

**Outbuilding at  
Valley Farm,  
Coddtenham, Suffolk  
CDD 076**

**Historic Building Record**

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*on behalf of*  
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**July 2011**



# **Outbuilding at Valley Farm, Blacksmith's Lane, Coddendam, Suffolk**

**(TM 131 545)**

## **Historic Building Record**

*This report provides a written and photographic analysis and record at English Heritage (2006) Level 2 of a redundant outbuilding in the curtilage of a listed farmhouse. It has been prepared to a specification written by Edward Martin of Suffolk County Council's Archaeological Service (ref. SpecHBR(EM)\_ValleyFm\_Coddendam\_3117\_10, dated 14<sup>th</sup> June 2011) and is intended to fulfil a condition of planning consent for conversion (Mid Suffolk District Council 3117/11, condition 3).*

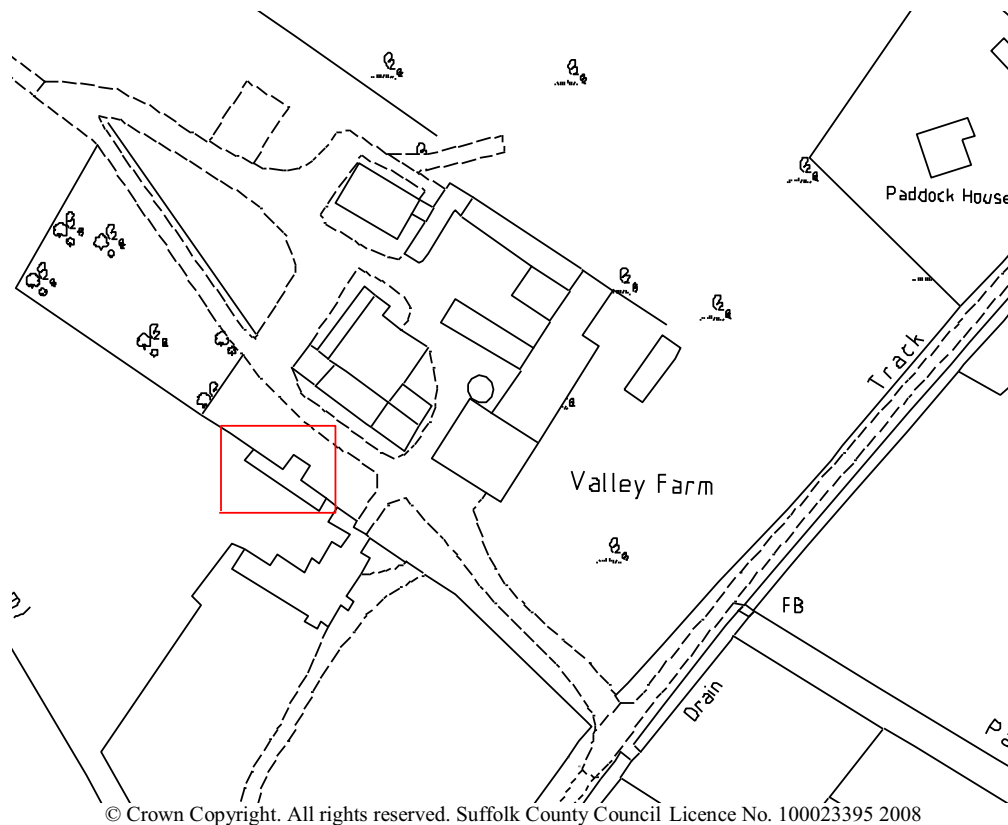
## **Introduction**

The report is accompanied by a CD containing a photographic record in the form of 52 digital images of 21 megapixels (Appendix 1), but also includes 12 printed photographs of key features to illustrate the text (Appendix 2). Each image is described in a separate schedule and the site was inspected on 5<sup>th</sup> July 2011.

## **Summary**

Valley Farm adjoins open countryside in an isolated location on the north-western edge of Coddendam village, approximately 500 m north of the parish church. The farmhouse is a grade II-listed timber-framed and rendered structure dated to the late-17<sup>th</sup> century by the Schedule of Listed Buildings, and the site also includes an impressive 16<sup>th</sup> century timber-framed barn and a good brick stable and hay loft of the early-19<sup>th</sup> century (neither of which is separately listed). At the time of the tithe survey in 1839 the farm was a substantial tenanted holding of 235 acres owned by Colonel Robert Martin Leake of Surrey and occupied by Thomas Diggens, although it is said to have been acquired subsequently by the estate of nearby Shrubland Park.

The outbuilding forms part of a service courtyard to the rear of the farmhouse but is separated from the house by a passage linking its back door to the farm drift. It is a largely uniform single-storied, narrow flint-rubble shed with a pantiled clasped-purlin roof, but contains three phases of construction. The original building of 10.5 m in length by 2.9 m in width appears to be shown on the tithe map of 1839 (figure 2) and dates from *circa* 1820. The interior is now divided by 19<sup>th</sup> century boarded partitions into three compartments used as dog kennels and a wood shed, but there is evidence of no fewer than four original doorways in the studwork of the southern elevation facing the farmhouse and the original layout has been altered. Two of these doors were low and narrow, and correspond with a pair of small yards shown on 19<sup>th</sup> century Ordnance Surveys. An original yard wall still survives, and the building was probably designed as a range of dog kennels and associated storage sheds. In recent years it has been used to accommodate dogs and firewood. A mid-19<sup>th</sup> century extension to the west preserves a good 19<sup>th</sup> or early-20<sup>th</sup> century chicken coop of wooden slats and evidently operated as a poultry house while a central wing of the same period was a brew-house and retains its copper. Small, multi-purpose service ranges of this kind are increasingly rare survivals and the building is of both visual and historic interest, particularly given its close proximity to a listed building. It is not, however, of sufficient age or rarity to merit listing in its own right.



**Figure 1**  
**Modern Ordnance Survey**  
**Enclosing the outbuilding in red and showing the grade II-listed 17<sup>th</sup> century farmhouse**  
**to the south and the 16<sup>th</sup> century barn to the east. See fig. 6 for more detail.**

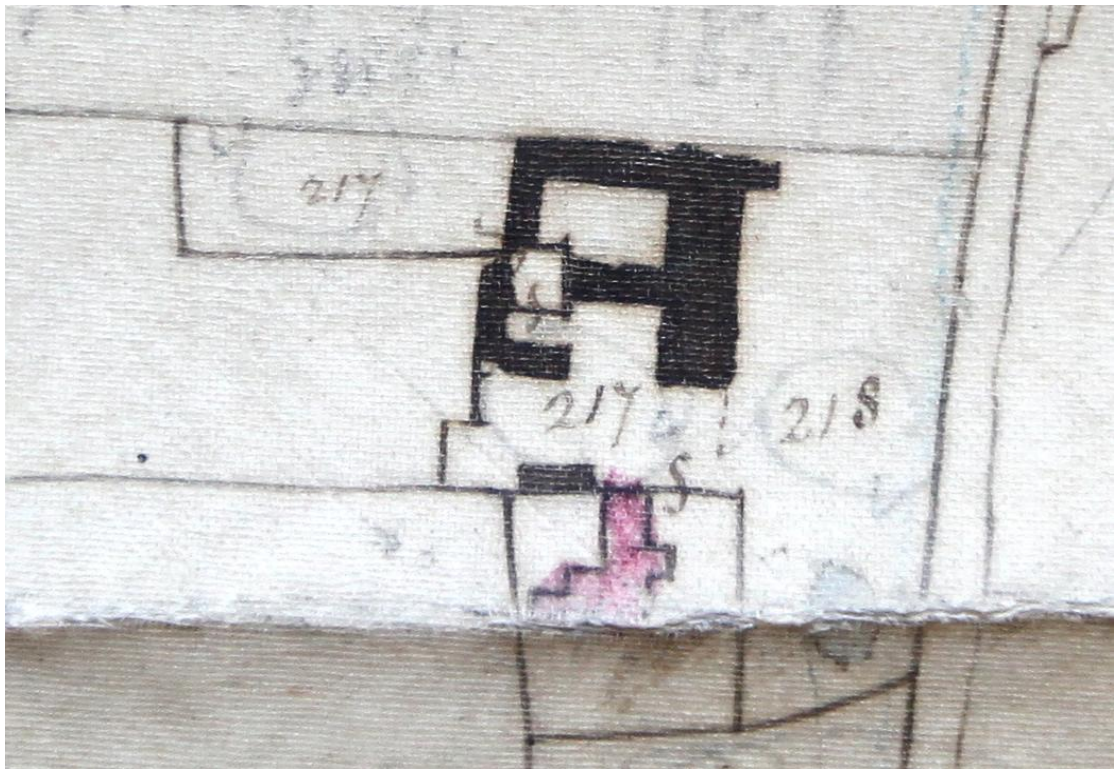
## Documentary and Cartographic Evidence

Valley Farm adjoins open countryside on the north-western edge of Coddendam village, approximately 500 m north of the parish church. Despite its close proximity to the main street, the site occupies an isolated location on the western slope of a narrow valley and is reached from Blacksmith's Lane by a dedicated farm track. The farmhouse is a grade II-listed timber-framed and rendered structure dated to the late-17<sup>th</sup> century by the Schedule of Listed Buildings but not inspected for the purpose of this report. An impressive 16<sup>th</sup> century timber-framed and weatherboarded barn of 8 bays forms the eastern side of an enclosed farm yard to the north of the house; this contains two threshing bays, mid-rails, trenched wall-braces and edge-halved and bridled scarf joints, but has lost its original roof structure and is not listed. The northern threshing bay was entered from the east and preserves an original porch with evidence of a small rear door to the west, but the southern bay was entered from the west. It is most unusual for a barn to face two directions in this manner. The southern side of the yard includes a good brick stable and hay loft of the early-19<sup>th</sup> century.

At the time of the title survey in 1839 the farm was a substantial tenanted holding of 235 chiefly arable acres (with just 35 of pasture) owned by Colonel Robert Martin Leake and occupied by Thomas Diggens. Colonel Leake owned a further 11 acres in the parish but appears to have lived in Woodhurst, Surrey: Burke's Landed Gentry records his marriage in 1822 to Dorothy Longe, daughter of John Longe, the Vicar of Coddendam, and he presumably acquired his Suffolk property by this means. The present owners of the farm believe it subsequently became part of the Shrubland Park estate. White's Suffolk Directory of 1874 names Mrs Hannah J. Diggens as the farmer of Valley Farm, but she had given way to William Smith by 1912.



**Figure 2**  
The 1839 tithe map of Coddendam parish (Suffolk Record Office) showing Valley farm in the centre with Coddendam village to the right. The direction of north lies towards the top left-hand corner.



**Figure 2a**  
Detail of the 1839 tithe map showing the outbuilding in black ink with a simple rectangular outline adjoining the corner of the farmhouse (the latter shown in red).

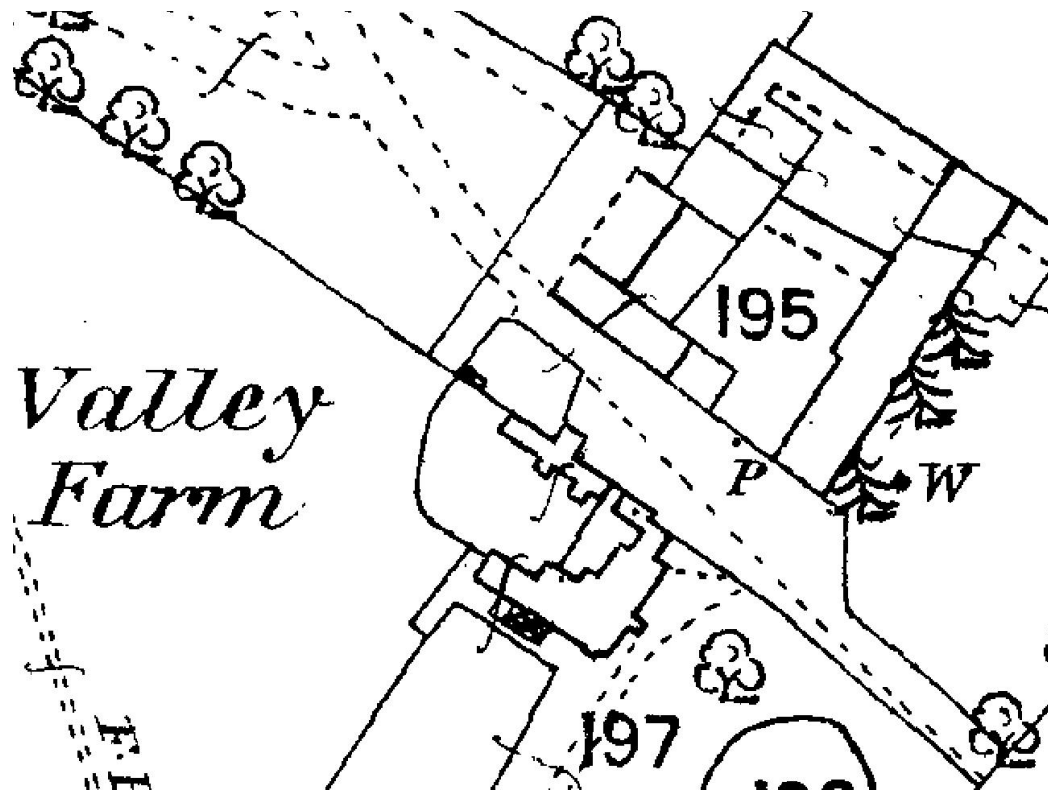


Figure 3

The First Edition 25 inch Ordnance Survey of 1884. The outbuilding had been extended to the west and had acquired a central projection to the north (the brew-house, no. 3 in figure 6) and two small projections to the south.

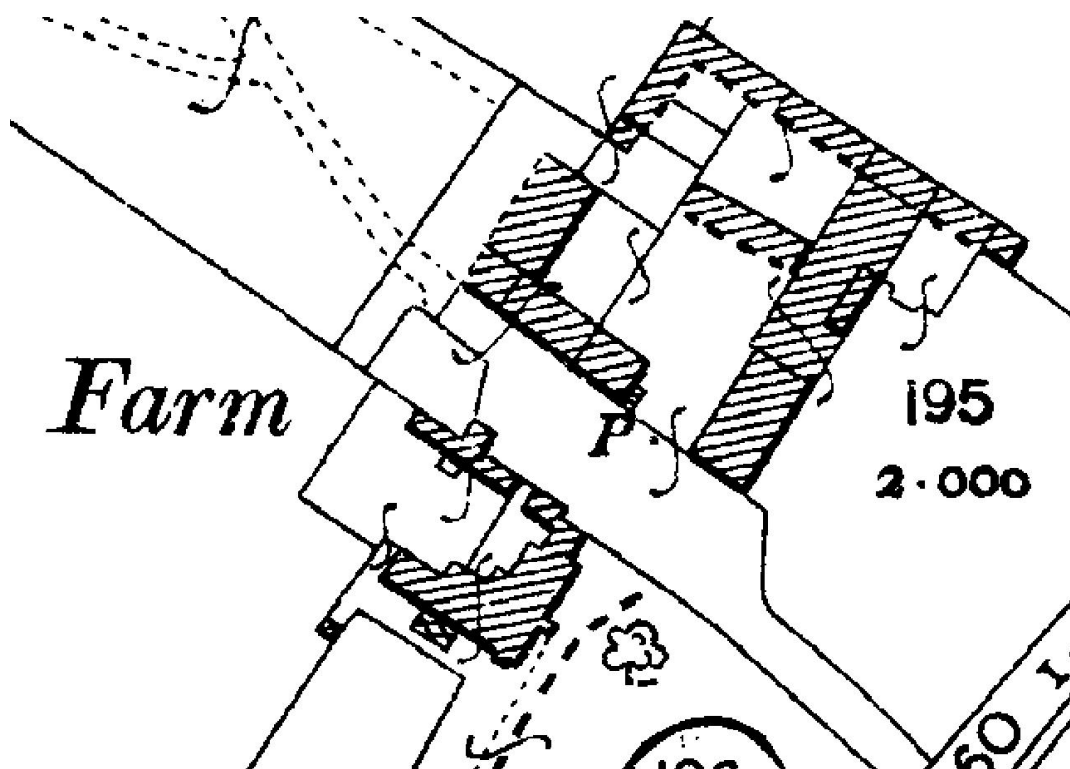
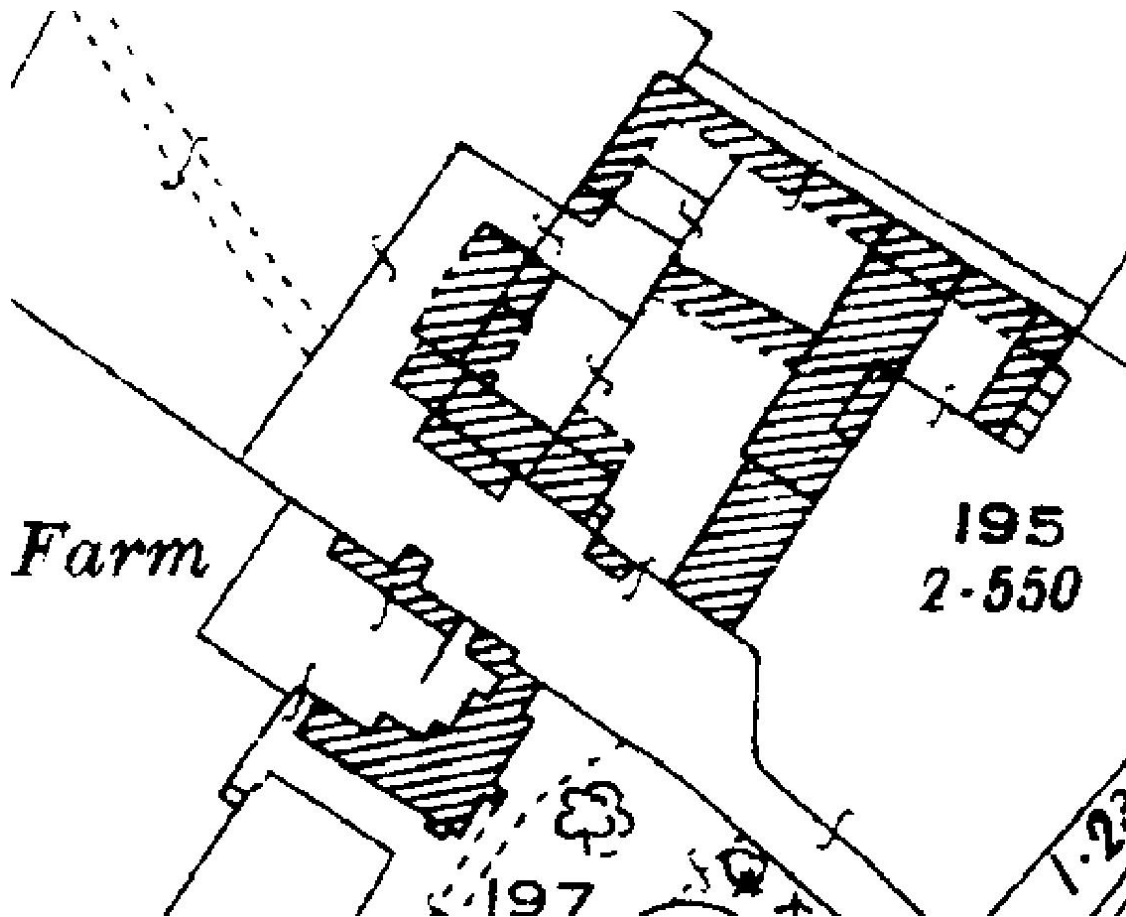


Figure 4

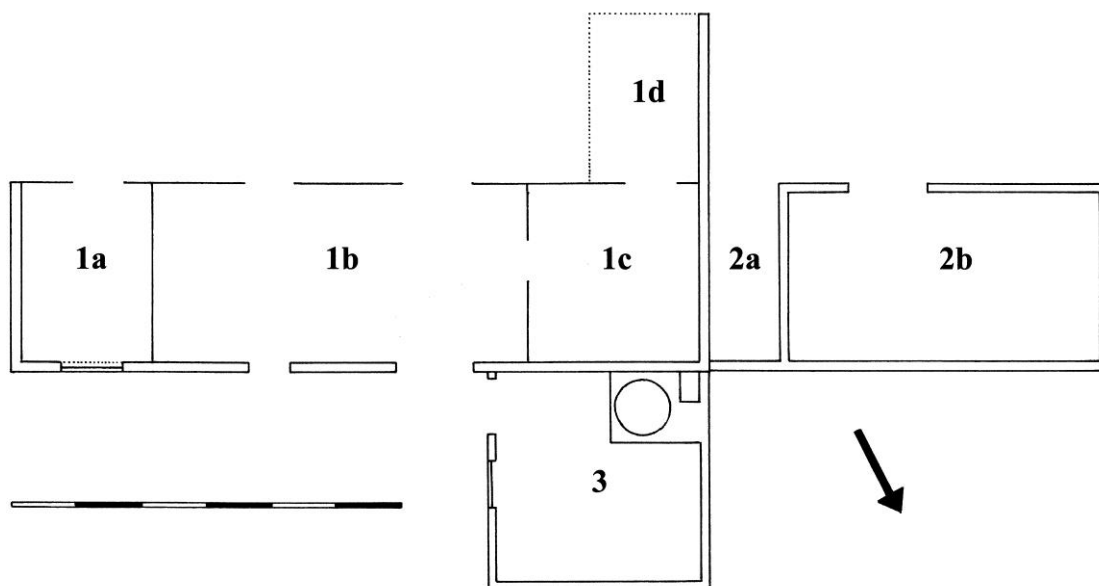
The Second Edition 25 inch Ordnance Survey of 1904. One of the two southern projections of 1884 had been lost, leaving only the surviving yard (1d in figure 6).



**Figure 5**  
**Third Edition 25 inch Ordnance Survey of 1926. The southern yard (1d) had disappeared since 1904, but its original wall has been omitted in error.**

The 1839 map shows the outbuilding with a simple rectangular outline adjoining the north-western corner of the east-facing farmhouse and forming part of a rear service courtyard. The site (nos. 217 & 217a) is named only as 'yards and buildings' on the accompanying apportionment. The land to the east was 'Front Piece' (no. 218). By 1884 the building had been elongated and had acquired two projections to the south and a single, central projection to the north (figure 3). The latter corresponds with the bake-house shown in figure 6 and the westernmost of the two southern projections with the surviving wall and yard (1d). The present owner's family is understood to have occupied the farm in the 1920s, having moved from Lavenham, and to have used the several compartments of the outbuilding for various purposes including a wood shed, poultry shed and dog kennel.

## Building Analysis



**Figure 6**  
Ground plan of the outbuilding, numbering the key sections for ease of reference in the text and photographs. Scale in metres.

### Key

- 1.** Original early-19<sup>th</sup> century pantiled, single-storied flint-rubble shed with red brick dressing. Timber-framed and weatherboarded southern elevation facing farmhouse. Now divided into three compartments but with evidence of four entrances to the south and two to the north. An integral yard wall projects from the south-western corner. Probably designed as a dog kennel or pig sty.
- 2.** A mid-19<sup>th</sup> century flint-rubble extension containing a late-19<sup>th</sup> or early-20<sup>th</sup> century chicken coop.
- 3.** A mid- 19<sup>th</sup> century extension containing a copper and used as a brew-house and (probably) a wash house.

The outbuilding at Valley Farm forms part of a service courtyard to the rear of the farmhouse but is separated from the house by a passage linking the farm drift to its back door. It is a largely uniform single-storied flint-rubble shed with a pantiled clasped-purlin roof, but three phases of construction can be identified as shown in figure 6.

The original building appears to be shown on the tithe map of 1839 (figure 2) and extends to 10.5 m in length by 2.9 m in width overall (35 ft by 9.5 ft), with walls which rise to 2 m (6.5 ft) at their eaves. The whitewashed roof structure contains many re-used timbers from a 17<sup>th</sup> century roof of similar form. It is aligned on an approximately ESE-WNW axis which is simplified to east-west for the purpose of this analysis. In contrast to the flint-rubble northern elevation and gables, the southern elevation consists of inexpensive weatherboarded studwork where it faced the farmhouse and was invisible to passers-by. The interior is now divided by 19<sup>th</sup> century boarded partitions into three compartments used as dog kennels (1a and 1c) and a



wood shed (1b). There is evidence, however, of no fewer than four original doorways in the southern elevation as shown in figure 6 (indicated by pegged jambs), and the original layout has been altered. The eastern compartment was lit by a blocked window to the north and entered by its present southern door of 0.9 m in width (3 ft). The central compartment is now entered by opposing doors of 1 m in width (40 ins) at its western end but formerly possessed another pair of opposing doors to the east and was clearly sub-divided: these additional doors are now blocked and were unusually narrow at just 0.6 m or 2 ft to the north and 0.75 m or 2.5 ft to the south. The northern door appears to have risen to just 1.1 m in height (3.5 ft) and its southern counterpart was probably similar. The western compartment contained a single southern door without a window, and its entrance too was narrow (at 0.75 m) and probably low. An integral (i.e. contemporary) wall projects at right-angles by 2.5 m (8.5 ft) from the building's south-western corner and terminates in an original brick pier. It is capped with large coping tiles and evidently formed the side of a small enclosed yard much as it does today. A second yard adjoining the narrow door to the east is shown on the Ordnance Survey of 1884 (figure 3), and the building was clearly designed – at least in part – to accommodate animals. It is highly likely to have formed a pair of dog kennels, perhaps for hunting hounds, with feed stores to the east of each, but it may also be interpreted as a pig sty.

The extension to the west consists entirely of flint-rubble with brick dressing, and was added in the mid-19<sup>th</sup> century to extend the range to a total length of 16.75 m (55.5 ft). The new structure also contains a clasped purlin roof, but lacks whitewash and re-used timber. It incorporates a narrow 'gap' of 1.1 m (3.5 ft) adjoining the earlier gable, with open access to the south, and a single enclosed shed with a southern door. The chicken coop of nailed wooden slats with H-hinges to its doors which is attached to the internal western gable may be an original feature and is certainly no later than the end of the 19<sup>th</sup> century or the beginning of the 20<sup>th</sup>. Accordingly the extension may well have been designed as a poultry shed.

The flint-rubble northern wing of the building is also an addition of the mid-19<sup>th</sup> century shown on the first edition Ordnance Survey of 1884 but not the tithe map. It extends to 3.5 m in length by 3.65 m in width (11 ft by 12) and contains a half-hung entrance door and window in its eastern elevation. An intact copper with a wooden lid and chimney occupies its south-western corner and the building is known to the present owner as a brew-house. It may have served in addition as a wash-house when first built.

## **Historic Significance**

The flint-rubble outbuilding at Valley Farm is an unusual service structure that appears to have been designed as a range of kennels or possibly pig sties in the early-19<sup>th</sup> century before being extended to accommodate a poultry house and brew-house a few decades later. With the exception of a brewing copper and a chicken coop of wooden slats it has been stripped of its original fixtures and fittings, but retains its external proportions and external appearance. The latter forms an integral part of the setting of the grade II-listed farmhouse, and reflects an attached range of similar mid-19<sup>th</sup> century sheds that form a service courtyard adjoining the kitchen. The building is a rare survival and is of some historic interest, but it not of sufficient age or significance to merit listing in its own right.

## **Appendix 1 (on accompanying CD): Full Photographic Record**

### **Descriptions of Photographs in Appendix 1**

#### **Photograph no.**

1. General view of site from site entrance to south-east showing listed farmhouse to left and 16th century barn to right.
2. General view from east showing farmhouse to left with outbuilding (1) in centre and 19th century brick stable to right.
3. General view from south-east showing 19th century brick stable to right and flint-rubble outbuilding to left.
4. General view from north-east showing single-storied flint-rubble outbuilding (1) to right with farmhouse in rear to left.
5. Exterior from east showing shepherd's hut in foreground with original shed (1) to left and later brew-house (3) projecting to right.
6. Farmhouse courtyard from north-west showing outbuilding (1) to left and similar service buildings to rear of house.
7. Weatherboarded south-western exterior of original shed (1) showing original yard wall (1d) to left.
8. Exterior from west showing later flint-rubble extension (2) to left and farmhouse in rear to right.
9. South-eastern external gable of original shed (1) showing red-brick dressing to flint-rubble fabric.
10. Detail of blocked ostensibly original window at eastern end of northern exterior of original shed (1).
11. Northern exterior of original shed (1) showing blocked original low, narrow aperture to central area (1b).
12. Northern exterior of original shed (1) showing entrance to area 1b with brew-house door (3) right & low, narrow opening to left.
13. Eastern exterior of secondary brew-house showing (3) original doorway and window.
14. Exterior from north-west showing brew-house (3) with chimney to left and later shed (2) to right.
15. Western external gable of secondary shed (2) showing flint-rubble fabric and low eaves in sloping ground.
16. Southern exterior of secondary shed (2) showing entrance door with gap (2a) and yard wall (1d) to right.

17. Wall of yard (1d) integral to corner of original shed showing gap (2a) and later addition (2b) to left.
18. Interior of gap (2a) from south showing flint gable or original shed (1) to right with integral yard wall (1d).
19. Wall of yard (1d) seen from east showing modern wire enclosure with small access to western end of shed (1c) to right.
20. Detail from east of large coping tiles to yard wall (1d).
21. Weatherboarded southern exterior of original shed (1) showing evidence of four original entrances.
22. Central section of southern exterior of original shed (1) showing original narrow blocked door in brick plinth (adjoining section 1b).
23. Northern interior of eastern shed (1a) showing blocked window and eastern gable to right.
24. Internal eastern gable (1a) showing whitewashed clasped-purlin roof structure with re-used timbers.
25. Interior of eastern gable showing modern cement render to flint-rubble fabric.
26. Southern interior of eastern shed showing original entrance with modern boarding to studwork walls.
27. Eastern internal gable of central shed (1b) showing re-used copper lid with blocked narrow northern entrance to left.
28. Southern interior of central shed (1b) showing original studwork with later stud blocking original narrow entrance.
29. Western interior of central shed (1b) showing boarded partition to western shed (1c) and external doors to left and right.
30. Northern interior of central shed (1b) showing brick jambs of blocked original low, narrow entrance with existing door to left.
31. Original entrance door in northern interior of central shed (1b) showing entrance to western shed (1c) to left.
32. Internal south-western corner of central shed (1b) showing original external doorway to left & entrance to western shed (1c) right.
33. General internal view of central shed (1b) from west showing original cross-entry in foreground and opposing small doors in rear.
34. South-western corner of western shed (1c) showing original external gable with exit to yard (1d) to left.
35. Northern interior of western shed (1c) showing flint-rubble fabric with no evidence of doors or windows.

36. Eastern interior of western shed (1c) showing boarded partition to central shed (1b).
37. Southern interior of western shed (1c) showing pegged mortises of original door jambs in roof-plate (door now enlarged to right).
38. Eastern internal gable of extension (2b) showing brick fabric adjoining gap (2a).
39. Clasped-purlin roof structure of extension (2b) from east showing lack of whitewash.
40. Southern interior of extension (2b) showing flint-rubble fabric and original doorway with brick jambs.
41. Northern interior of extension (2b) showing flint-rubble fabric with no evidence of original apertures.
42. Interior of extension (2b) from east showing collapsed joists with chicken coop attached to western gable in rear.
43. Early-20th century chicken coop attached to western internal gable of extension (2b).
44. Detail of early-20th century slatted chicken coop attached to internal western gable of extension (2b).
45. Detail of early-20th century chicken coop attached to internal western gable of extension (2b) showing slatted floor.
46. Detail of incised 'W' graffiti to southern brick pier of brew-house door (3).
47. Northern internal gable of brew-house (3) showing original widow to right.
48. Eastern interior of brew-house (3) showing original door and window with red-brown paint.
49. Southern interior of brew-house (3) showing wall of earlier shed (1) with copper and chimney to right and entrance to left.
50. Brick copper and chimney in south-western corner of brew-house (3).
51. Detail of stoke hole beneath copper in south-western corner of brew-house (3).
52. Detail of copper with original lid in south-western corner of brew-house (3).

*(Photographic Appendix 2 follows on pp. 11-16)*

## Appendix 2 (pp. 11-16): Selected Printed Photographs



**Illus. 1** General view of Valley Farm from the site entrance to the south-east, showing the grade II-listed 17<sup>th</sup> century farmhouse to the left, the flint outbuilding (1) and 19<sup>th</sup> century stable in the centre and the large 16th century timber-framed barn to the right.



**Illus. 2** General view of the site from the east showing the flint outbuilding (1) alongside the farmhouse to the left and the 19<sup>th</sup> century brick stable to the right of the farm track.



**Illus. 3** General view from the north-east showing the single-storied flint-rubble outbuilding (1, 2 and 3) to the right divided by a narrow access (leading to the rear yard and door of the house) from a similar structure with a hinged hatch to the left which lies outside the survey area.



**Illus. 4** The exterior from the west showing the later flint-rubble extension (2) to the left with the service yard of the farmhouse in the rear to the right.



**Illus. 5** The northern exterior of the original shed (1) showing the original doorway opening onto the central area (1b) with the door of the later brew-house (3) to the right and the brick jambs of a blocked narrow entrance (just 2 ft wide by 3.5 ft high) to the left.



**Illus. 6** The eastern exterior of the secondary brew-house (3) showing its original half0hung door and window with the original shed (1) to the left. The letter 'W' is twice boldly incised into the brick dressing to the right of the door.



**Illus. 7 The weatherboarded southern exterior of the original shed (1) showing evidence of four original entrances.**



**Illus. 8 General internal view of the central shed (1b) from the west showing its original cross-entry in the foreground and the opposing small doorways (now blocked) in the rear. The boarded partition to the eastern shed (1a) includes a re-used circular copper lid.**





**Illus. 9** The southern interior of the central shed (1b) showing its original studwork with a later stud blocking the original narrow entrance (indicated by the crooked secondary stud in the centre and by corresponding straight joints in the brick plinth).



**Illus. 10** The interior of the later flint-rubble extension (2b) seen from the east, showing its collapsed tie-beam and joists with a slatted chicken coop attached to the western gable in the rear.



**Illus. 11 The good late-19<sup>th</sup> or early-20<sup>th</sup> century chicken coop of nailed wooden slats with hinged doors attached to the western internal gable of the extension (2b).**



**Illus. 12 The southern interior of the brew-house (3) showing the flint-rubble wall of the original shed (1) in the rear with its copper and chimney to the right and half-hung entrance door with red/brown paint to the left. The copper retains its circular boarded lid.**