'Top Cow Shed', was added to the farm complex in the latter part of the 20th century and comprises an east-west range of modern brickwork. The southern elevation features a centrally placed stable door, to either side of which is a brick-arched window with an eight-pane upper half and ventilation slits below (Plate 70). The western gable is of brick to its full height and features a honeycomb pattern of brickwork ventilation at its apex (Plate 71). A brick-arched doorway is set at the southern edge of this elevation. The northern elevation of the building is of plain brickwork and the eastern elevation of the building is enclosed within the large covered area of cattle pens which stand to the east of the northern shelter yard between Buildings D and G (Plate 72).

The interior of the building is open to the roof, which is of simple timber construction, and has a concrete floor into which are set metal brackets for cattle fencing and a central concrete drainage channel (Plates 73 and 74). The eastern end of the range is an opening which connects with the cattle sheds beyond.

### 3.10 Building H

Building H, the 'Tractor Shed, is a three-bay open-fronted structure situated to the north-west of Building F (Plate 75). It is of modern construction and comprises three walls of Fletton brick laid in a simple stretcher bond, with weatherboarded gables and upper rear section and a pantiled roof (Plate 76). Internally, the walls are buttressed with brick piers and the roof is of modern timber construction (Plate 77).

## 4 Conclusions

The programme of historic building recording and analysis to Historic England Level 2 specification reported on here was undertaken in order to fulfil a planning condition placed on consent DC/18/1683/FUL for the change of use and conversion of existing farm buildings to a mixed-use scheme comprising holiday-let accommodation, office space and artists'/craft studios, which was granted by West Suffolk District Council in August 2019. Although not listed in their own right, the complex of farm buildings which stands to the north of the Grade II-listed farmhouse (National Heritage List for England No. 1376983) is considered to be curtilage listed. The farm buildings are considered to form the setting of the listed farmhouse and provide a context within which it is understood and experienced.

The historical map evidence and this programme of historic building recording and analysis indicates that, with the exception of the principal barn, much of the farmyard complex as it survives today was laid out in the middle decades of the 19th century, between 1842 and 1882. The farmyard is dominated by the main north-south range of barns, which comprises the principal historic barn (Building A), which has probable 17th-century origins, a second barn standing on the same alignment to its north, which dates from the mid-19th-century (Building B) and a linking section which was constructed in the later 20th century (Building E). Extending westwards from this main range is a series of later ranges (Buildings C, D and G) which complement the openings of the historic barn range to form a number of shelter yards. Buildings C and D are both mid-19th-century structures, although the northern extension to Building D and Building G belong to the expansion of the farm buildings which took place after the Capon family bought the farm in the 1950s. To the west, a freestanding north-south range (Building F) dates from the mid-19th-century, again with a later 20th-century extension to the west, and the adjacent tractor shed (Building H) also dates from the late 20th-century.

The farmyard complex at Village Farm has evolved over time, gradually acquiring additional extensions as the needs of the farm have changed. Despite this, several elements of the original timber framing of the two main barns still survive, although the frequent and wide-ranging campaigns of rebuilding, recladding and re-roofing

mean that these elements are preserved within newer fabric, which greatly enhances the character of the complex and allows the structural sequence of the buildings to be understood. The currently approved changes will see the conversion of the existing farm buildings to a range of new uses, ready to begin the next phase of their histories.

## 5 References

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Historic England. 2016. [\*Understanding Historic Buildings : A Guide to Good Recording Practice\*](#). 2<sup>nd</sup> Edition. Historic England.

Hoggett, R. 2020. *Written Scheme of Investigation for Level 2 Historic Building Recording: Village Farm, Market Weston, Suffolk*. Richard Hoggett Heritage.

## 6 Acknowledgements

I am grateful to Jane Capon for commissioning this work and for her hospitality during the site survey. I am also grateful to Kate Batt and Dr Hannah Cutler of the Suffolk County Council Archaeological Service for discussions surrounding the site, and to John Stebbing Architects for producing the site plans used as the basis of Figure 7.

## 7 About the Author

Dr Richard Hoggett is a freelance heritage consultant with over 20 years' experience in the academic, commercial and local authority heritage sectors. Between 2013–16 he was a Senior Archaeological Officer for Suffolk County Council, in which capacity he assessed the heritage implications of planning applications pertaining to listed and historic buildings, and provided specialist advice to Local Planning Authorities, developers and landowners. He is a Fellow of the Society of Antiquaries of London and a Member of the Chartered Institute for Archaeologists. Further details and example of his work can be found at [www.richard-hoggett.co.uk](http://www.richard-hoggett.co.uk).





*Plate 1. Village Farm in a Google Earth Image from 2021..*



*Plate 2. General view of the farm complex, looking north-east.*



*Plate 3. General view of the farm complex, looking north.*



*Plate 4. General view of the farm complex, looking south-west.*



*Plate 5. The western elevation of Building A, looking east.*



*Plate 6. The western elevation of the northern bay of Building A, looking east.*



*Plate 7. The northern elevation of Building A's southern-western lean-to, looking south.*



*Plate 8. The western elevation of Building A's southern-western lean-to, looking east.*



*Plate 9. The eastern elevation of Building A, looking west.*



*Plate 10. The interior of the southern bay of Building A, looking west into the south-western lean-to.*



*Plate 11. The interior of Building A's south-western lean-to, looking north-east.*



*Plate 12. The interior of Building A, looking south.*



*Plate 13. The interior of Building A and its eastern aisle, looking south-east.*



*Plate 14. The interior of the southern bay of Building A, looking south.*



*Plate 15. Interior of the southern bay of Building A, looking east.*



*Plate 16. Interior of the central bay of Building A, looking south.*





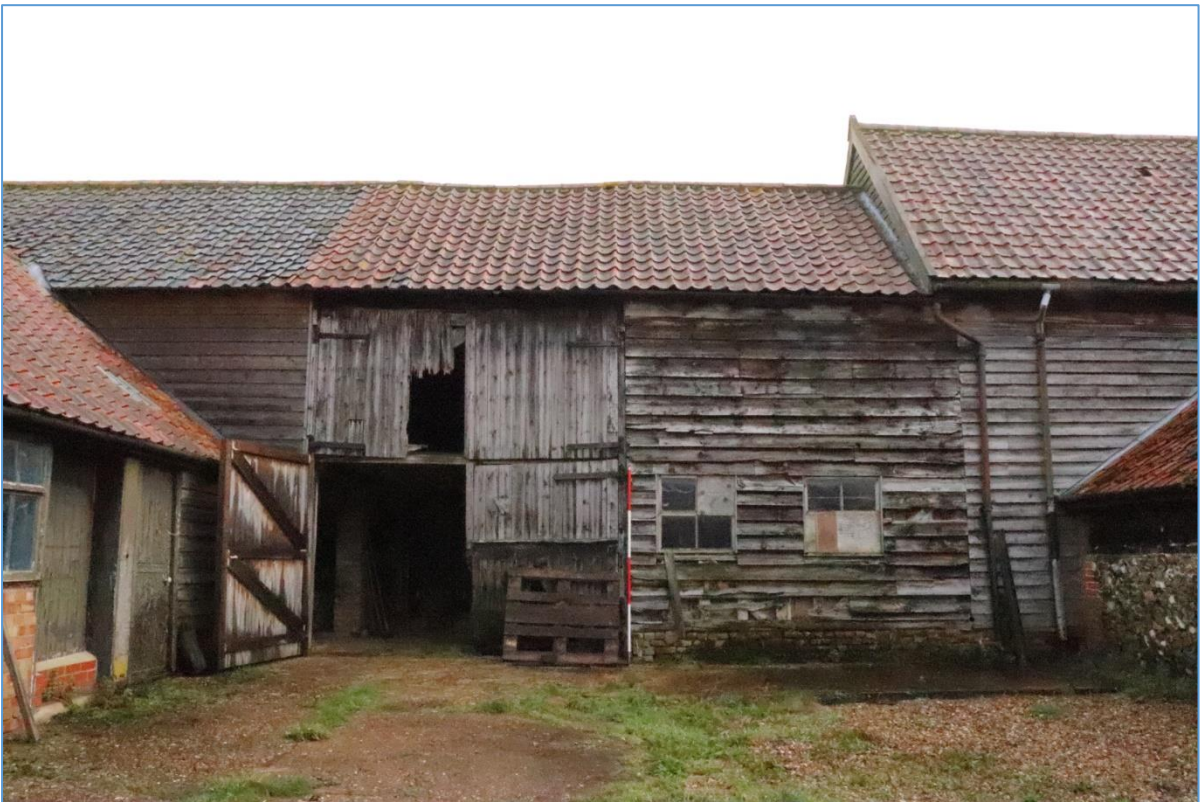
*Plate 17. Interior of the central bay of Building A, looking east.*



*Plate 18. Interior of the northern bay of Building A, looking east.*



*Plate 19. Interior of the northern bay of Building A, looking west.*



*Plate 20. The western elevation of Building B, looking east.*



*Plate 21. The eastern elevation of Building B, looking west.*



*Plate 22. The southern elevation of the lean-to structure north of Building B, looking north.*



*Plate 23. Interior of Building B, looking north.*



*Plate 24. Interior of the northern bay of Building B, looking west.*



*Plate 25. Interior of the northern bay of Building B, looking north.*



*Plate 26. Interior of the northern bay of Building B and its eastern aisle, looking north.*



*Plate 27. Interior of the northern bay of Building B and its eastern aisle, looking east.*



*Plate 28. Interior of the northern bay of Building B, looking north-east.*



*Plate 29. Interior of the central bay of Building B, looking east.*



*Plate 30. Interior of the southern bay of Building B, looking south-east.*



*Plate 31. Interior of the eastern aisle of Building B, looking south.*



*Plate 32. Interior of the first floor of Building B, looking south.*





*Plate 33. Interior of the first floor of Building B, looking south-east.*



*Plate 34. The southern elevation of Building C, looking north.*



Plate 35. . The western elevation of Building C, looking east.



Plate 36. The western elevation of Building C, looking north-east.



*Plate 37. The northern elevation of Building C, looking south-east.*



*Plate 38. Interior of Building C, looking west.*



*Plate 39. The western elevation of Building D, looking north-east.*



*Plate 40. The southern elevation of Building D, looking north.*



*Plate 41. The western elevation (south) of Building D, looking east.*



*Plate 42. The western elevation (north) of Building D, looking east.*



*Plate 43: The northern elevation of Building D, looking south-east.*



*Plate 44: Interior of Building D, looking east.*



*Plate 45. Interior of the milk treatment room of Building D, looking south-east.*



*Plate 46. Interior of the milk treatment room of Building D, looking north-west.*



*Plate 47. Interior of the former milking parlour in Building D, looking north-west.*



*Plate 48. Interior of the former milking parlour in Building D, looking north.*





*Plate 49. Interior of the former milking parlour in Building D, looking south.*



*Plate 50. Interior of the former dairy in Building D, looking north-east.*



*Plate 51. Interior of Building E, looking south from the first-floor of Building B.*



*Plate 52. The eastern elevation of Building E and Building A, looking south-west.*



*Plate 53. Interior of Building E, looking east.*



*Plate 54. Interior of Building E, looking west.*



*Plate 55. Interior of Building E, looking north.*



*Plate 56. The southern elevation of Building F, looking north-west.*



*Plate 57. The eastern elevation of Building F, looking west.*



*Plate 58 The southern elevation of Building F, looking north.*



*Plate 59. The eastern elevation of Building F, looking north-west.*



*Plate 60. Interior of the northern part of Building F, looking south-west.*



*Plate 61. The northern elevation of Building F, looking south.*



*Plate 62. The western elevation of Building F, looking east.*



Plate 63. The northern elevation of Building F's lean-to extension, looking south.



Plate 64. Interior of Building F's lean-to extension, looking south-east.





*Plate 65. Interior of Building F, looking south.*



*Plate 66. Interior of Building F, looking north.*



*Plate 67. Interior of Building F, northern end, looking north-west.*



*Plate 68. Interior of the first-floor of Building F, looking south.*



*Plate 69. Interior of the first-floor of Building F, looking south.*



*Plate 70. The southern elevation of Building G, looking north.*



*Plate 71. The western elevation of Building G, looking east.*



*Plate 72. The northern elevation of Building G, looking south-east.*



*Plate 73. Interior of Building G, looking east.*



*Plate 74. Interior of Building G, looking west.*



*Plate 75. The eastern and northern elevations of Building H, looking south-west.*



*Plate 76. The western and southern elevations of Building H, looking north-east.*



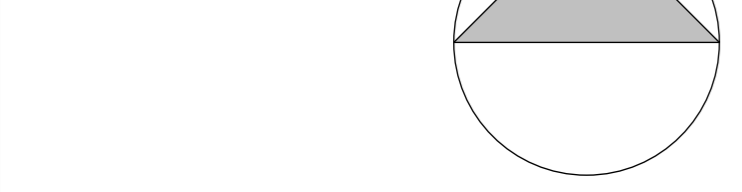
*Plate 77. Interior of Building H, looking south-west.*



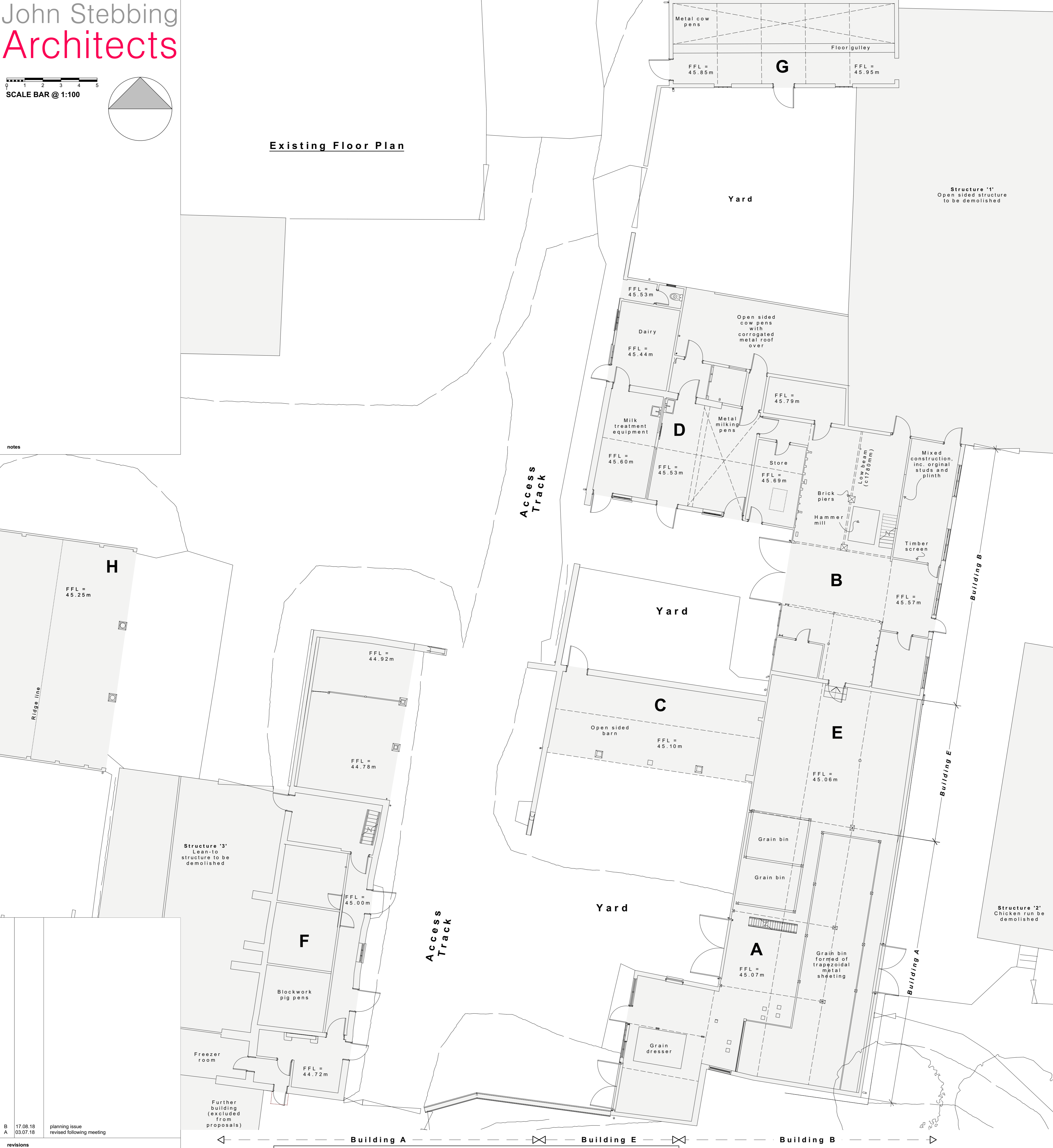


## Appendix 1: Existing Site Plan

SCALE BAR @ 1:100



## Existing Floor Plan



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A	03.07.18		revised following meeting

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Market Weston**

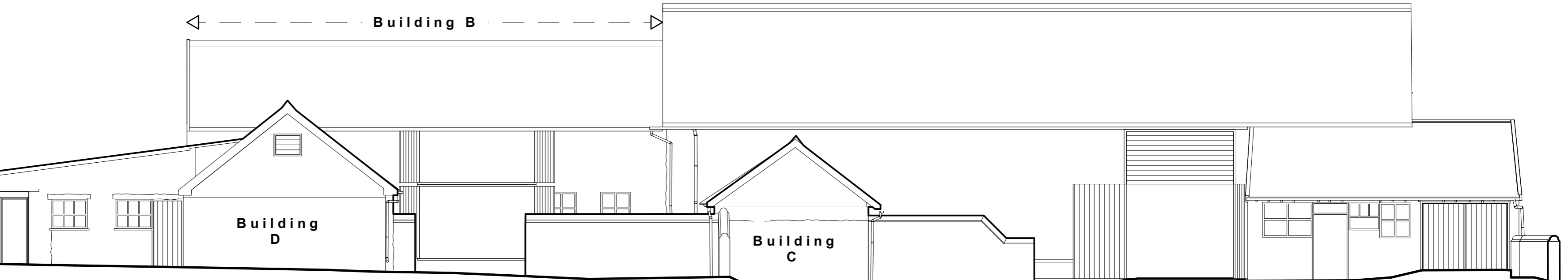
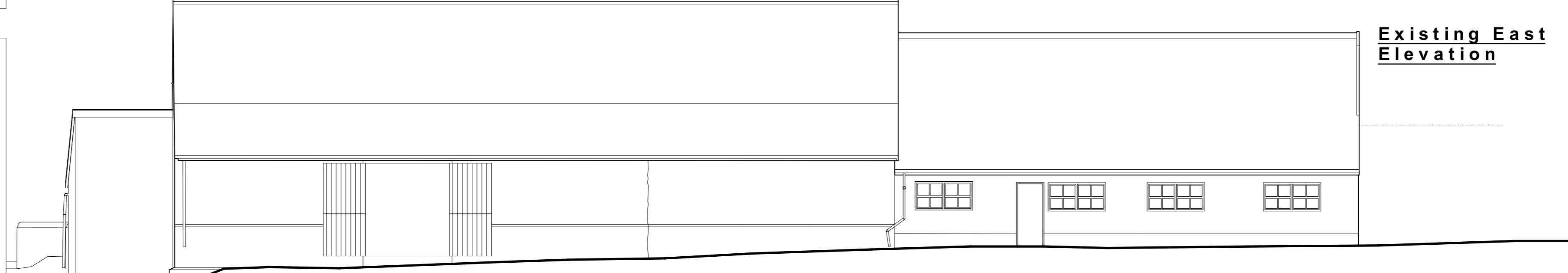
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**Existing Floor Plan**

scale  
**1:100 @ A1**

date  
**June 18**

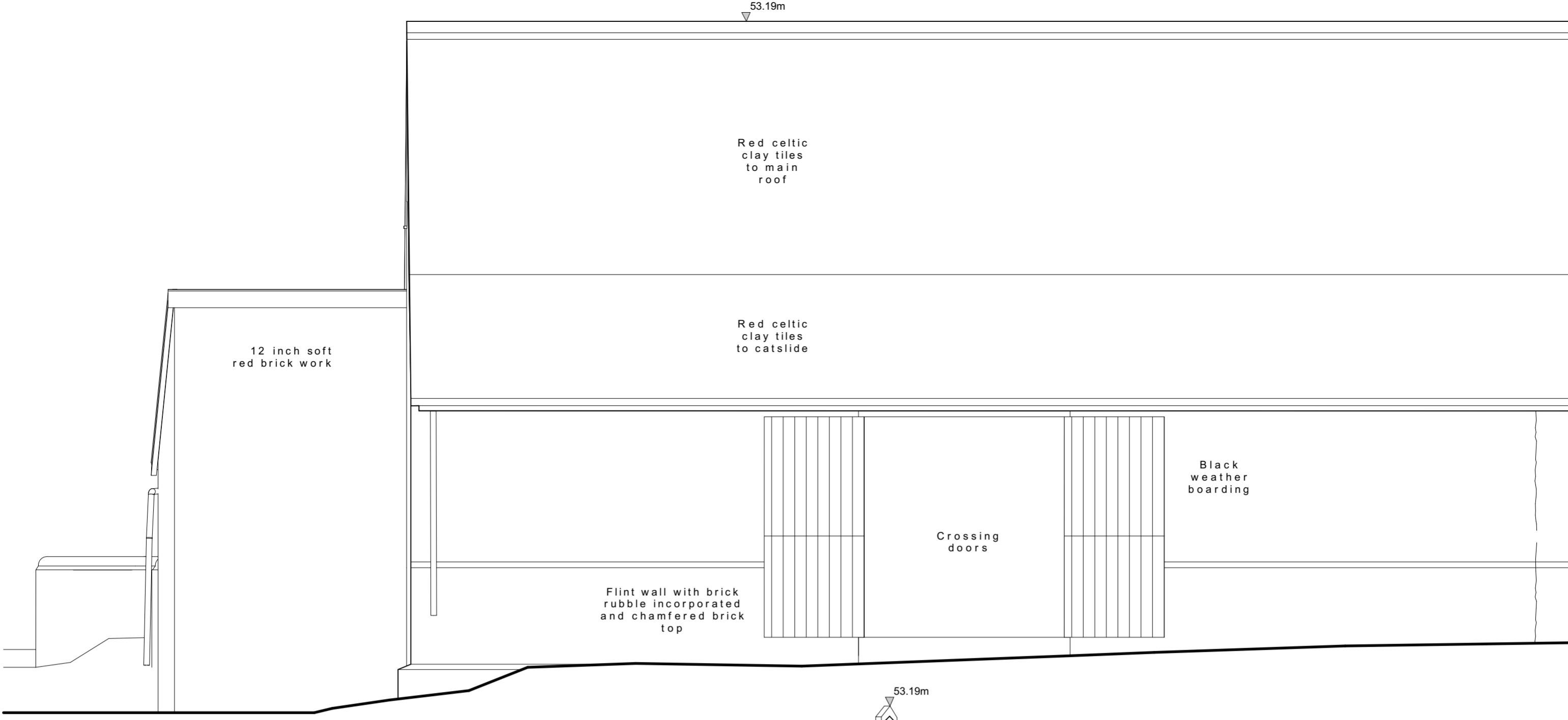
number/revision  
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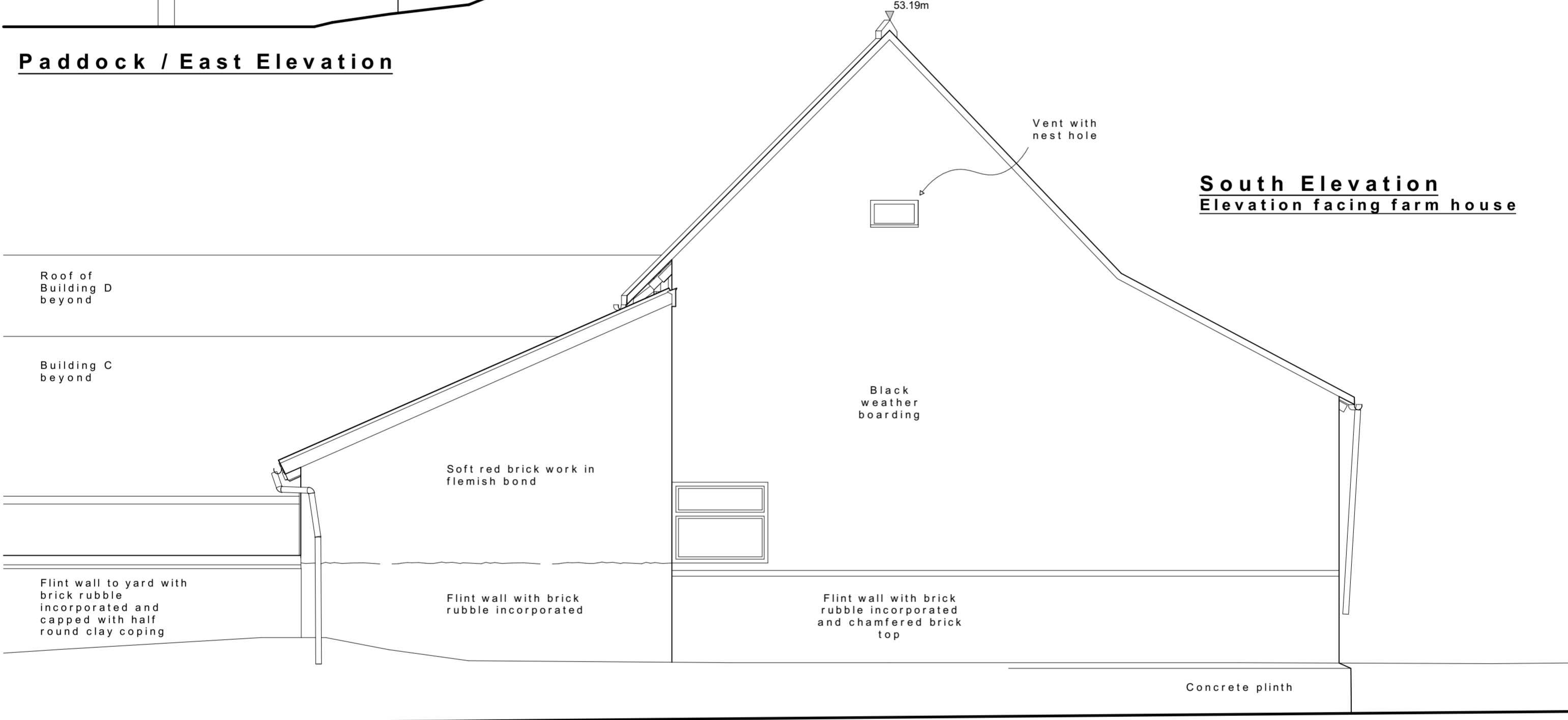


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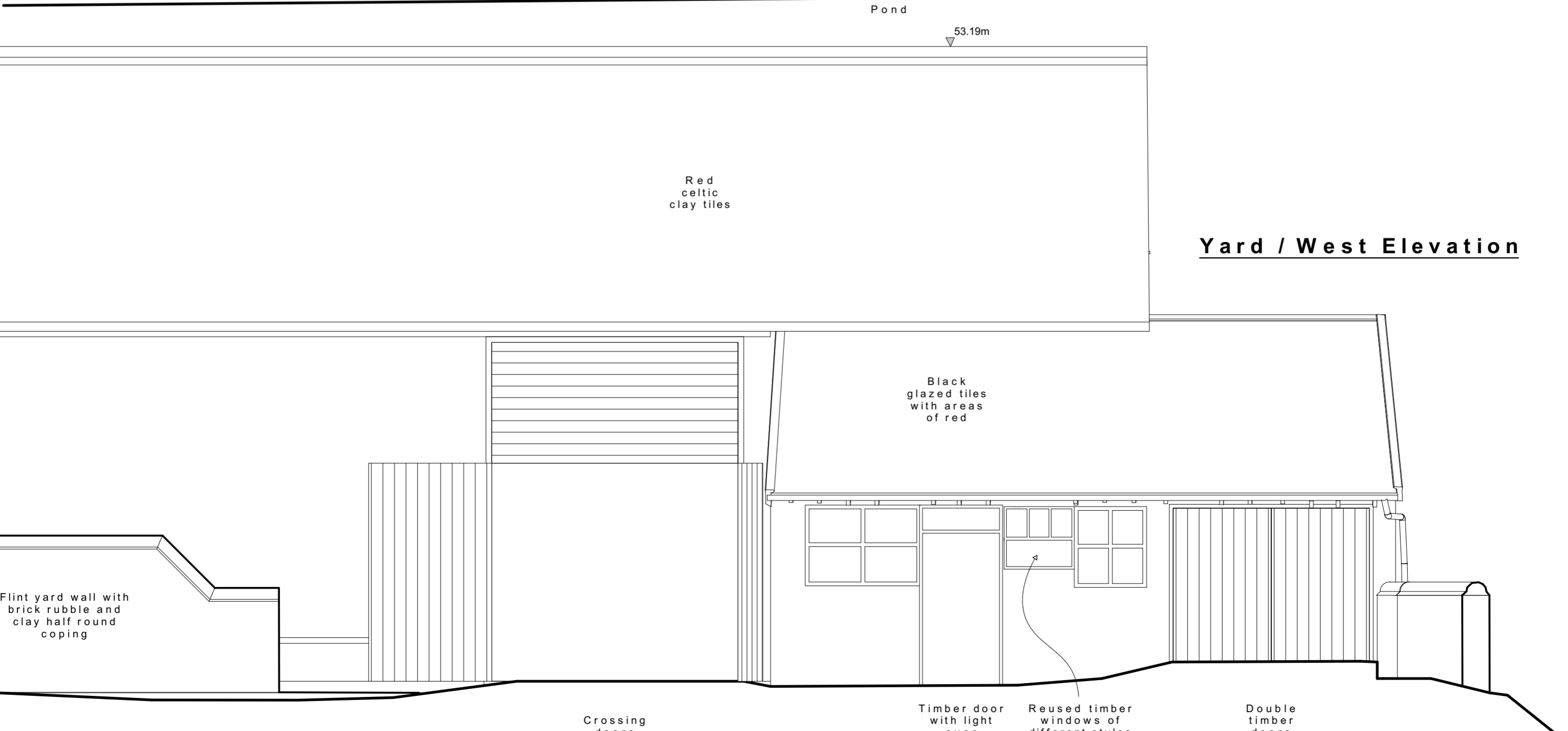
## Appendix 2: Existing Elevations of Building A



**Paddock / East Elevation**



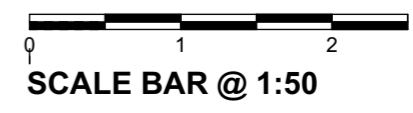
**South Elevation  
Elevation facing farm house**



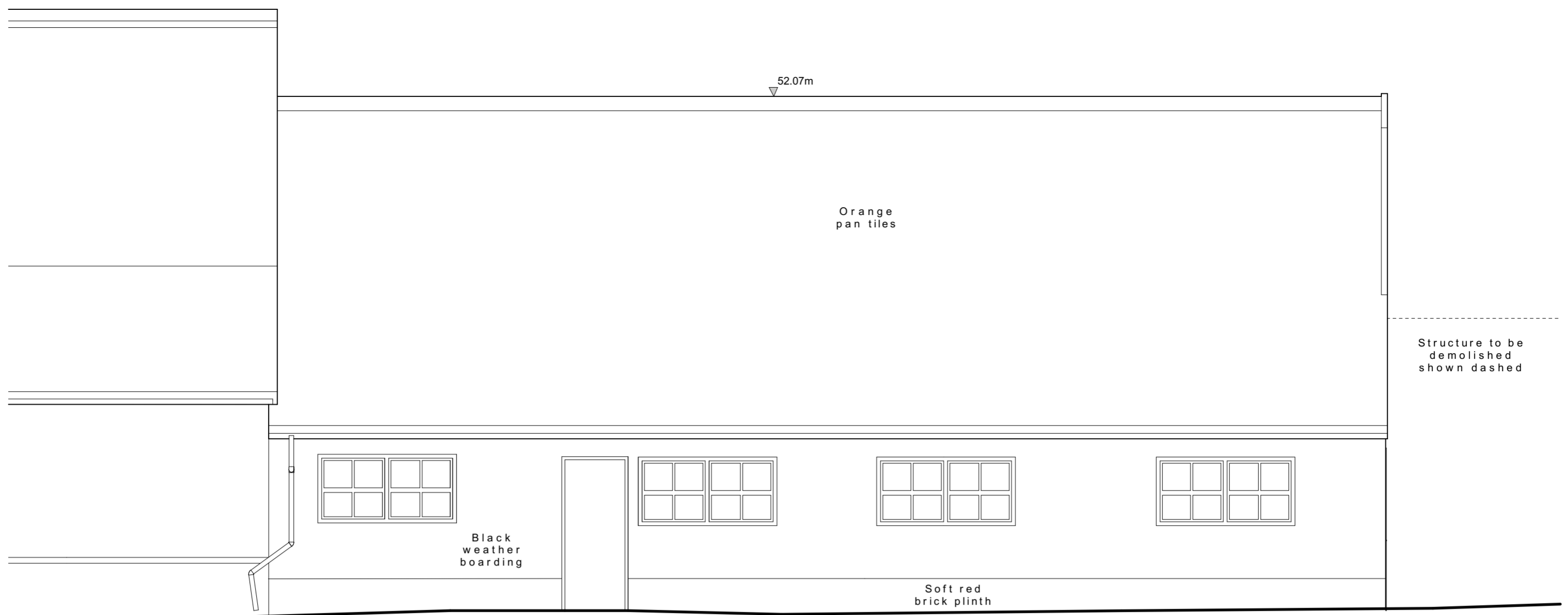
**Yard / West Elevation**

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 drawing ID: 2163\_400 Block A as Existing  
 drawn by: CG date: June 2018 scale: 1:50 @ A2

rev:  
 notes:

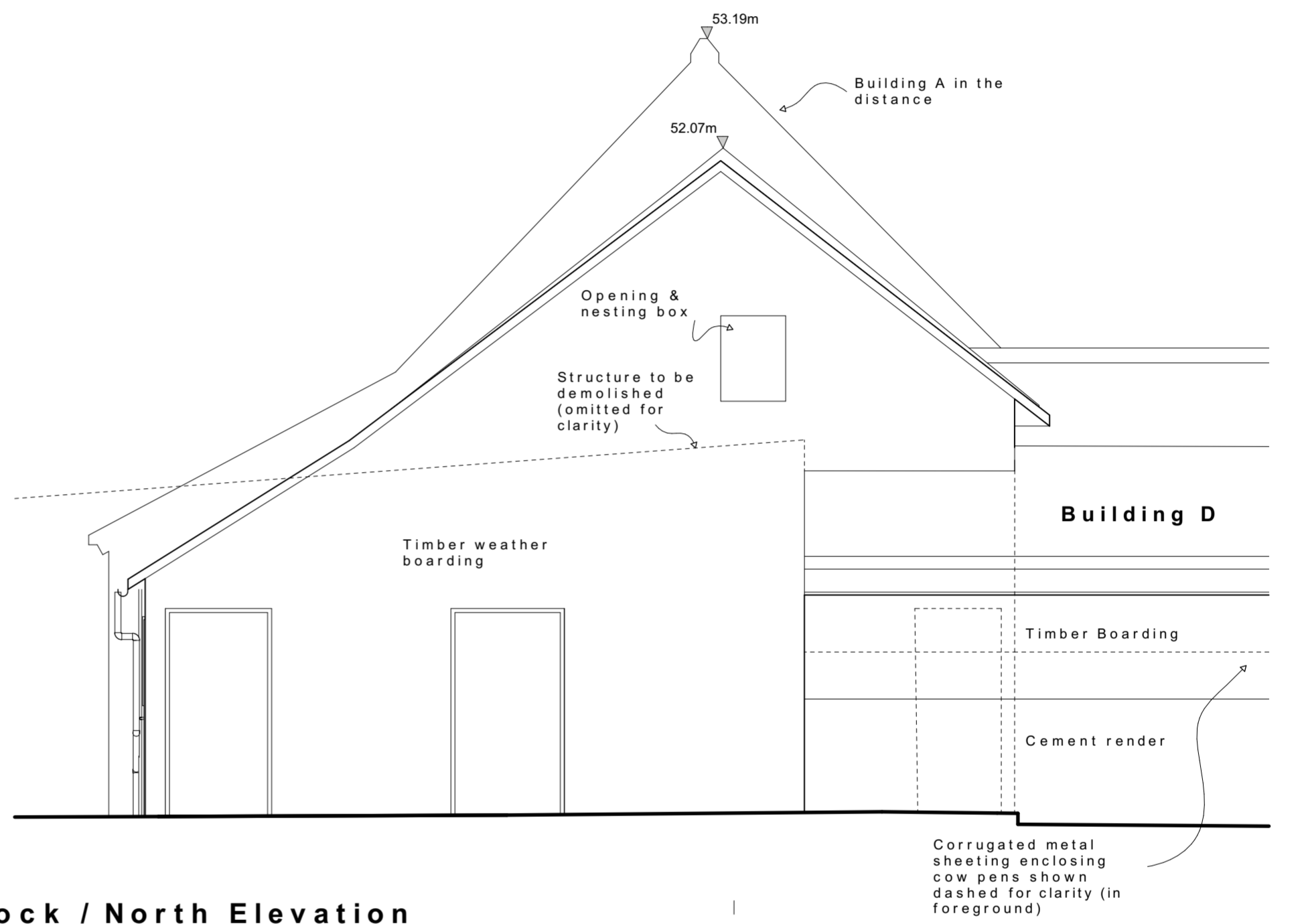


## Appendix 3: Existing Elevations of Building B



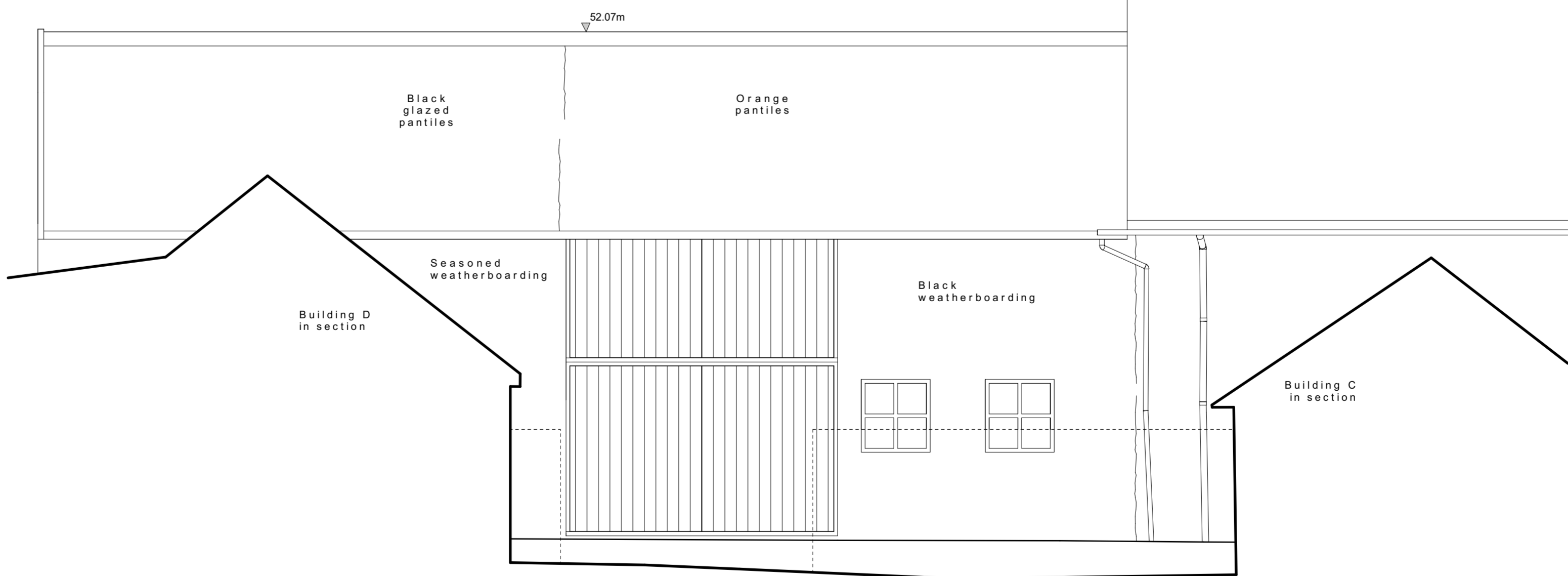
**Building E** — — — — —  
**East Elevation**

Top hung  
timber  
windows



**Paddock / North Elevation**

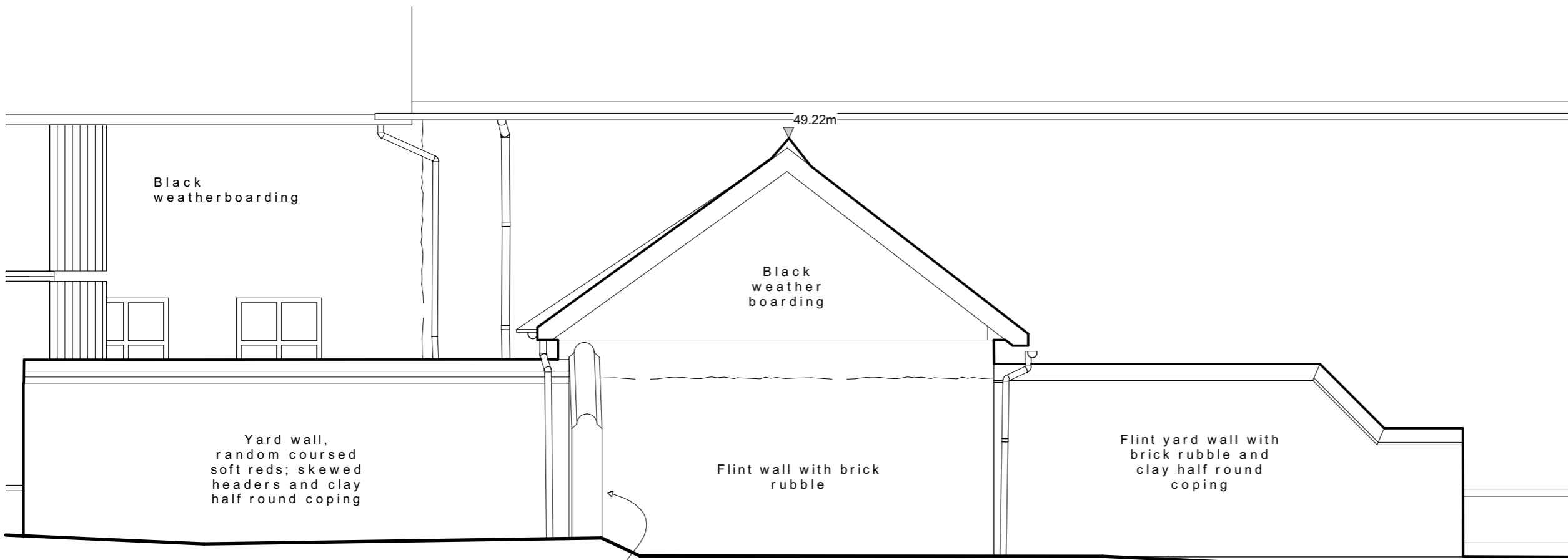
— — — — — **Building E**



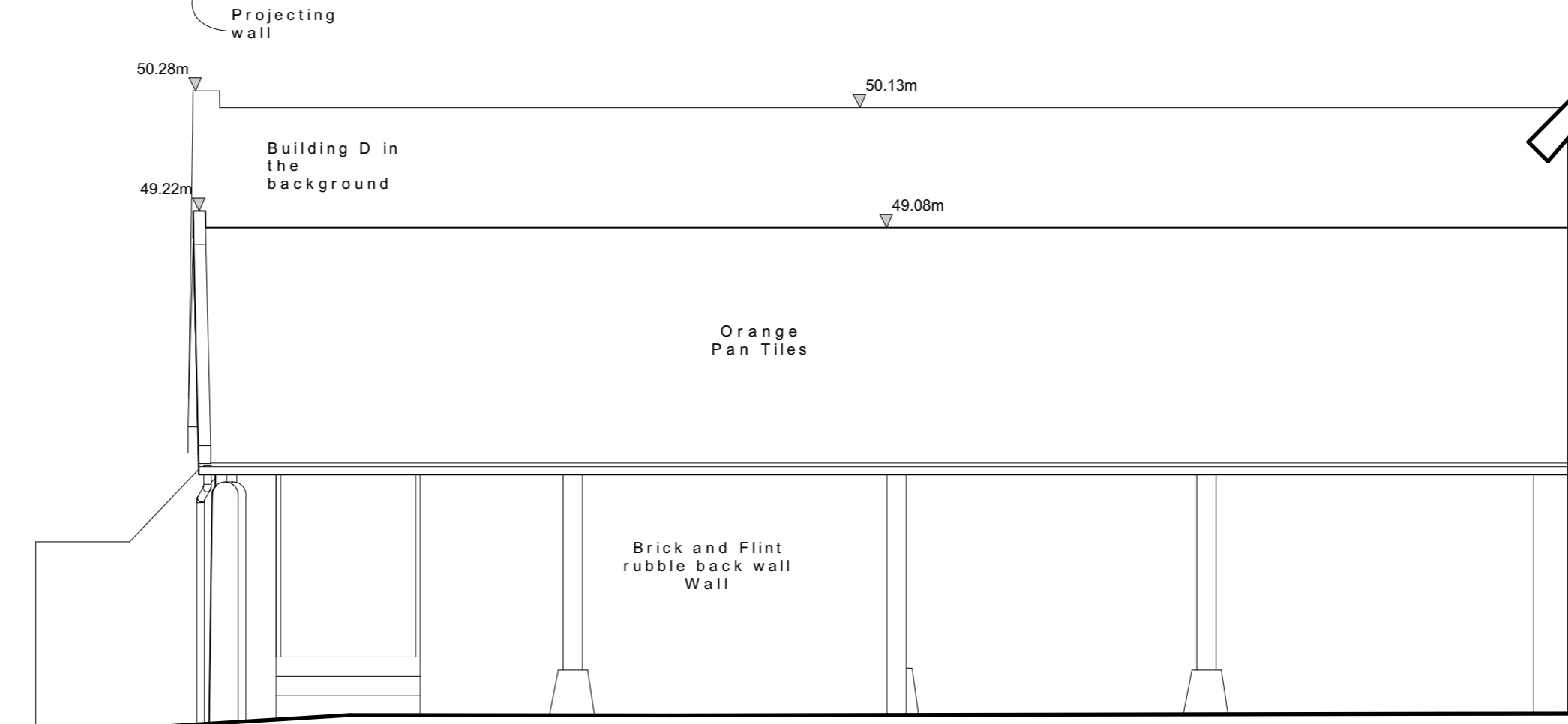
**Yard / West Elevation**

Yard wall behind  
shown dashed

## Appendix 4: Existing Elevations of Building C



**West Elevation**



**Yard / South Elevation**

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**Village Farm**  
**Market Weston**

drawing ID:  
**2163\_402**  
 Block C as Existing

drawn by: date:  
**CG June 18**

scale:  
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notes:

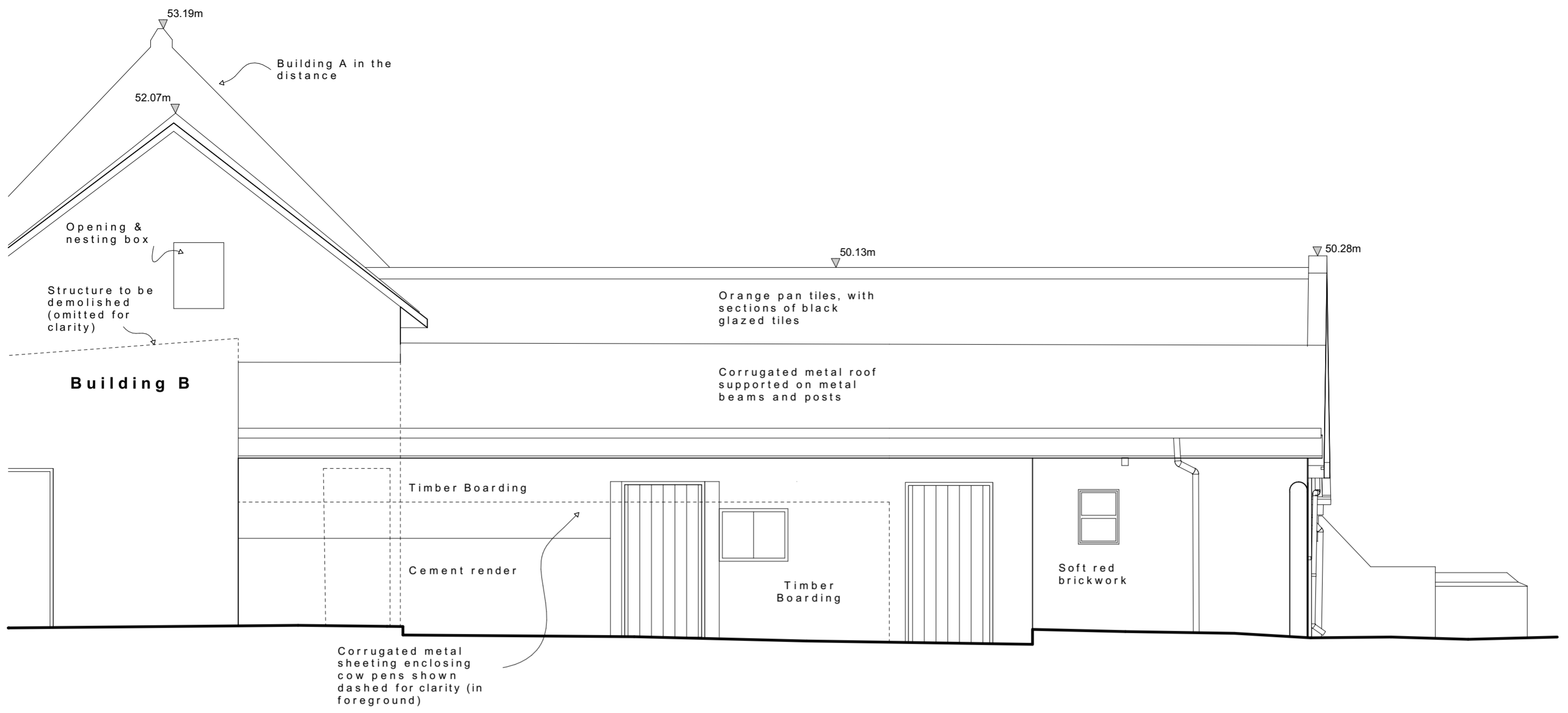


**John Stebbing**  
**Architects**

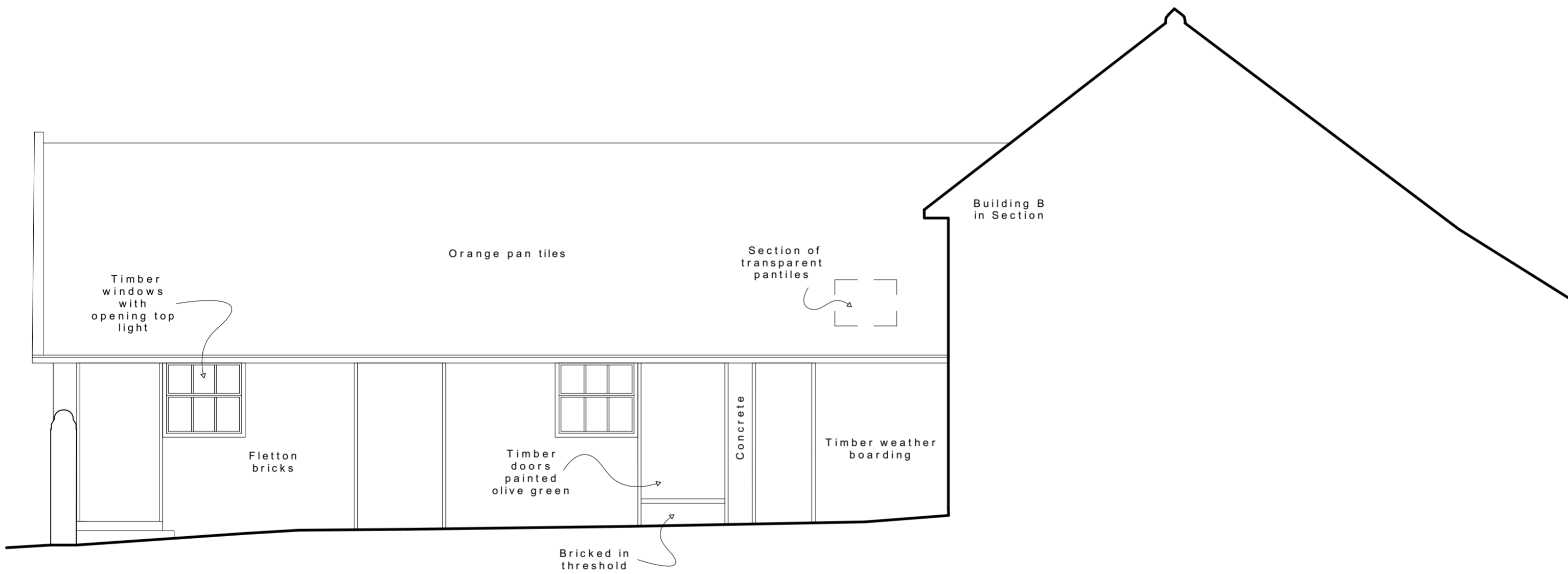
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 01284 704546 johnstebbing@architectatwork.co.uk www.architectatwork.co.uk



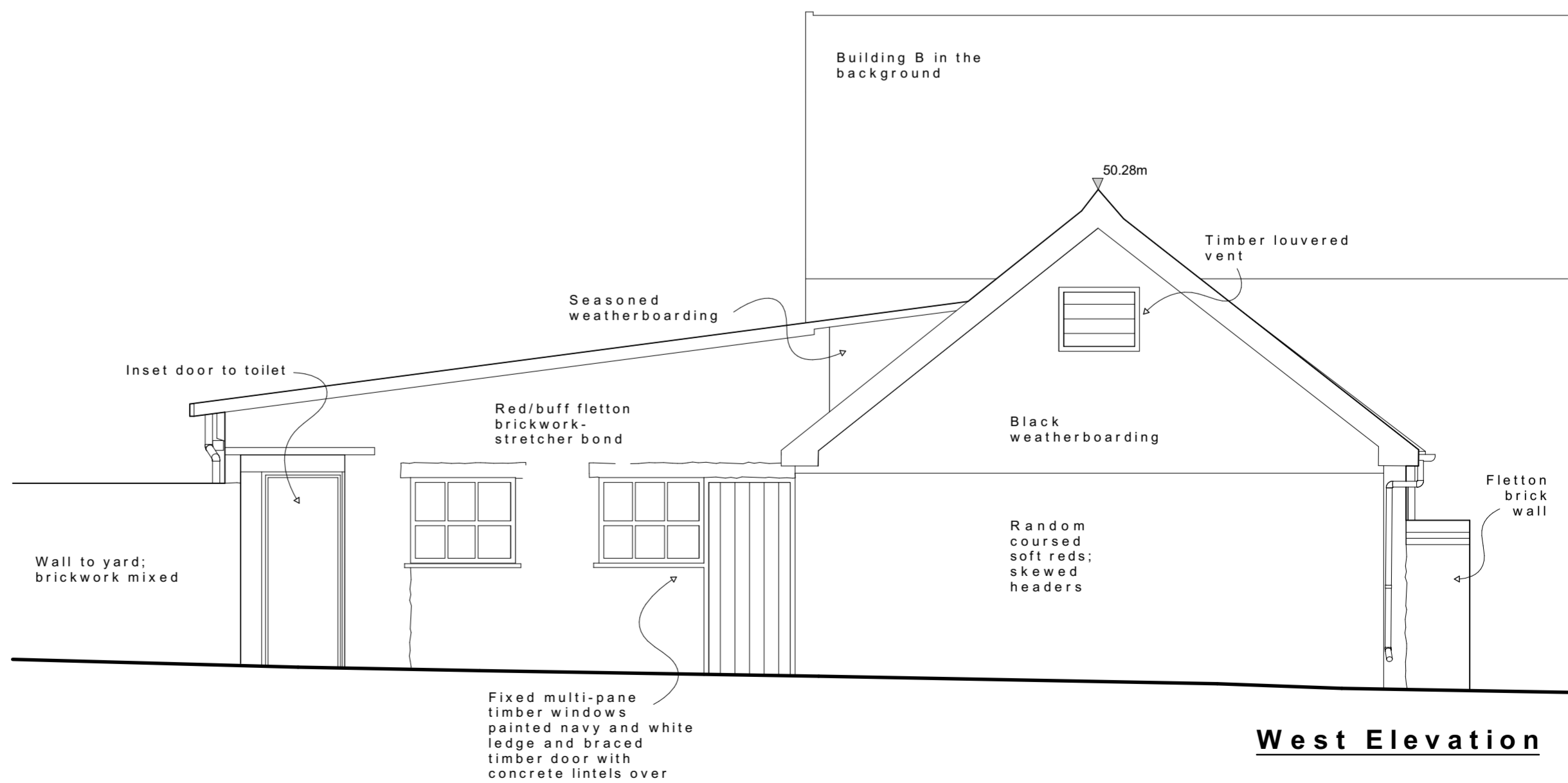
## Appendix 5: Existing Elevations of Building D



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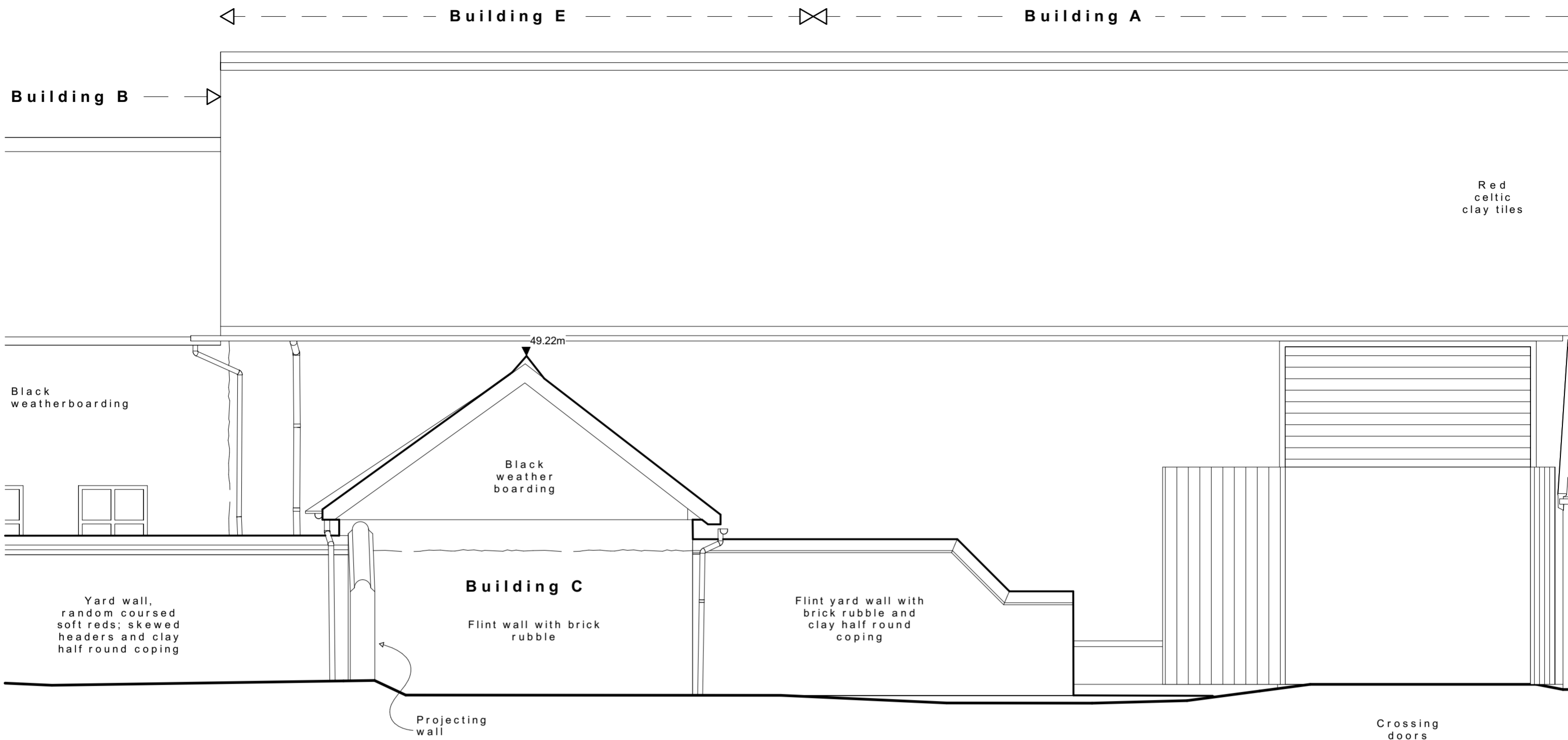


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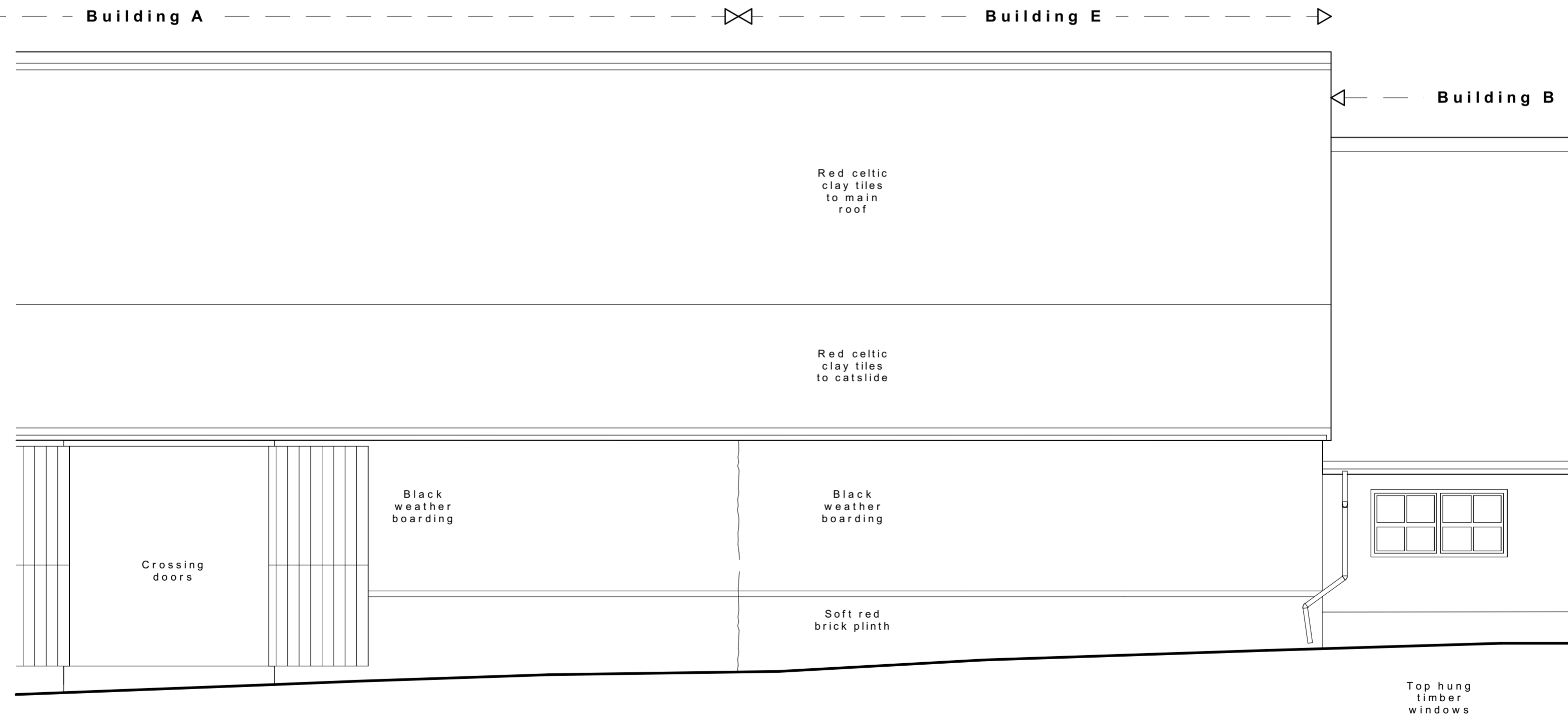


**West Elevation**

## Appendix 6: Existing Elevations of Building E

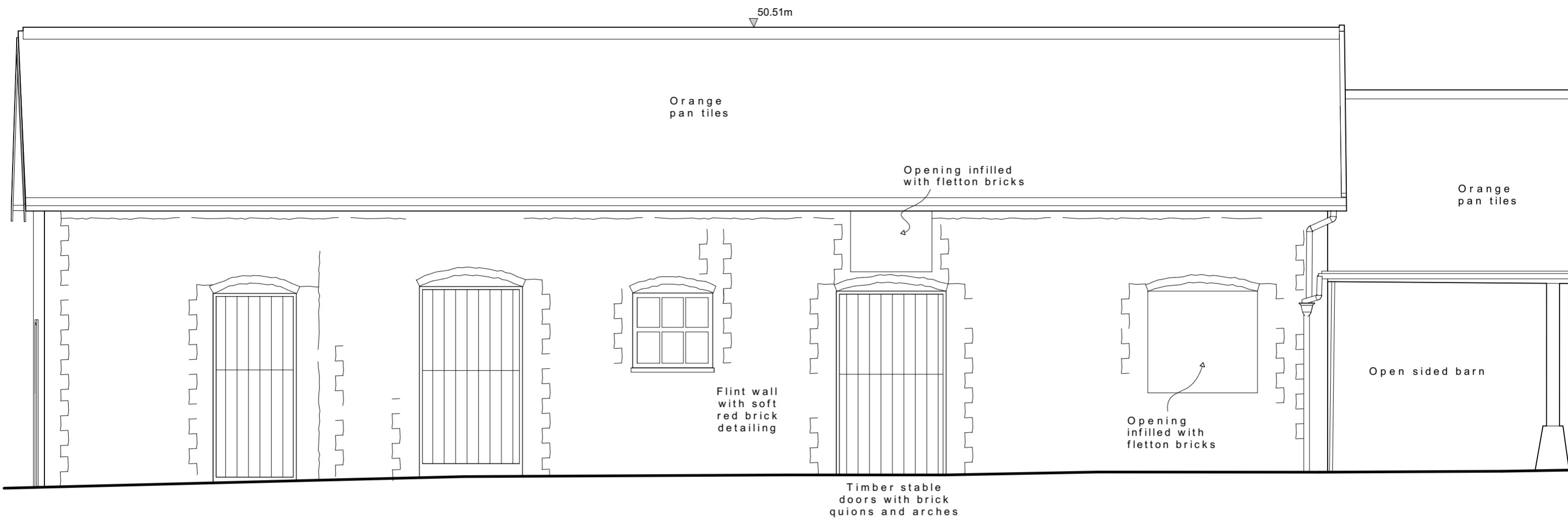


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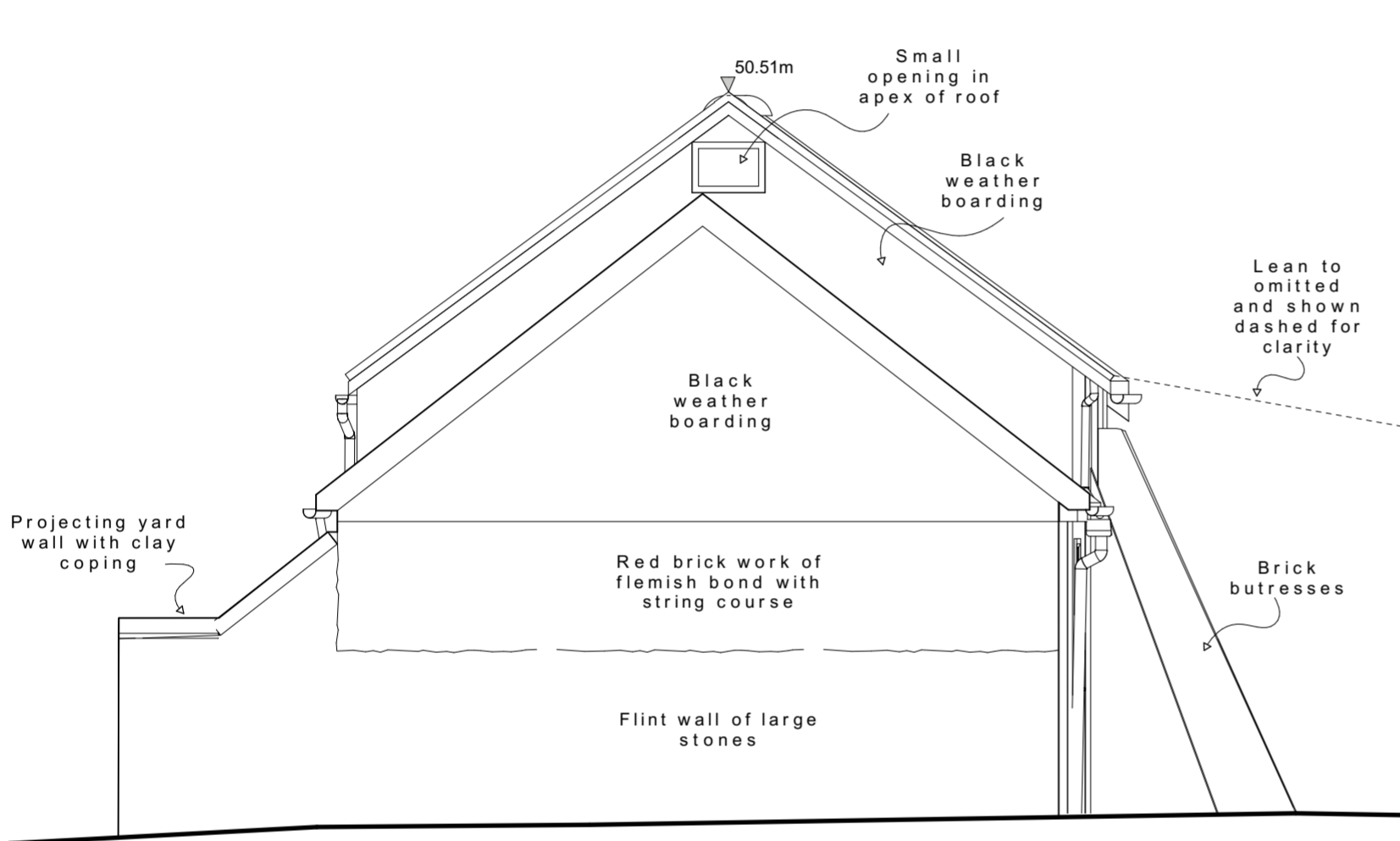


**Paddock / East Elevation**

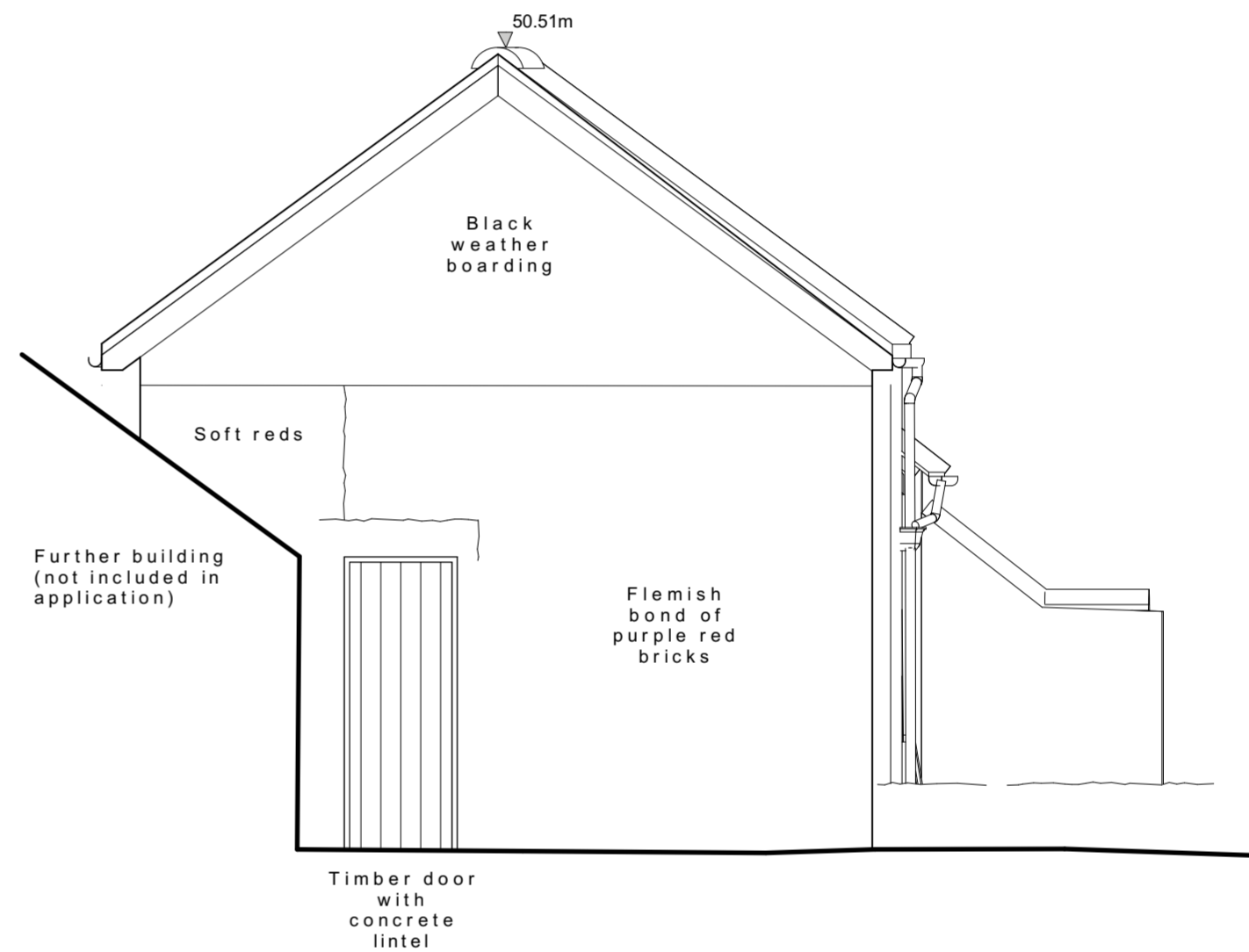
## Appendix 7: Existing Elevations of Building F



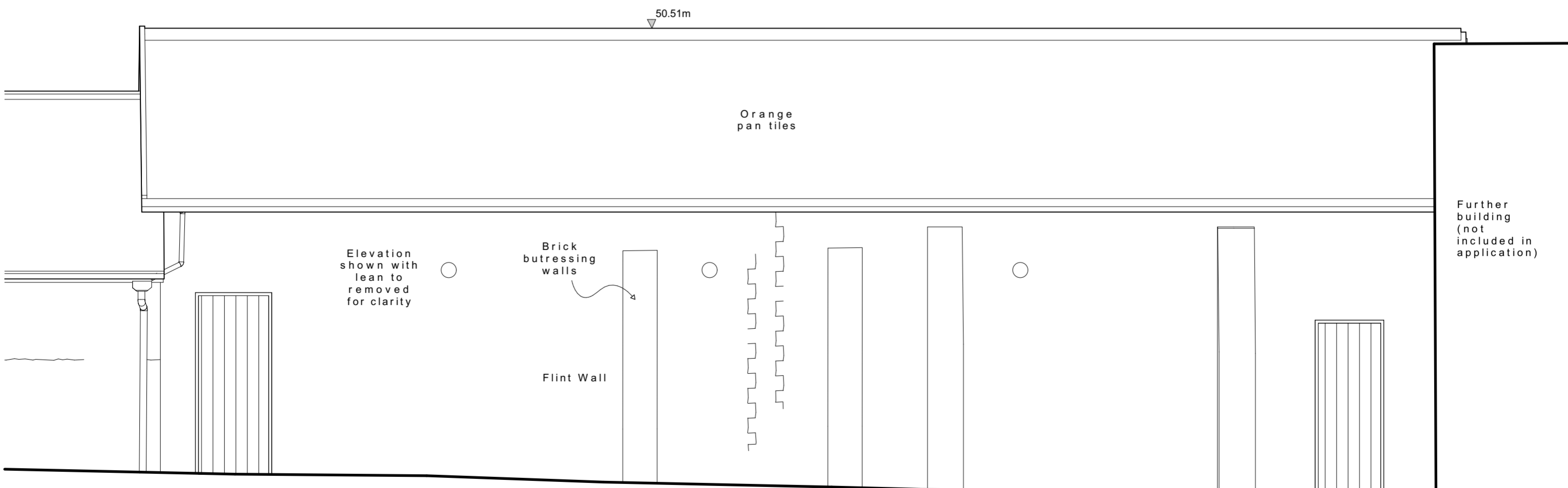
**Yard / East Elevation**



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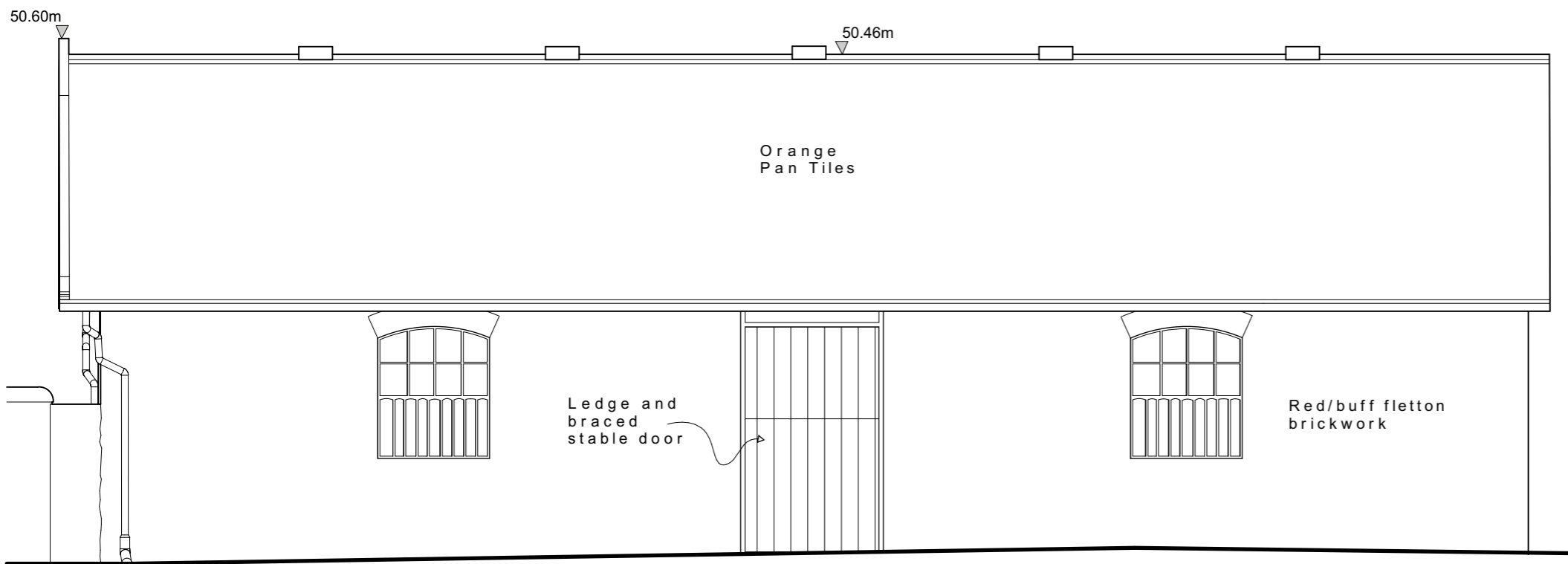


**South Elevation**

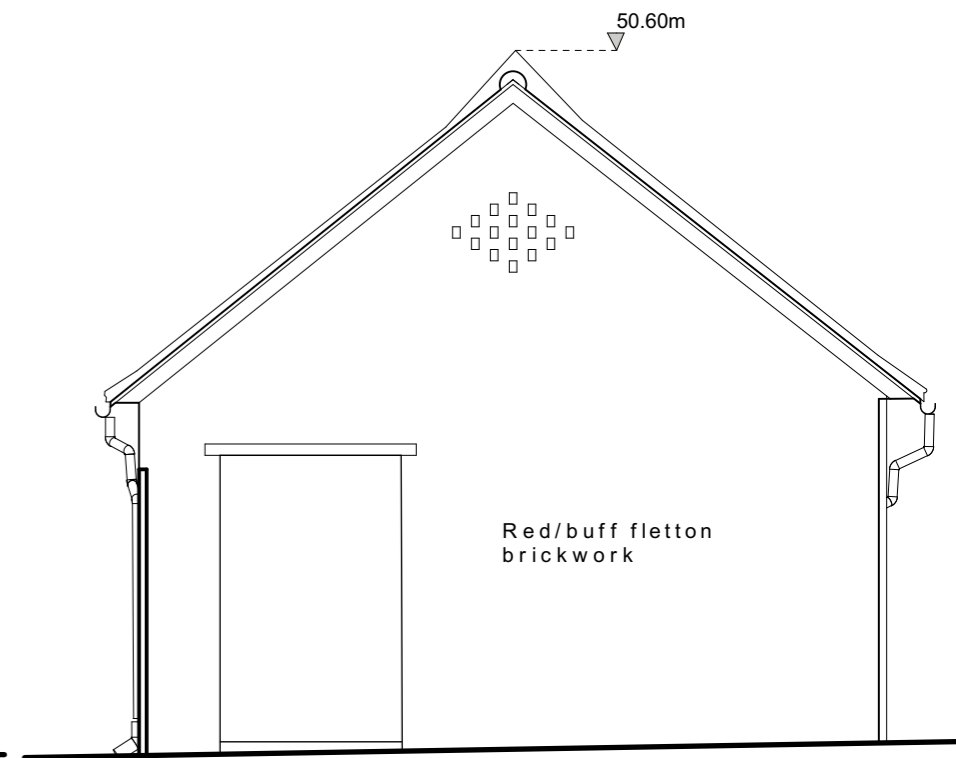


**West Elevation**

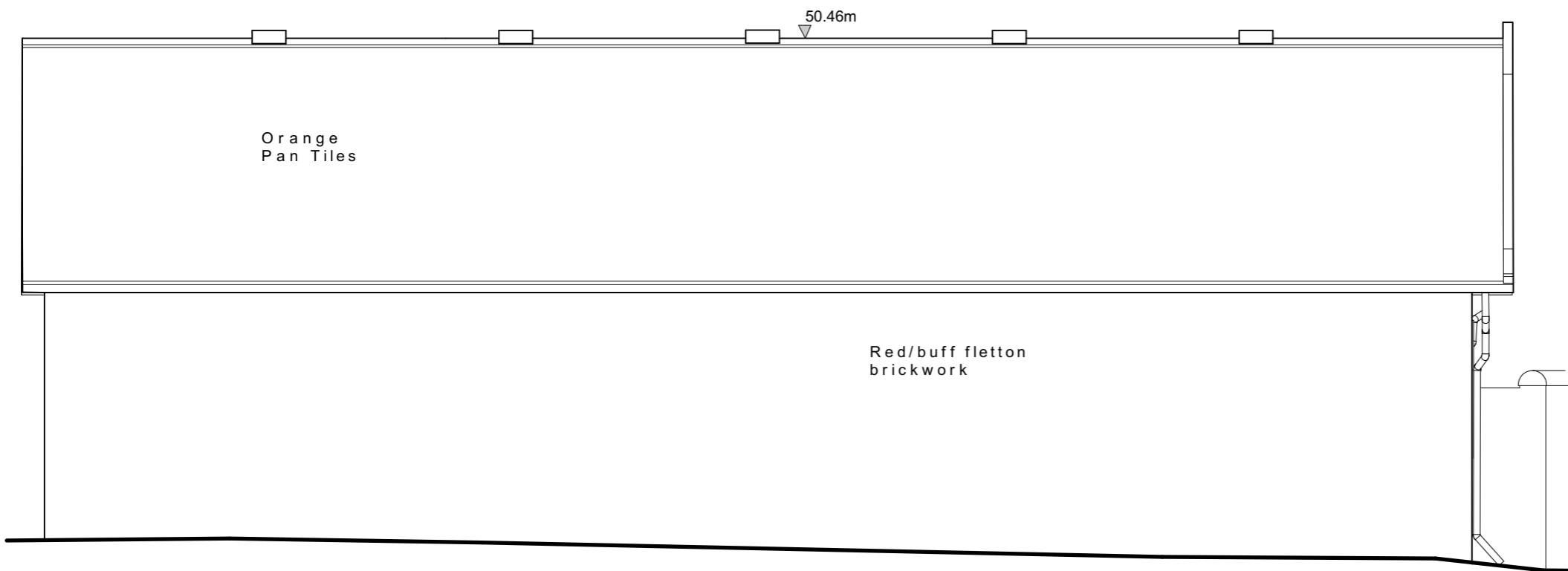
## Appendix 8: Existing Elevations of Building G



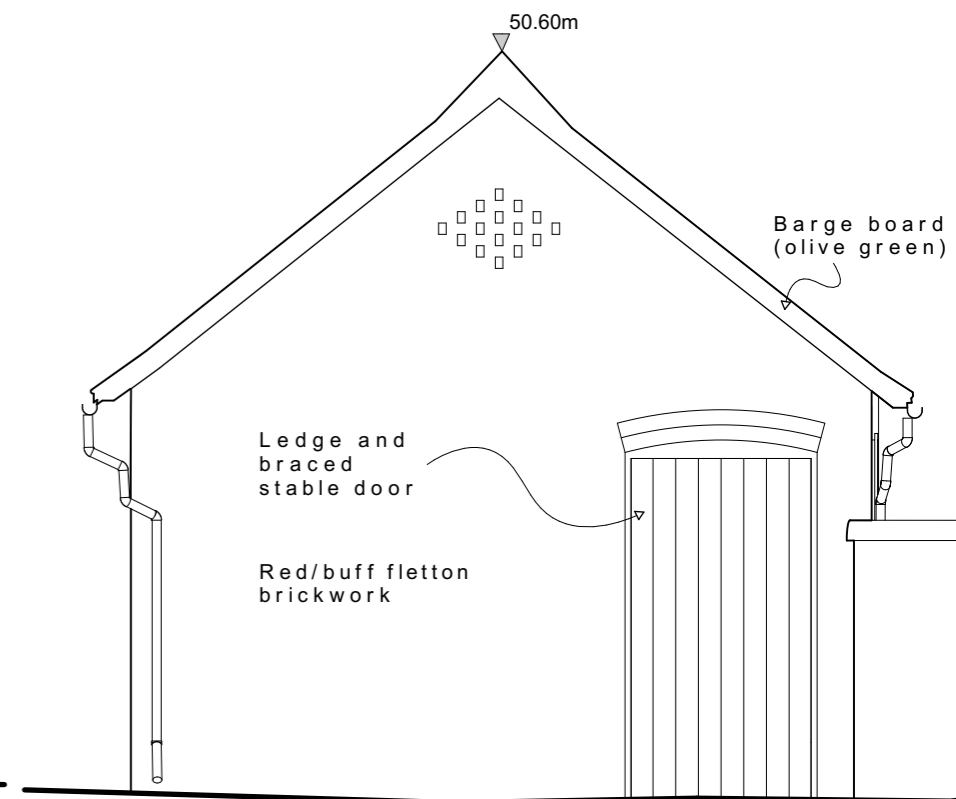
**Front / South Elevation**



**East Elevation**



**Paddock / North Elevation**



**West Elevation**

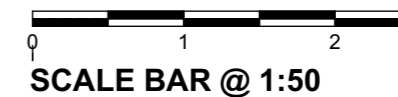
project:  
 Village Farm  
 Market Weston

drawing ID:  
 2163\_406  
 Block G as Existing

drawn by: CG  
 date: June 2018

scale:  
 1:50 @ A3

rev:  
  
 notes:



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