

**Barn at  
Garden House Farm,  
Drinkstone, Suffolk  
DRK 029**

**Historic Building Record**

OASIS ID: Suffolkc1-87284



**Leigh Alston MA (Oxon), Architectural Historian  
*on behalf of*  
Suffolk County Council Archaeological Service**

**The Archaeological Service  
(Field Projects Team)  
Suffolk County Council, Shire Hall  
Bury St Edmunds IP33 2AR  
Tel. (01284) 352446**

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# **Barn at Garden House Farm, Garden House Lane, Drinkstone, Suffolk**

**(TL 967 597)**

## **Historic Building Record**

*This report provides a written and photographic record at English Heritage (2006) Level 2 of a redundant barn with attached sheds. It has been prepared to a brief written by Suffolk County Council's Archaeological Service (Edward Martin, 16 September 2010, ref. SpecHBR(EM)\_GardenHoFm\_Drinkstone\_2365\_08), and is intended to fulfil a condition of planning permission for conversion (Mid Suffolk DC consent 2365/08).*

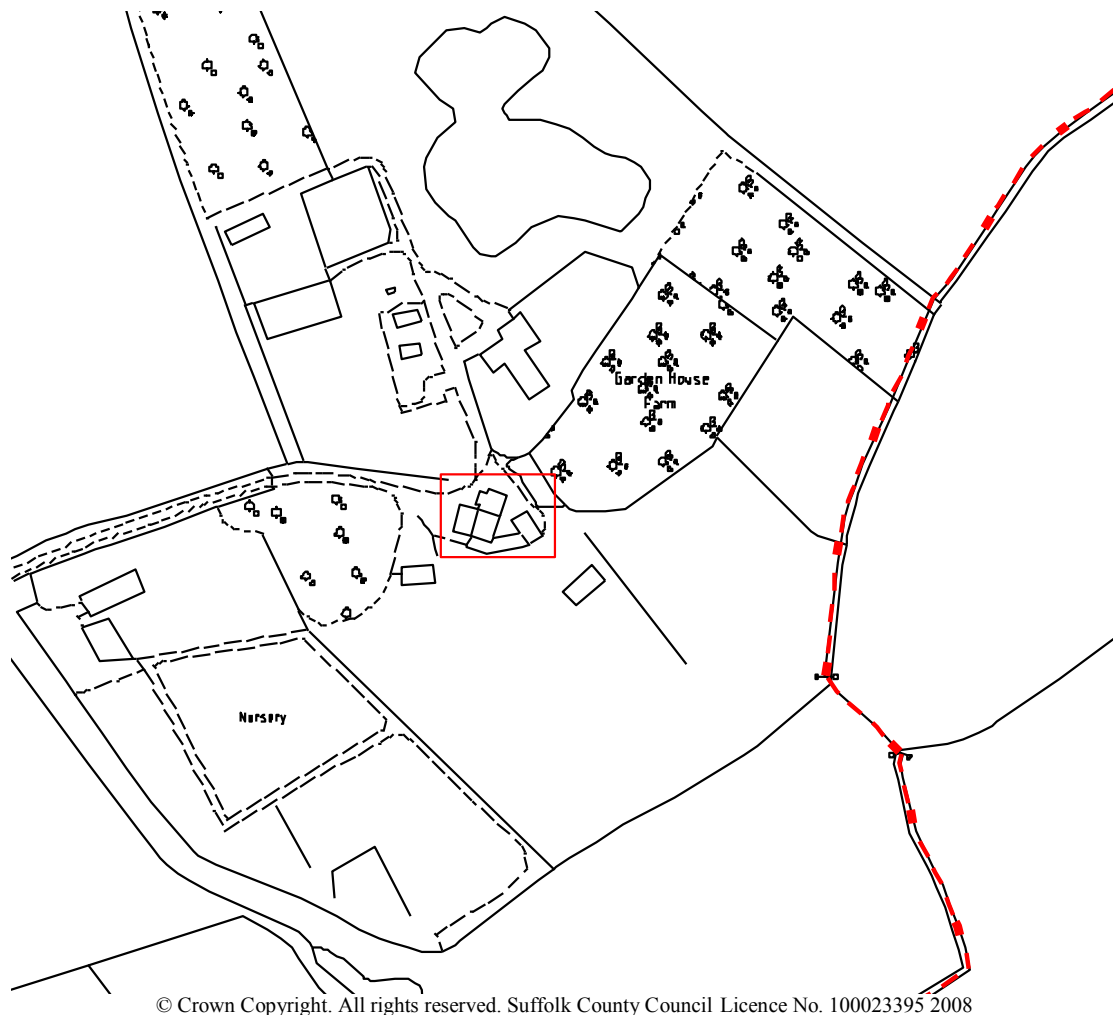
### **Introduction**

The report is accompanied by a CD containing a photographic record in the form of 45 high resolution 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 18<sup>th</sup> October 2010.

### **Summary**

Garden House Farm lies in open countryside at the southern edge of Drinkstone parish, 2 km SSE of All Saints church, and is reached by a private lane from the Rattlesden Road to the west. Until a very recent diversion the site was bisected by the parish boundary with the house in Drinkstone to the north and the barn in Rattlesden 35 m to the south. The farm is accordingly shown on two tithe maps of 1838 and 1839 respectively, at which time it formed part of Pegg's Farm in Rattlesden 500 m to the south-east and the 'cottage' was let separately from its 47.5 acres of owner-occupied land. The cottage was surrounded by a large garden and was named separately as 'Gardenhouse Farm' on the Ordnance Survey of 1885. No buildings on the site are listed although the house is understood to contain a timber frame.

The barn is a flint structure with a distinctive outline that appears on the tithe maps in much the same form as today. It represents an unusually small 'Napoleonic' example reflecting the agricultural boom in Suffolk during the early-19<sup>th</sup> century and is accordingly of some historic interest. The building consists of a gabled porch and threshing floor with a single storage bay to the south and various attached and detached sheds. The gault brick threshing floor is among the best preserved in the region, although in other respects the fabric has been much altered with a 20<sup>th</sup> century roof structure of corrugated iron. The northern elevation consists of boarded studwork where it adjoins a small, single-storied timber-framed shed that was probably built from re-used timber as a stable in the early-19<sup>th</sup> century. It too has lost its roof and has been largely rebuilt, while two boarded sheds to the east are late-20<sup>th</sup> century replacements of earlier sheds shown on 19<sup>th</sup> century maps. Given the extent of these alterations and despite its age and local interest the barn does not meet the strict English Heritage criteria for listing.



**Figure 1 Current Ordnance Survey Site Plan.**

**Enclosing the barn complex in red and showing the T-shaped outline of the house immediately to the north and the entrance from Garden House Lane to the west. The recently altered course of the boundary with Rattlesden parish is shown in red to the west: it formerly divided the house and barn as shown on the historic maps below.**

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

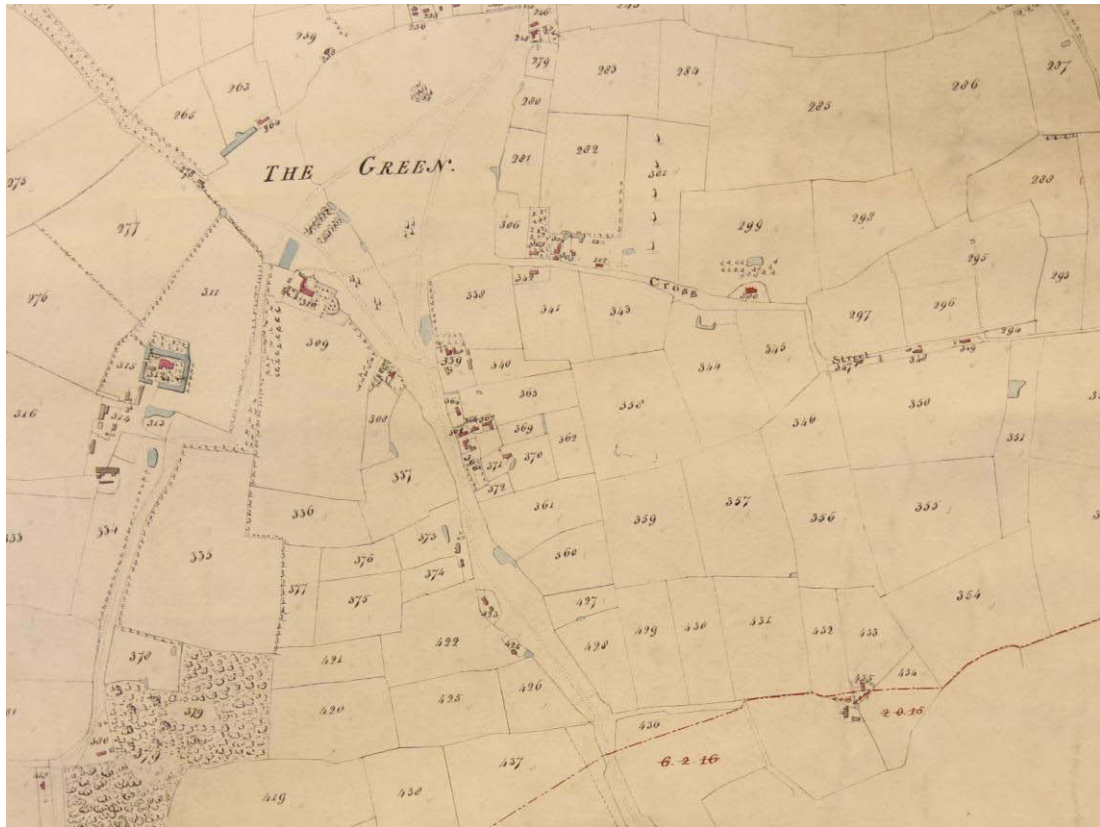
Garden House Farm lies in open countryside at the southern edge of Drinkstone parish, 2 km SSE of All Saints church, and is reached by a private lane from the Rattlesden Road to the west. The house lies 35 m north of the barn and consists of a low, rendered structure on a NW-SE axis with a large modern brick cross-wing to the north. The building has been extensively modernised and is not listed but is understood from the present owner to contain exposed framing: it was not inspected for the purpose of this report and its date is unknown. Until a recent alteration the house and barn were divided by the boundary of Rattlesden parish which adjoined the southern gable of the house, with the house in Drinkstone and the barn in Rattlesden. The present course of the boundary passes the site on the east, as shown in figure 1, but it remained in its historic position as recently as the Ordnance Survey of 1993.

Given its proximity to the boundary, the site is shown on both the Drinkstone and Rattlesden tithe maps of 1838 and 1839 respectively. The barn, house and adjoining land were owned by Ann Osborne and formed part of her 43.5 acre holding based at Pegg's Farm 500 m to the south-east, to which the site was linked by a track. 30 acres of her farm lay in Rattlesden and 13.5 acres in Drinkstone. Pegg's farmhouse is a substantial timber-framed building which is

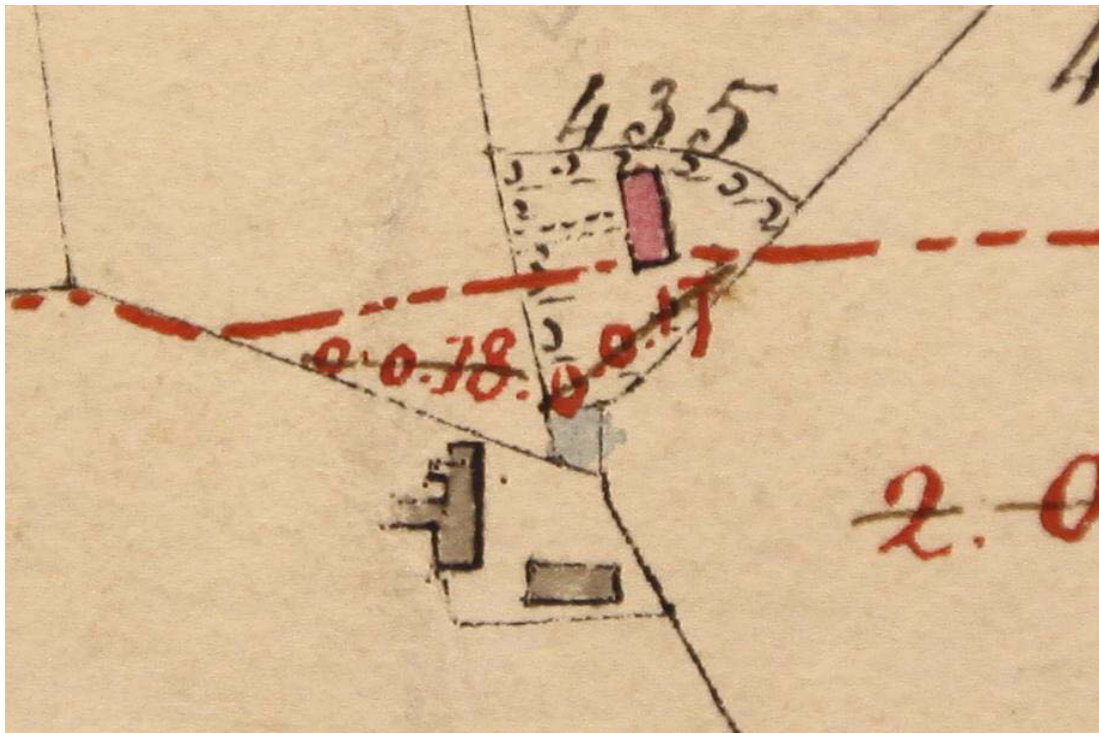
listed at grade II and dated in the Schedule of Listed Buildings to the '17<sup>th</sup> century with a possible earlier core'. The house at Garden House Farm, while owned by Ann Osborne, was let separately to one James Grimwood. Any parish perambulations (i.e. descriptions of the parish boundaries) which may survive in the Suffolk Record Office could yield further historical information on the ownership of the site but were not consulted for the purpose of this report. Despite its link to Pegg's Farm it probably originated as a separate holding and was labelled 'Gardenhouse' Farm on the first edition Ordnance Survey of 1885 (figure 3). The house lies in what appears to be an unusually large garden surrounded by trees or shrubs as depicted on the Drinkstone tithe map and this probably explains its name. In more recent years, by coincidence, the property was 'the home of the celebrated gardener & plantsman Fred Barcock, a well known local figure who was responsible for creating some of the finest gardens in the area and the grounds feature mature trees and a wealth of mature plants' (current Estate Agent's particulars). The house was described only as a 'cottage and garden' in the Drinkstone tithe apportionment (plot 435 on the map in figure 2) and the part of the garden lying in Rattlesden as 'part of garden' (plot 380 in figure 3). The surrounding arable fields were named as 'Cherry Ground' to the north (433), 'Barn Field' adjoining the barn to the south-west (383) and 'Home Field' (434) or 'Boundary Field' (379) to the south-east (the same field is named differently in the Drinkstone and Rattlesden apportionments respectively). The barn itself, in Rattlesden parish, was described simply as 'barn and yard' (382).

Curiously (and worryingly for anyone relying on the accuracy of tithe surveys) the outlines of both the barn and house differ on the two maps – which purport to be identical in date although the Rattlesden map is said to be a revision of a slightly earlier survey of 1831. It seems likely that outline of Garden House Farm was not updated in 1839 as a detached shed to the south-east of the barn is present on the Drinkstone map and the highly accurate Ordnance Survey of 1885 but absent from the Rattlesden map (having not yet been built). The L-shaped outline of the house on the Rattlesden map is rectangular on the Drinkstone map, but both agree on the general and highly distinctive shape of the barn with its narrow northern end, wide southern end and long, narrow projection to the west. A small projection from the western elevation of the narrow end is placed in its centre in figure 2 but at the junction of the two sections in figure 3. With the exception of this small projection, which may have been an insignificant lean-to, the present outline is identical, as shown in figure 6, and the flint main barn and small timber-framed stable evidently existed by 1838 and probably by 1831 (i.e. structures 1 and 2 in figure 6 but omitting the later buildings including the lean-to shed, 3).

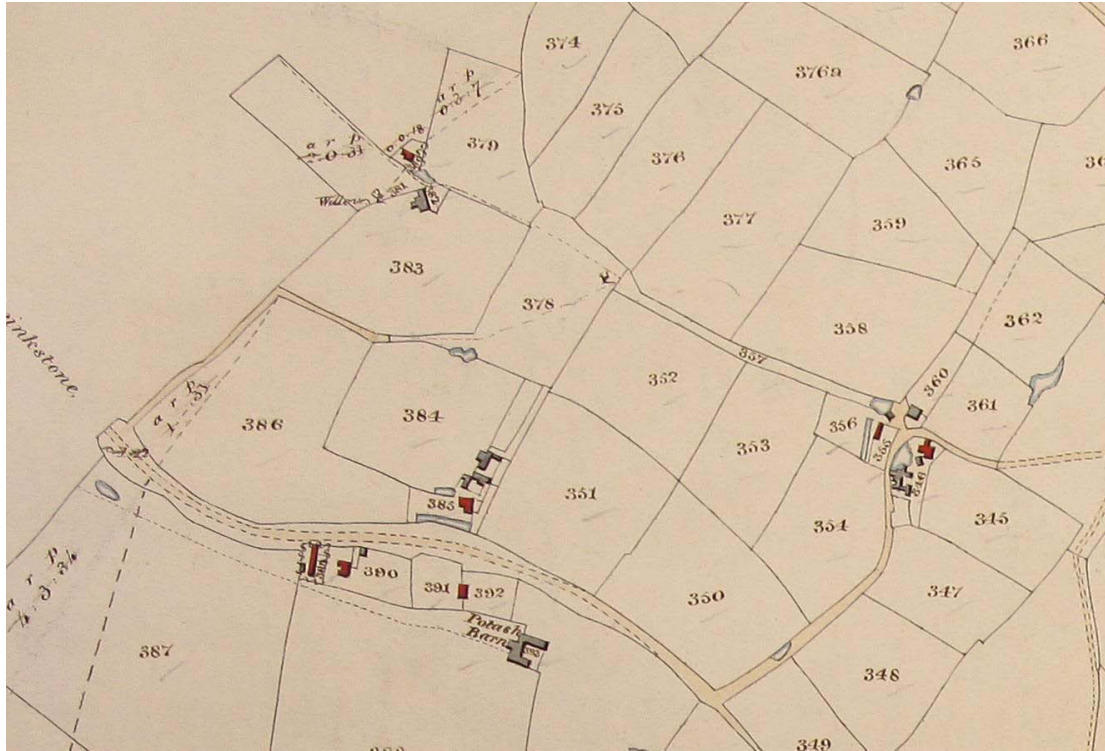
The buildings had altered very little by the Ordnance Survey of 1885, which agrees with the Drinkstone tithe map in its rectangular representation of the house. The lean-to shed (3) adjoining the narrow western porch was shown for the first time, and the northern stable (2) appears to be as wide as the southern barn (1) but also has a small, central projection to the west (as on the Drinkstone tithe). No trace of this feature survives today. By 1904 the barn had acquired an open-sided lean-to shed against its southern gable (its open side indicated by the broken line of the southern elevation) and an additional shed adjoining the same lean-to on the east which was open to the north and probably formed the shelter shed of a small horse or cattle yard. The lean-to against the southern gable has since been enclosed with corrugated iron (4) and the two eastern sheds replaced by late-20<sup>th</sup> century structures (5 and 6) that probably relate to Mr Barcock's occupation.



**Figure 2. The Drinkstone tithe map of 1838 showing Garden House Farm to bottom right bisected by the Rattlesden parish boundary to the west of a linear green extending from the southern corner of Drinkstone Green to the north. (Suffolk Record Office).**



**Figure 2a. Detail of the 1838 Drinkstone map showing the barn in grey to the south of the Rattlesden boundary and the farmhouse in red to the north. The outline of the barn with its long western porch and narrow stable to the north is similar to that of today.**



**Figure 3**

The Rattlesden tithe map of 1839 (based on an earlier survey of 1831) showing the cottage and barn to the left and a track leading south-east to the site of Pegg's Farm to which the barn and surrounding land belonged (centre right). Suffolk Record Office.



**Figure 3a**

Detail of the 1839 Rattlesden tithe map showing slightly different outlines to both the house and barn compared to those of the Drinkstone map.

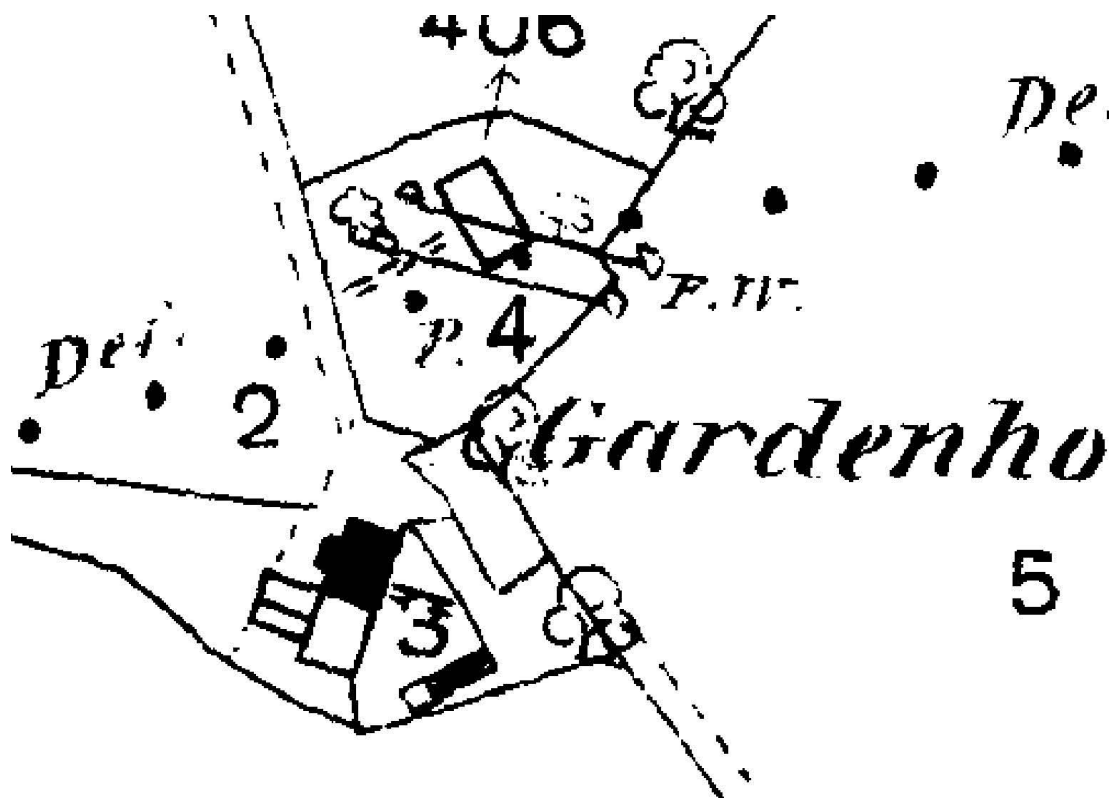


Figure 4. 'Gardenhouse' Farm as shown on the First Edition 25 inch Ordnance Survey of 1885. The lean-to shed adjoining the barn's western porch had been added since 1839.

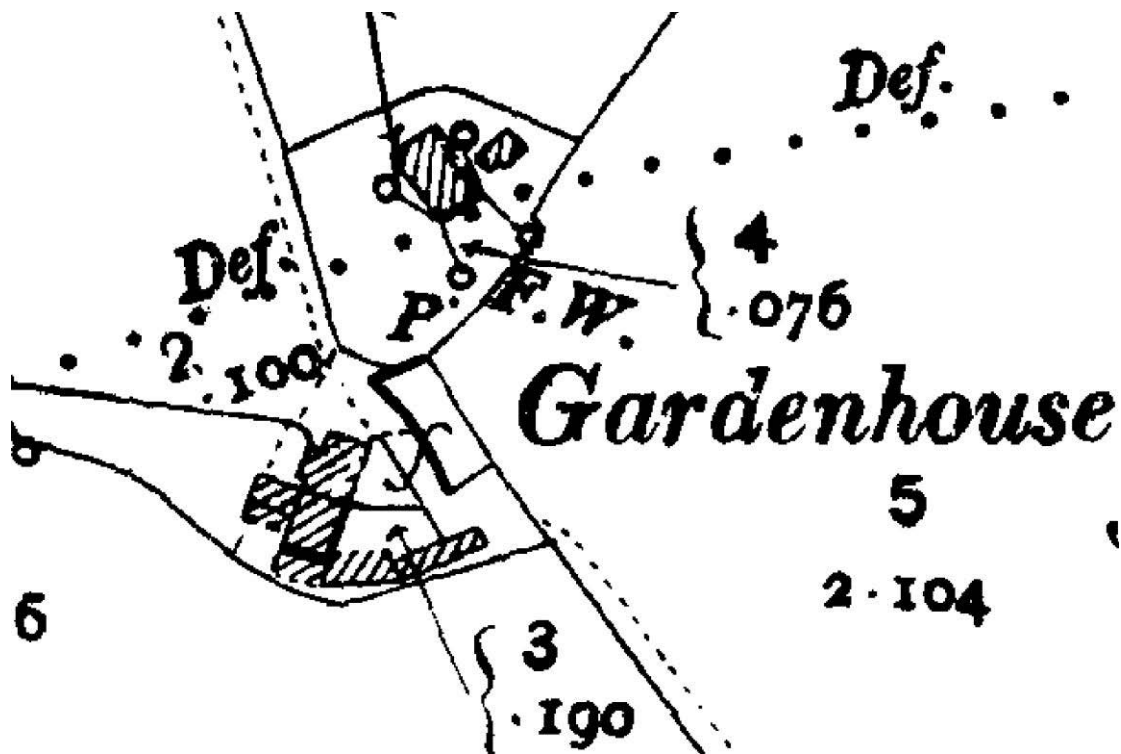


Figure 5. Second Edition 25 inch Ordnance Survey of 1904. The barn had acquired a new lean-to shed against its southern gable and an open-sided shelter shed to the east. The two eastern sheds were rebuilt in the late-20<sup>th</sup> century.



## Building Analysis

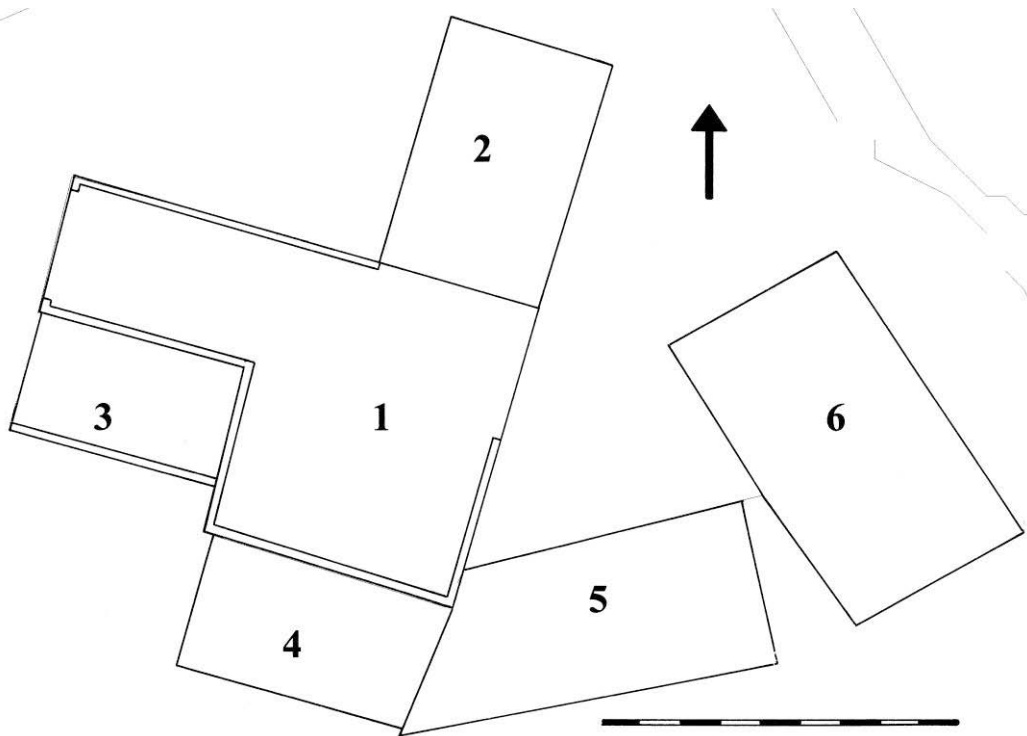


Figure 6

Block plan of the barn complex identifying each structure with a number for ease of reference in the text and photographic record. Scale in metres.  
Adapted from the Ordnance Survey.

### Key

1. Small flint barn of *circa* 1820 with red and gault brick dressing and a long gabled porch to the west that was probably timber-framed originally but was rebuilt in flint during the mid-19<sup>th</sup> century. Unusually well preserved gault brick threshing floor. New roof structure of 20<sup>th</sup> century covered with corrugated iron.
2. Single-storied timber-framed and weatherboarded shed recently used as dog kennel but probably designed a small stable with through-passage adjoining the flint barn to the south. Probably early-19<sup>th</sup> century but re-using older timbers and much rebuilt in 20<sup>th</sup> century. New roof structure of 20<sup>th</sup> century covered with corrugated iron.
3. Lean-to flint vehicle shed adjoining southern elevation of porch with late-20<sup>th</sup> century double doors to west. The flint wall is not integral to the barn. An addition of the mid-19<sup>th</sup> century, at which time the original timber-framed walls of the porch were probably rebuilt in flint. Boarded roof now covered with corrugated iron.
4. Lean-to shed adjoining southern gable of barn. Originally an open shelter of *circa* 1900 but enclosed with corrugated iron in mid-20<sup>th</sup> century. Corrugated asbestos roof.
5. Late-20<sup>th</sup> century boarded studwork and cement-block garden shed with northern entrance. Replacing a shelter-shed of *circa* 1900 that was open-sided to a small animal yard adjoining the barn to the north. Corrugated asbestos roof.
6. Late-20<sup>th</sup> century boarded studwork garden shed. Corrugated asbestos roof. Partly on the site of an earlier shed shown on the Drinkstone tithe map of 1838 that may have been a small cattle shed.

*N.B. The later lean-to and detached sheds listed above are not discussed further in the more detailed description of the flint barn and timber-framed stable below.*

The barn at Garden House Farm is a small flint structure with a distinctive L-shaped outline that is shown on both the Drinkstone and Rattlesden tithe maps (of 1838 and probably 1831 respectively). It dates from *circa* 1820 and reflects the boom in cereal production following the high grain prices of the Napoleonic wars (which restricted imports). White's Directory of Suffolk for 1844 notes that the greater part of the open fields in Rattlesden were enclosed 'about ten years ago' and its construction may relate to this episode.

The barn consists of a threshing floor (which extends into a long, narrow porch to the west) and a single storage bay to the south. The structure is 8.5 m in length by 6.1 m in overall width (28 ft by 20 ft) on an approximately north-south axis and its corners and door jambs are dressed in a mixture of red and gault brickwork. It rises to 3.5 m (12 ft) at its roof-plates and the gabled porch is 5.6 m long by 3.6 m in width (18.5 ft by 12 ft). The threshing floor of gault brick is a particularly well preserved example with a raised border to the south but the floor of the storage bay consists of modern concrete (illustration 12 below). The flint walls terminate at the southern jamb of the eastern entrance and the northern elevation consists of boarded studwork where it adjoins a timber-framed shed (2) as shown in figure 6 and illustration 10. The porch is integral to the main fabric of the barn to a height of 1.25 m but the flint courses change at this point and offer a straight joint to the brick pier at the corner of the barn above. This suggests the porch originally consisted of studwork on a flint plinth but was rebuilt in flint during the mid-19<sup>th</sup> century when the flint lean-to shed (3) was added to the south. The central section of the northern elevation (shown in the centre of illustration 10) still consists of studwork on a flint plinth and probably escaped rebuilding as it adjoined a lean-to or similar addition to the western elevation of the shed as indicated by its greater width on the Ordnance Surveys (figures 4 and 5 above).. The tie-beam and roof-plates in the building consist of re-used timber with irrelevant empty mortises and the present roof is a shallow pitched softwood replacement with a covering of corrugated iron. The original roof may have been either thatched or pantiled at a steeper pitch but no evidence survives.

The small shed adjoining the flint barn to the north extends to 6.4 m in length by 4.6 m in overall width (21 ft by 15 ft) and rises to 2.2 m at its roof-plates (7 ft). Its walls consist largely of re-used timber, with jowled corner posts and pegged primary braces interrupting the studs. The eastern roof-plate contains an edge-halved and bridled scarf joint of 16<sup>th</sup> century form while the western equivalent is a face-halved and bladed example of a type used between the 17<sup>th</sup> and 19<sup>th</sup> centuries. Much of the studwork was replaced in the 20<sup>th</sup> century, which hampers any detailed analysis, but it is unlikely any of the early timbers remain *in situ* and the structure probably dates only from the early-19<sup>th</sup> century and may well be contemporary with the adjoining barn despite the difference in its fabric. It contains a through-passage to the south which is likely to reflect its original layout but the small doorway in the centre of the western elevation relates to its recent conversion into a dog kennel. The building was probably designed as a stable, although no historic fixtures or fittings survive and it may have been a small cow house. The roof structure (clad with corrugated iron), internal partition, concrete floor and most of the external weatherboarding also date only from an extensive late-20<sup>th</sup> century refurbishment.

### **Historic Significance**

The flint barn is an unusually small 'Napoleonic' example reflecting the agricultural boom in Suffolk during the early-19<sup>th</sup> century and is accordingly of some historic interest. It contains one of the best brick threshing floors in the county, but in other respects has been much altered and has lost its original roof. The timber-framed stable to the north has also been extensively altered and only its general proportions and a few original but re-used timbers survive. Given the extent of these changes and despite its local interest the barn does not meet the strict English Heritage criteria for listing.

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

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

#### **Photograph no.**

1. Entrance to Garden House Lane from Rattlesden Road to west.
2. General view of barn complex from western entrance track.
3. General view of site from garden to south.
4. General view of site from west showing stable (2) to right and farmhouse in rear to left.
5. General view of farmhouse from barn complex to south showing position of original parish boundary adjoining the southern gable to right.
6. Exterior from west showing stable (2) to left, porch of flint barn (1) in centre and later lean-to shed (3) to right.
7. Exterior from south-west showing flint barn (1) with porch and lean-to shed (3) to left and corrugated iron lean-to (4) right.
8. Southern external gable of barn (1) seen from corrugated iron lean-to (4).
9. Southern interior of corrugated iron lean-to shed (4).
10. Exterior from south-east showing 20th century boarded sheds (5 to left and 6 to right).
11. Exterior from east showing 20th century boarded shed (6) left and pond to right.
12. Exterior from north-east showing stable (2) to right and 20th century shed (6) to left with flint barn (1) in centre.
13. Exterior from north showing stable (2) in foreground and porch of barn (1) to right.
14. Eastern exterior of stable (2) showing flint barn (1) to left.
15. Eastern exterior of flint barn (1) showing original entrance doors to right with brick dressing to jamb.
16. Northern exterior of 20th century boarded shed (5) showing central entrance with barn (1) to right.
17. Western exterior of stable (2) showing small door of modern dog kennel with larger door adjoin barn (1) to right.
18. Internal northern gable of stable (2) showing extensive re-used timber.
19. Internal southern gable of stable (2) showing boarded partition to flint barn (1).

20. Western interior of stable (2) showing lateral modern partition of kennel.
21. Detail of face-halved and bladed scarf joint in western roof-plate of stable (2).
22. Eastern interior of stable (2) showing recent studwork and kennel partition with earlier doorway to right.
23. Detail of edge-halved and bridled scarf joint in eastern roof-plate of stable (2) above entrance door.
24. Eastern interior of stable (2) showing external door adjoining barn (1) to right.
25. Internal detail of eastern door of stable (2) showing jowled corner post adjoining barn to right.
26. Interior of 20th century boarded shed (5) from west.
27. Interior of boarded shed (5) from east showing corner of flint barn to right.
28. Interior from south-east of 20th century boarded shed to east of site (6).
29. Interior from north-west of 20th century boarded shed to east of site (6).
30. Interior from east of flint lean-to shed (3) adjoining barn (1) showing western entrance with barn porch to right.
31. Interior from west of lean-to flint shed (3) adjoining flint barn (1) showing porch to left.
32. Interior of flint barn (1) from north showing brick dressing to corners and brick threshing floor in foreground.
33. Interior of barn (1) from south showing flint porch to left and boarded partition against stable (2) to right.
34. Eastern interior of barn (1) showing threshing floor and original entrance doorway to left.
35. Western interior of barn (1) showing porch with boarded partition adjoining stable (2) to right.
36. Junction of barn & porch (1) from north showing straight joint above integral lower section suggesting it originally adjoined studwork.
37. Northern interior of porch showing junction with studwork gable of barn (1) to right.
38. Interior of western porch (1) showing evidence of original full-height entrance partly blocked by 20th century studwork.
39. 20th century roof structure of barn (1) from north showing re-used timber of tie-beam.
40. Gault brick threshing floor of barn (1) from east.

41. Gault brick threshing floor of barn (1) from west.
42. Detail of boarded partition adjoining stable (2) in northern interior of barn (1).
43. Detail of unusual junction of flint and studwork in northern interior of barn (1) adjoining stable (2) to right.
44. Northern exterior of porch of flint barn (1) showing stable (2) to left.
45. Farmhouse from south-west showing early structure to right and modern brick addition to left. The former parish boundary between Rattlesden and Drinkstone adjoined its southern gable to the right. Included for site context.

*Photographic Appendix follows on pp. 12-17*

**Appendix 2 (pp. 12-17): Selected Printed Photographs**



**Illus. 1. Exterior of barn complex from west showing the small timber-framed stable (2) to left, the gabled porch of the flint barn (1) with reduced doors in the centre and the slightly later lean-to shed (3) to the right**



**Illus. 2. Exterior from south-west showing the flint barn (1) with its unusually long porch and lean-to shed (3) to the left and the 20<sup>th</sup> century corrugated iron lean-to (4) adjoining its southern gable to the right.**



**Illus. 3.** The view from the garden to the south showing the porch and lean-to shed (3) to the left, the southern gable of the flint barn (1) with its lean-to shed (4) in the centre and the two late-20<sup>th</sup> century boarded sheds at irregular angles to the right.



**Illus. 4.** Exterior from south-east showing the two 20th century boarded sheds (5 to left and 6 to right) with the barn (1) and stable (2) in the rear.



**Illus. 5. Exterior from north-east showing the single-storied timber-framed stable (2) to the right and the 20th century shed (6) to the left with the flint barn (1) in the centre.**



**Illus. 6. The Eastern exteriors of the stable (2) to the right and the flint barn (1) to the left showing their respective doors side-by-side. Both buildings were re-roofed in the 20<sup>th</sup> century and are covered in corrugated iron. The barn doors have been reduced in height.**





**Illus. 7. The internal northern gable of the stable (2) showing extensive re-used timber with primary bracing and 20<sup>th</sup> century roof.**



**Illus. 8. The eastern interior of the stable (2) showing the external door adjoining the barn (1) to right and narrow 20<sup>th</sup> century studs. The recent boarded partition to the left forms a dog kennel with a separate entrance in the western elevation.**



**Illus. 9. The interior from the west of the secondary lean-to flint shed (3) adjoining the flint barn (1) and showing the porch to the left. The wall of the lean-to to the right is not integral to the fabric of the barn.**



**Illus. 10. Interior of the flint barn (1) from the south showing its long flint porch to the left and the boarded partition against the stable (2) to the right. The flint plinth and stud wall in the centre probably reflects the original appearance of the porch before its timber upper walls were rebuilt.**



**Illus. 11. Eastern interior of the barn (1) showing its gault brick threshing floor and the original entrance doorway to the left.**



**Illus. 12. The exceptionally well preserved threshing floor of gault brick in the flint barn (1) seen from the west, showing its raised southern edge to the right with modern concrete beyond.**