

**Barn at Coppings Farm,  
Hemingstone,  
Suffolk  
HMG 026**

**Historic Building Record**

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*on behalf of*  
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# **Barn at Coppings Farm, Clay Lane, Hemingstone, Suffolk**

**(TM 167 532)**

## **Historic Building Record**

*This report provides a written and photographic record at English Heritage (2006) Level 2 of a redundant barn and attached sheds in the curtilage of a grade II-listed former farmhouse. It has been prepared to a brief written by Suffolk County Council's Archaeological Service (Edward Martin 20 Sept 2010, ref. SpecHBR(EM)\_CoppingsFm\_Hemingstone\_1843\_08), and is intended to fulfil a condition of planning permission for conversion (Mid Suffolk District Council consent 1843/08, condition 7).*

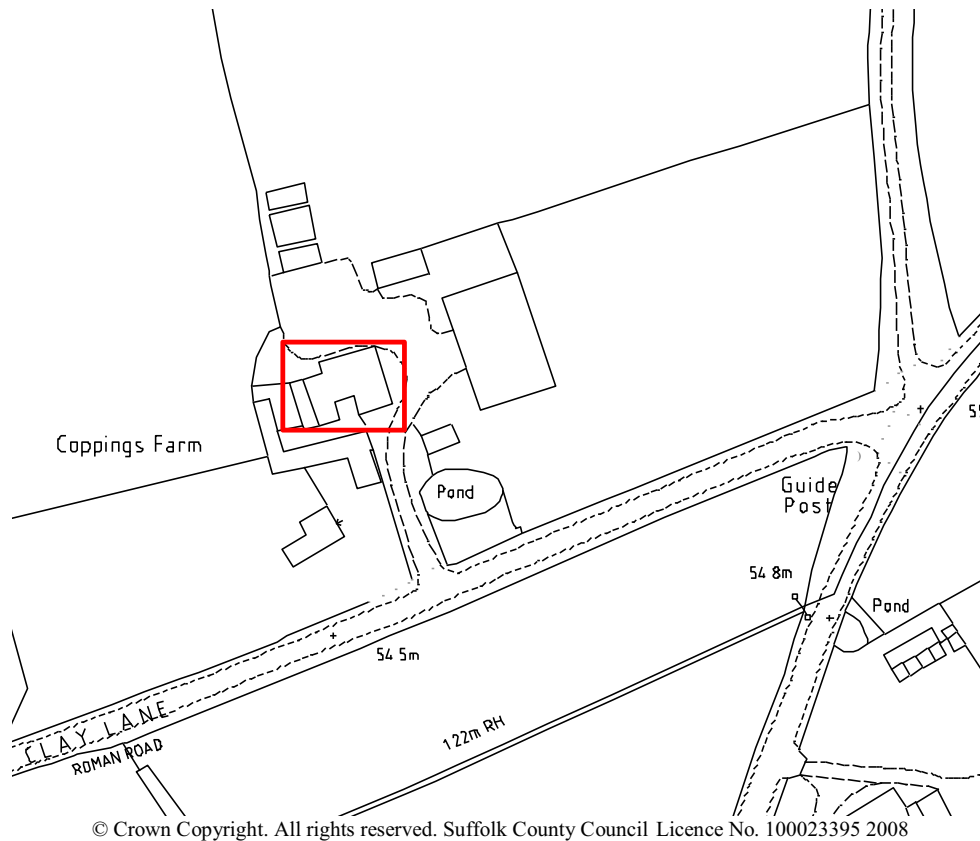
### **Introduction**

The report is accompanied by a CD containing a photographic record in the form of 70 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 wherever possible includes a scale rod with half-metre divisions in red and white. The site was inspected on 28<sup>th</sup> October 2010.

### **Summary**

Coppings Farm lies in open countryside at the western edge of Hemingstone and probably occupies an early site as it adjoins a medieval tye or common known as Broad Green on the south. The grade II-listed timber-framed farmhouse is described in the Schedule of Listed Buildings as an 18<sup>th</sup> century structure enlarged and remodelled in the 19<sup>th</sup> century. At the time of the Hemingstone tithe survey in 1838 the farm was a modest tenanted holding of 64 acres occupied by the eponymous William Copping. The adjoining field known as 'Great Baldreys' may indicate an earlier name for the site.

The barn to the rear of the farmhouse forms a mid-19<sup>th</sup> century multi-function example which survives with most if its original attached sheds and illustrates the extent to which the Victorian fashion for unified farm complexes penetrated even to the region's smaller holdings. It consists chiefly of pantiled red-brick with boarded and clay-lump lean-to sheds to the north, east and west, and a pair of two-storied stable and granary wings flanking a narrow yard to the south. With the exception of a single lean-to shed (recently demolished) and minor repairs in cement block-work, the building's original fabric and profile remains unusually intact. The stable and the western gable of the barn incorporate the timber-framed walls of an early-17<sup>th</sup> century barn shown on the 1838 tithe map (from which the Victorian complex is absent). This consists of three bays on a north-south axis (at right-angles to the later barn) and retains evidence of externally trenched corner-braces: the conversion of its southern half into a stable and hay loft appears to pre-date its dramatic remodelling of the mid-19<sup>th</sup> century. The Victorian brick walls abut the earlier framing in an unusual and structurally adventurous manner that probably reflects the modest finances of the builder. Despite these economies the symmetry and mixed materials of the complex produces a visually attractive whole that reflects the more extensive 'model' farms found on larger gentry holdings. Although of considerable historic interest accordingly, the barn is not of sufficient age, rarity or completeness to meet the strict English Heritage criteria for listing in its own right.



**Figure 1 Current Ordnance Survey Site Plan.**  
**Enclosing the farm complex in red and showing the detached grade II-listed farmhouse to the left of the pond and the adjoining entrance track from Clay Lane. The boundary with Henley parish follows the straight drain to the south of the road.**

## **Historic Context: Documentary & Cartographic Record**

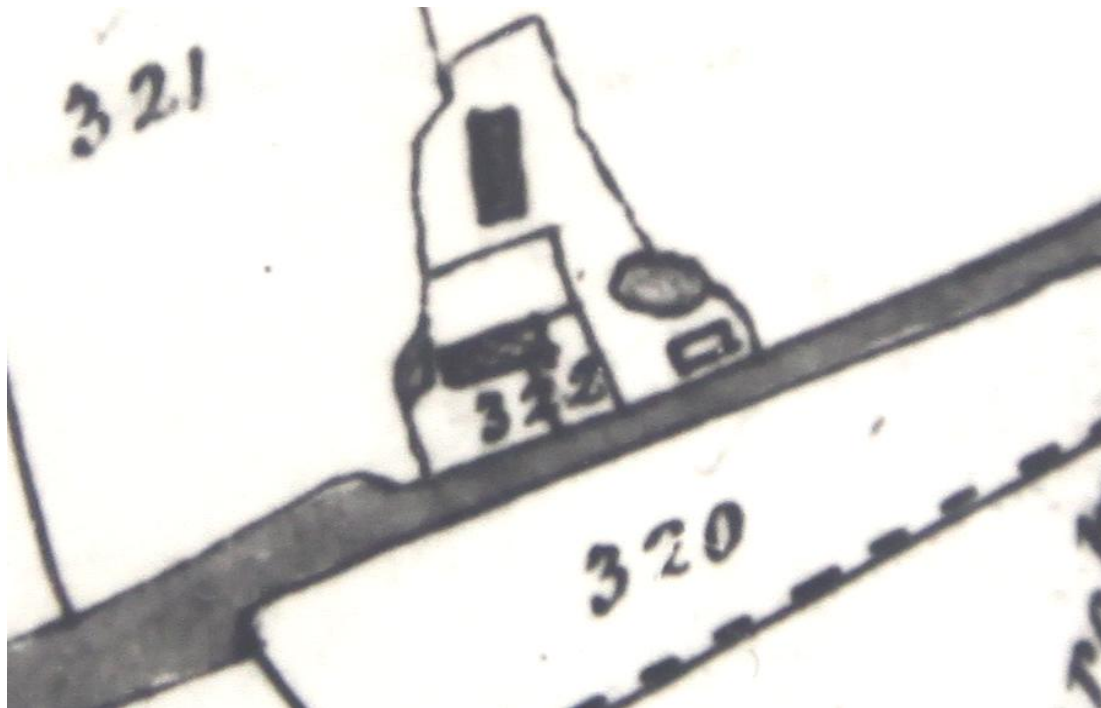
Coppins Farm lies in open countryside at the edge of Hemingstone parish, approximately 2.3 km west of St Gregory's church and adjoining Clay Lane on the south. The barn lies to the rear (north) of the grade II-listed former farmhouse, which was not inspected for the purpose of this report but is described in the Schedule of Listed Buildings as an 18<sup>th</sup> century timber-framed structure enlarged and remodelled in the 19<sup>th</sup> century. The site may be of much earlier origin, however, as it adjoins a triangular pasture on the south which formed a small medieval common known as Broad Green and bisected by the boundary with Henley parish. Medieval Suffolk was characterised by scattered hamlets consisting of small numbers of farmsteads grouped on the margins of similar greens which were often divided between neighbouring parishes. The property known as Brook House Farm 150 m to the south-east was known until recently as Broadgreen Farm.

At the time of the Hemingstone tithe survey in 1838 the farm was a modest tenanted arable holding of 64 acres owned by William Symonds and occupied by the eponymous William Copping. The only pasture land on the farm was the meadow immediately opposite (south) of the farmhouse named on the apportionment as 'Broad Green' (plot 320 in figure 2). The site of the farm was described as 'yards and buildings' with a 'stackyard' to the west (321) and a field known as 'Great Baldreys' to the north and east (perhaps derived from the earlier name of the property). The Henley tithe apportionment names the meadow to the south of the parish boundary (indicated in figure 2 by a broken line) as 'part of Green Piece' belonging to Broadgreen Farm, while the land to the west was 'part of Broad Green Field'.



**Figure 2**

**Coppings Farm as depicted on the Hemingstone tithe map of 1838, showing the triangular area of the medieval green in the acute angle between Clay Lane and the road from Henley Church.**



**Figure 2a**

**Detail of the 1838 tithe map showing the 17<sup>th</sup> century barn on a north-south axis to the rear (north) of the farmhouse with the surviving pond to the east.**

The tithe map shows the present outline of the farmhouse on an east-west axis parallel to Clay Lane with a large rectangular building on a north-south axis to the rear. A third building lay between the road and the pond. The particulars of an auction sale in 1834 refer to a 'farmhouse, barn, stables and outbuildings', of which a barn and neat-house were copyhold of the manor of 'Dennis with Sackvilles, Rents, Bunwalls and others' in Coddendam, while the farmhouse was copyhold of the manor of Coddendam St John (document in possession of Mr Douglas Turner of Brook House Farm). The neathouse (cow-shed) was presumably the building south of the pond with the barn and stable under the same roof to the north (as they remain today). The tenant of 1834 was named as Mr Copping.

The site was transformed in the mid-19<sup>th</sup> century as shown on the first edition Ordnance Survey of 1886 (figure 3). The new barn and yard complex which survives largely intact reflects the mid-19<sup>th</sup> century movement towards intensive mixed animal husbandry known today as 'Victorian High Farming'. The old, inefficient disorder was swept away in favour of newly fashionable integrated farm complexes containing a barn, animal yards, stable, granary, shelter-sheds and feed-sheds in a single block. The linear shed which divides the new multi-function building from the farmhouse to the south was added between 1886 and 1904 and only a fragment of the detached open-sided shelter-shed to the west now remains (converted for the preparation of pig feed) but the outline is otherwise unaltered: the scar of a recently demolished lean-to in the north-western angle of the porch can still be seen in the brickwork.

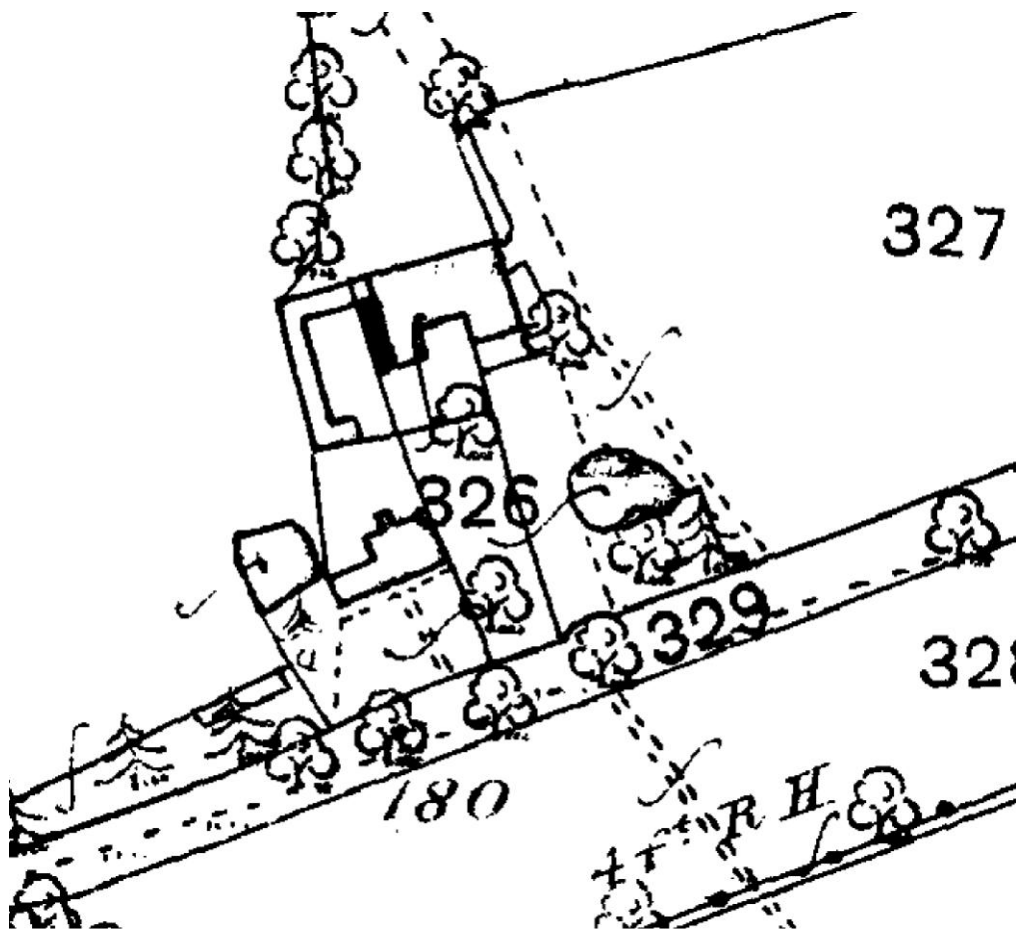


Figure 3

First Edition 25 inch Ordnance Survey of 1884, showing the present multi-purpose barn with its two southern wings incorporating the barn of 1838 to the west. Of the U-shaped shelter-shed to the west only a fragment now remains (converted into a shed for the preparation of pig feed).

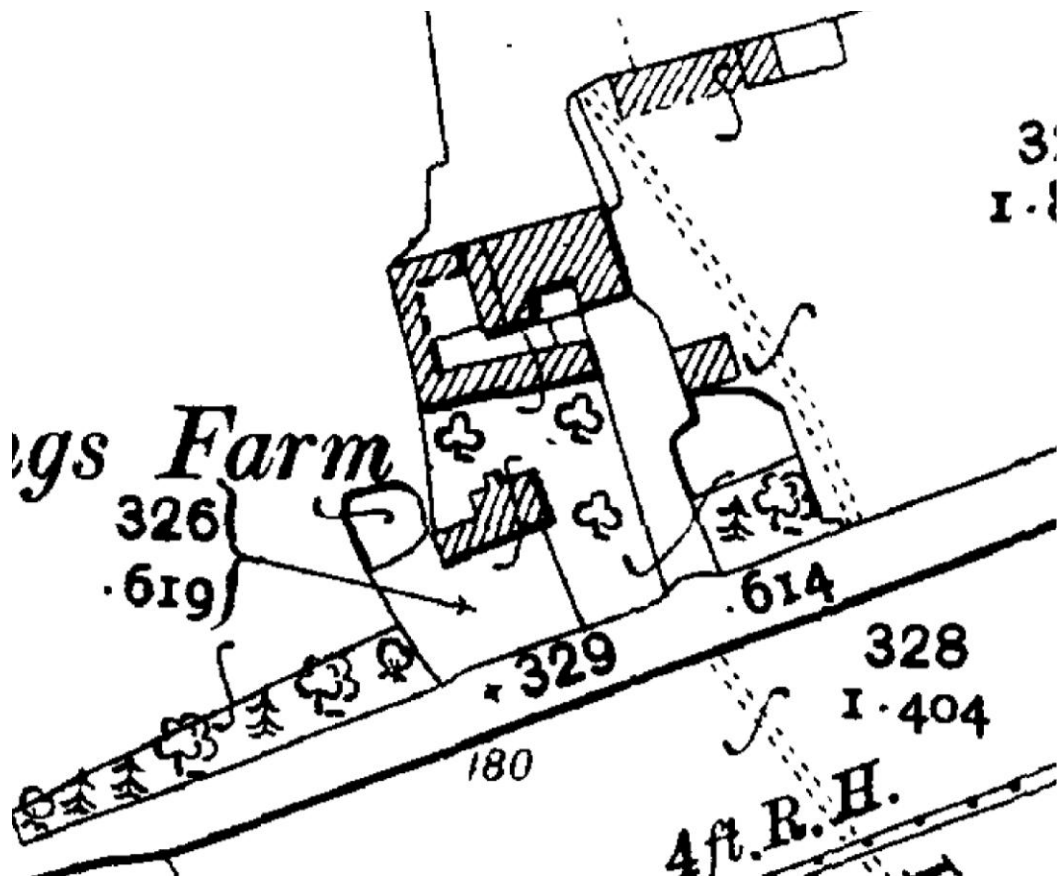


Figure 4. Second Edition 25 inch Ordnance Survey of 1904

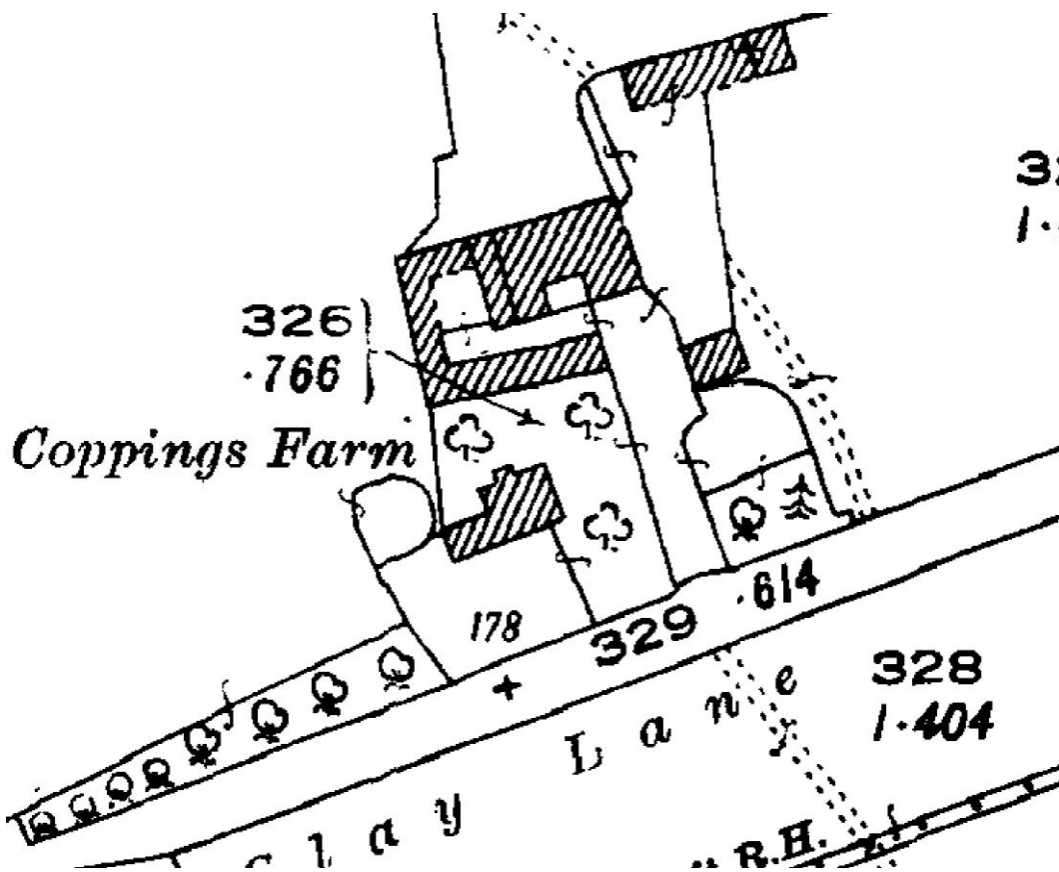


Figure 5. Third Edition 25 inch Ordnance Survey of 1926

## Building Analysis

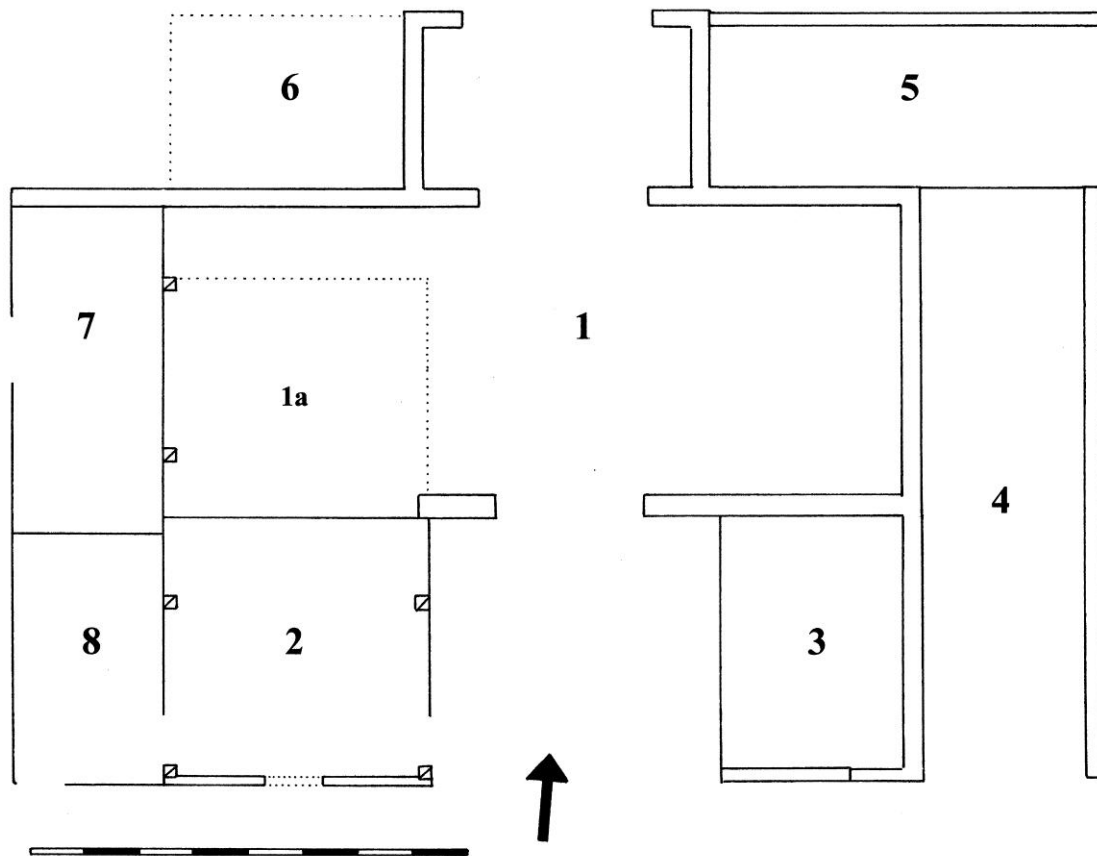


Figure 6

Block plan of the multi-purpose barn identifying each compartment with a number for ease of reference in the text and photographic record. Scale in metres.

*The barn incorporates parts of the wall fabric of a three-bay timber-framed barn shown on the tithe map of 1838 (represented by areas 1a and 2 above), and a small section of what may have been an earlier yard wall in the southern gable of the granary (3), but is otherwise a single-phase pantiled complex of red-brick, clay-lump and boarded studwork dating from circa 1860. The red-brick walls contain an unusual variety of bonding patterns, many of which are somewhat random but with English bond and Flemish bond the most consistent. The various compartments of the complex are described as follows:*

1. Threshing barn with a central gabled porch to the north and a smaller doorway to the southern yard immediately opposite. 13.9 m in internal length and 6 m in internal width (45.5 ft by 19.5 ft) with walls rising to 4.1 m at their roof-plates (13.5 ft). Shallow-pitched clasped-purlin roof structure with much re-used timber and nailed collars designed for its present pantiles. Original lath-and-plaster sealing to soffits of tiles between rafters. The side-walls of the porch designed to accommodate grain bins between stub walls to north and south. A central floor of stone flags with concrete elsewhere: the flags probably representing secondary hard-standing for farm vehicles rather than an original threshing floor. The walls are of brickwork to the north, east and partly to the south (of 35 cm or 14 ins in thickness) but abut earlier timber-framed walls to the west and south-west. Four rectangular ventilation loops in the brickwork



adjoining the granary (3). A blocked hatch in the western roof gable (above the slope of a contemporary lean-to shed) was probably intended only for ventilation.

1a-2. The remains of a three-bay timber-framed early-17<sup>th</sup> century structure of three bays on a north-south axis as shown on the tithe map of 1838. The original building extended to 9 m in length by 4.9 m in overall width (30 ft by 16 ft) with arch-braced tie-beams and externally trenched braces rising to both the roof-plates and gable tie-beams from the corner posts. The building rose to 3 m at its roof-plates (10 ft) with studs of 2.8 m in height (9.5 ft) between its plates and sills: its fully-framed walls have been raised with nailed studwork to the height of the main barn (1) but retain their original proportions to the south where they now form a stable (2) – although the roof was rebuilt at a shallow pitch for pantiles with re-used rafters from a 17<sup>th</sup> century clasped-purlin structure. The external braces and the north-eastern corner of the building have been removed, but the brace trenches remain in the correct order and there is no evidence to suggest the frame has been reassembled. The building was almost certainly a barn as its central bay is considerably narrower than its outer bays (at 8.5 ft as opposed to 10 ft) and there is no evidence of either floors or windows, although there is no obvious trace of barn doors (the studs of the central bay appear to be pegged and tenoned to the roof-plates, but some may be secondary insertions). The southern half of the structure is now divided from the rest by a studwork partition and contains a secondary lodged ceiling with a 19<sup>th</sup> century boarded manger of 1 m in height to the north. This appears to represent a stable conversion of the late-18<sup>th</sup> or early-19<sup>th</sup> century that pre-dates the addition of the brick barn in the mid-19<sup>th</sup> century. It is now entered by a door at the southern end of its eastern elevation but there is evidence of a blocked original door in the centre of its southern gable (which consists of secondary brickwork incorporating original framing above the loft floor). The roof gable contains a blocked loft hatch (now rendered externally).

3. Brick wing integral with the brickwork of the main barn but incorporating a section of earlier rubble-bond in its southern gable that may represent a section of an earlier structure or boundary wall. The upper storey forms a granary of 5.2 m in length (17 ft) with an external loading door in its gable and the lower storey contains a shed with an open-elevation to the narrow yard facing the stable (2). This may have been designed as an open-sided shelter-shed but is not shown as such on 19<sup>th</sup> century Ordnance Surveys and may have been altered.

4. A pantiled lean-to shed between the brick wall of the barn and granary to the west and a tarred clay-lump wall on a flint plinth to the east. Entered by 20<sup>th</sup> century vehicle doors adjoining the site entrance to the south and probably designed as a vehicle shed rather than a feed store. Contemporary with brick barn (like the following sheds 5-8).

5. A pantiled lean-to shed with open entrance to the east and rebuilt northern wall of cement blocks (probably replacing clay-lump). Adjoining an enclosed yard with a shelter-shed in the 19<sup>th</sup> century and probably designed as a feed store.

6. Site of demolished lean-to shed as indicated by paint and rafter scars on the brickwork of the barn. The loss of this structure interrupts the building's otherwise uniform symmetry.

7-8. A pantiled lean-to shed with post-and-rail external walls divided into two compartments. The northern shed (7) was probably designed as a small neat-house (cow shed) as it adjoined an enclosed yard with an open-sided shelter shed to the west as shown on the Ordnance Surveys. The southern shed (7) is linked internally to the stable (2) and probably operated as a tack room.

*An additional detached pantiled shed with post-and-rail walls to the south-west of the barn is all that survives of a long shelter-shed shown on 19<sup>th</sup> century Ordnance Surveys and converted into a preparation area for pig feed in the mid-20<sup>th</sup> century. It contains two brick and concrete troughs with a pump to this end (information from former owner, Mr Douglas Turner of Brook House Farm).*

### **Historic Significance**

Coppings Barn is a mid-19<sup>th</sup> century multi-function barn which survives with most of its original attached sheds and illustrates the extent to which the Victorian fashion for unified farm complexes penetrated even to the region's smaller holdings. Its use of expensive brick is tempered by the unusual manner in which it incorporated the previous timber-framed barn on the site, leaving the new brick walls suspended somewhat precariously against the earlier fabric. The exceptional diversity of the bonding also indicates a 'homegrown' origin, but the symmetry and mixed materials of the entire complex produces a visually attractive whole that reflects the more extensive 'model' farms found on larger gentry holdings. With the exception of the shelter-shed of the cattle yard to the west and the western lean-to adjoining the porch (which could possibly be reinstated) it remains largely intact, but despite its undoubtedly historic interest is not of sufficient age or rarity to meet the strict English Heritage criteria for 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 Clay Lane to south-east showing farmhouse and site entrance to right.
2. General view of site from Clay Lane to south showing grade II-listed farmhouse to left and barn in rear to right.
3. Exterior of barn from site entrance to south.
4. Exterior from north-east showing rebuilt cement-block wall of lean-to shed (5) in foreground.
5. Exterior from north-west showing scar of demolished lean-to shed adjoining porch with farmhouse in rear to right.
6. Detail of heavily tarred external doors of northern gabled porch.
7. Exterior from west showing lean-to shed (7) in foreground.
8. Exterior from south-west showing lean-to shed (8) in foreground.
9. External southern gable of stable (2) showing blocked original doorway in brickwork.
10. Exterior from south-east showing stable wing (2) left & granary wing (3) right with entrance to threshing floor in centre.
11. Interior of central southern yard showing entrance doors to barn (1) with stable (2) left & shelter-shed (3) right.
12. Exterior of granary wing (3) from south-west showing open shelter-shed to yard on lower storey with loading door in gable.
13. Southern external gable of granary showing loading door and fragment of earlier rubble wall to left.
14. Exterior from south-east showing clay-lump lean-to shed (4) in foreground.
15. Exterior from east showing clay-lump wall of lean-to shed (4) on flint plinth in foreground.
16. Detail of stone flag floor in entrance bay of barn (1) showing southern doors to yard.
17. Internal western gable of barn (1) showing earlier timber-framed fabric with partition to stable (2) to left.
18. Detail of western gable of barn (1) showing extension to original 17th century roof-plate and corner-post (1a) to left.

19. Detail of face-halved scarf joint and externally trenched brace mortise in roof-plate of western interior of barn (1a).
20. Internal south-western corner of barn showing site of 17th century structure (1a) with partition to stable (2) left.
21. Interior of barn (1) from west showing porch to left and yard door to right.
22. Southern interior of barn (1) showing door to yard with partition of stable (2) to right.
23. Detail of groove for retaining board of threshing floor to western jamb of southern barn door (1).
24. Southern interior of barn (1) showing ventilation loops with yard door to right.
25. Northern interior of barn (1) showing porch with stub-walls of grain bins to both sides.
26. Western interior of barn porch (1) showing wall of grain bins flanking threshing floor.
27. Eastern interior of barn porch showing position of grain bins flanking threshing floor with northern entrance to left.
28. Interior of northern entrance doors of barn (1).
29. Detail of barn roof (1) showing re-used timber with lath-and-plaster between rafters and venting hatch in western gable.
30. Roof structure of barn (1) from east showing clasped-purlins with nailed collars and re-used timber.
31. Detail of lath-and-plaster sealing between rafters of barn roof (1).
32. Internal eastern roof gable of barn (1).
33. Northern interior of stable (2) showing boarded manger adjoining partition to barn (1a).
34. Northern interior of stable (2) showing boarded manger against barn (1a) and inserted joists of hay loft.
35. Detail of boarded manger to northern interior of stable (2).
36. Eastern interior of stable (2) showing 17th century storey post with arch-brace mortise to left of principal ceiling joist.
37. Western interior of stable (2) showing door to lean-to shed (8) and 17th century wall framing.
38. Internal southern gable of stable (2) rebuilt in 19th century brick with blocked central door.

39. Detail of inserted binding joist of stable loft (2) showing lodged common joists.
40. Southern gable of loft above stable (2) showing 17th century framing and later loft hatch.
41. Northern gable of loft above stable (2) showing partition to barn (1a).
42. Detail of boarded roof-structure of loft above stable (2) showing re-used timber.
43. Western roof-plate of stable loft (2) showing studs with trenches for external brace & storey post to right.
44. Western roof-plate of narrow central bay of 17th century frame in stable loft (2) showing possibly inserted studs.
45. Eastern roof plate of stable loft (2) showing southern gable to right and mortises for externally braced studs.
46. Remnant of narrow central bay of eastern interior of 17th century frame in stable loft (2).
47. Detail of roof-plate of narrow central bay of eastern interior of stable loft showing possibly inserted studs.
48. Interior from south of western pantiled lean-to shed (7) showing framing of western gable of barn (1a) to right.
49. Interior from north of western lean-to shed (7) showing post and rail construction with barn (1a) to left.
50. Western external gable of barn (1a) from western lean-to shed (7).
51. Interior from north of western lean-to shed (8) showing exterior of stable (2) to left.
52. Interior from south of western lean-to shed (8) showing exterior of stable (2) to right.
53. Detail from south of 'Baltic' timber marks to boarding of internal partition between lean-to sheds 7 & 8.
54. Western exterior of stable (2) from western lean-to shed (8) showing connecting door to right.
55. Interior of open shelter shed beneath granary (3) showing barn (1) in rear.
56. Interior of open shelter shed beneath granary (3) showing two phases of southern gable.
57. Detail of two phases of brickwork in southern interior of shelter shed beneath granary (3).
58. Interior of granary (3) from south showing exterior of barn (1) with ventilation loops to left.

59. Detail of ventilation loops in southern exterior of barn (1) seen from granary (3) and obstructed by its floor.
60. Interior of granary (3) from north showing entrance door in southern gable and original roof structure.
61. Interior from south of eastern lean-to shed showing brickwork of barn (1) and granary (3) to left and clay lump right.
62. Interior from north of eastern lean-to shed showing brickwork of barn (1) to right and clay-lump wall to left.
63. Internal eastern elevation of eastern lean-to shed showing tarred clay-lump construction on rendered flint plinth.
64. Interior of northern lean-to shed (5) from east showing corner of barn (1) to left.
65. Interior of northern lean-to shed (5) from west showing rebuilt cement-block northern wall to left.
66. Exterior of truncated shelter-shed adjoining yard wall to west of barn.
67. Interior of truncated shed from south showing pump and trough for preparing pig feed to left.
68. Detail of original arcade post of blocked eastern interior of truncated shed to west of barn.
69. Interior of truncated shed from north showing pig feed tanks to right.
70. Western interior of truncated shed to west of barn showing pump and tanks for preparation of pig feed.

*Photographic Appendix follows on pp. 13-18*

**Appendix 2 (pp. 13-18): Selected Printed Photographs**



**Illus. 1. General view of site from Clay Lane to south showing the grade II-listed farmhouse to left and the barn with its separate access track in the rear to right.**



**Illus. 2. Exterior of barn from north-east showing the rebuilt cement-block wall of the northern lean-to shed (5) in foreground with the tarred clay-lump wall of the eastern lean-to (4) to the left.**



**Illus. 3. Exterior from west showing the western lean-to sheds (7 & 8) in foreground with the scar of a demolished additional lean-to (6) visible on the porch.**



**Illus. 4. Exterior from south-east showing the stable wing (2) to the left & the granary wing (3) with its open-sided lower storey to the right. The rear door of the barn lies in the centre and the outline of a blocked stable door can be seen in its brick gable. The detached pig swill shed is visible in the rear to the left.**





**Illus. 5. Exterior of granary wing (3) from south-west showing the open-sided sheltered to the yard on its lower storey with the loading door of the first-floor granary in its southern gable.**



**Illus. 6. Exterior from south-east showing the clay-lump lean-to vehicle shed (4) in the foreground with a 20<sup>th</sup> century steel-framed grain store in the rear to right.**



**Illus. 7.** Detail of the stone flag floor in the entrance bay of the barn (1) showing its southern doors to the yard. These slabs are probably re-using York paving stones and are not uncommon within a narrow radius of Ipswich.



**Illus. 8.** Internal south-western corner of the barn showing the site of the 17th century structure (1a) with the secondary studwork partition adjoining the stable (2) to the left.



**Illus. 9. Northern interior of barn (1) showing its porch with short stub-walls that probably housed grain bins to both sides.**



**Illus. 10. Northern interior of the stable (2) showing the boarded manger against the barn (1a) and the inserted joists of its hay loft. The framing to right and left is part of a three-bay early-17<sup>th</sup> century structure with externally trenched wall braces.**



**Illus. 11. The southern gable of the hay loft above the stable (2) showing the 17th century tie-beam and studs with later brick infill and hatch.**



**Illus. 12. Interior of the first-floor granary (3) from north showing its entrance door in the southern gable and the original roof structure.**