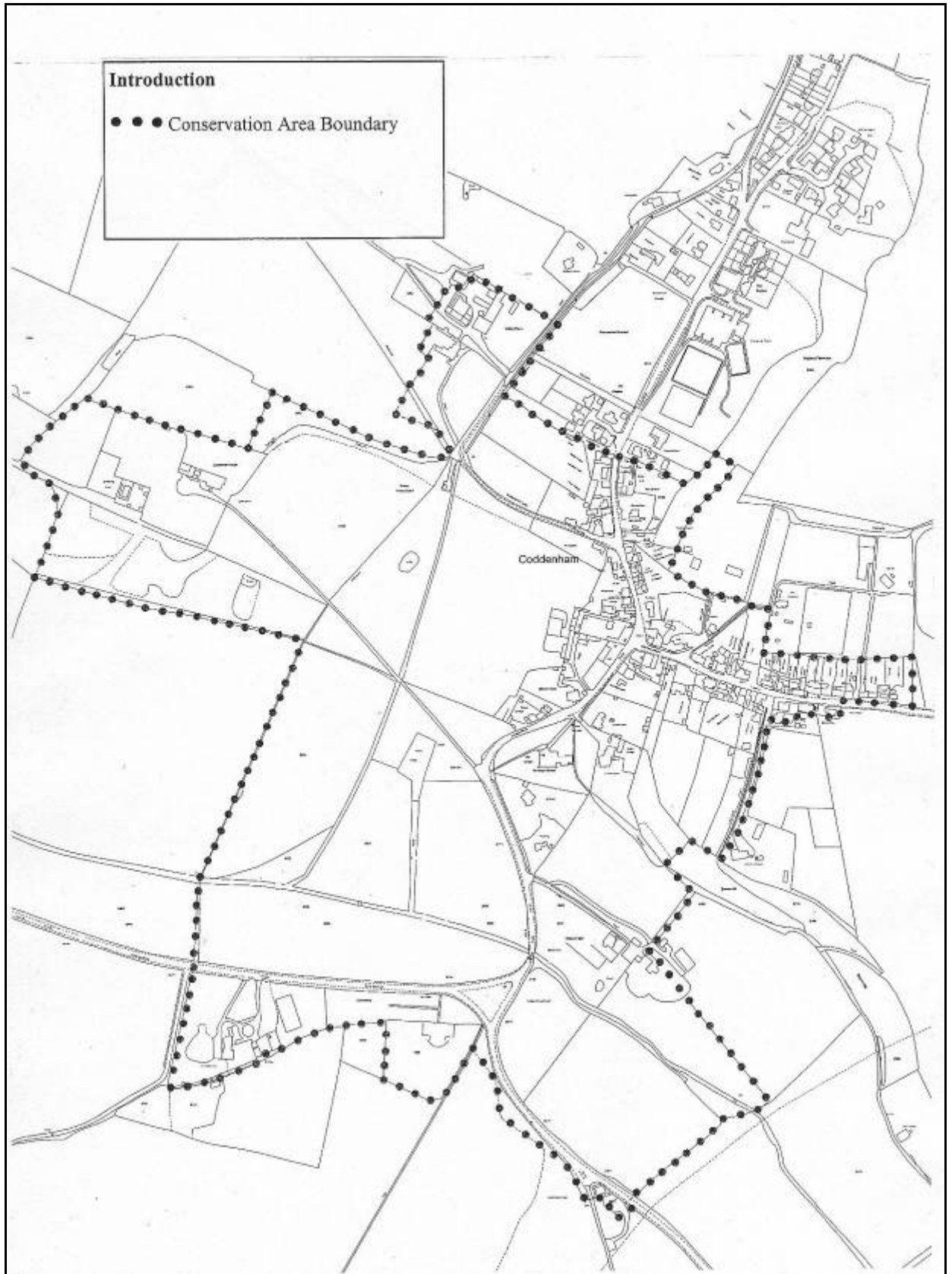


*conservation area appraisal*



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# Introduction

*The conservation area in Coddendam was originally designated by East Suffolk County Council in 1973, and inherited by Mid Suffolk District Council at its inception in 1974. The area was re-appraised and extended by Mid Suffolk District Council in 1983.*

*The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Coddendam under a number of different headings as set out in English Heritage's new 'Guidance on Conservation Area Appraisals' (2006).*

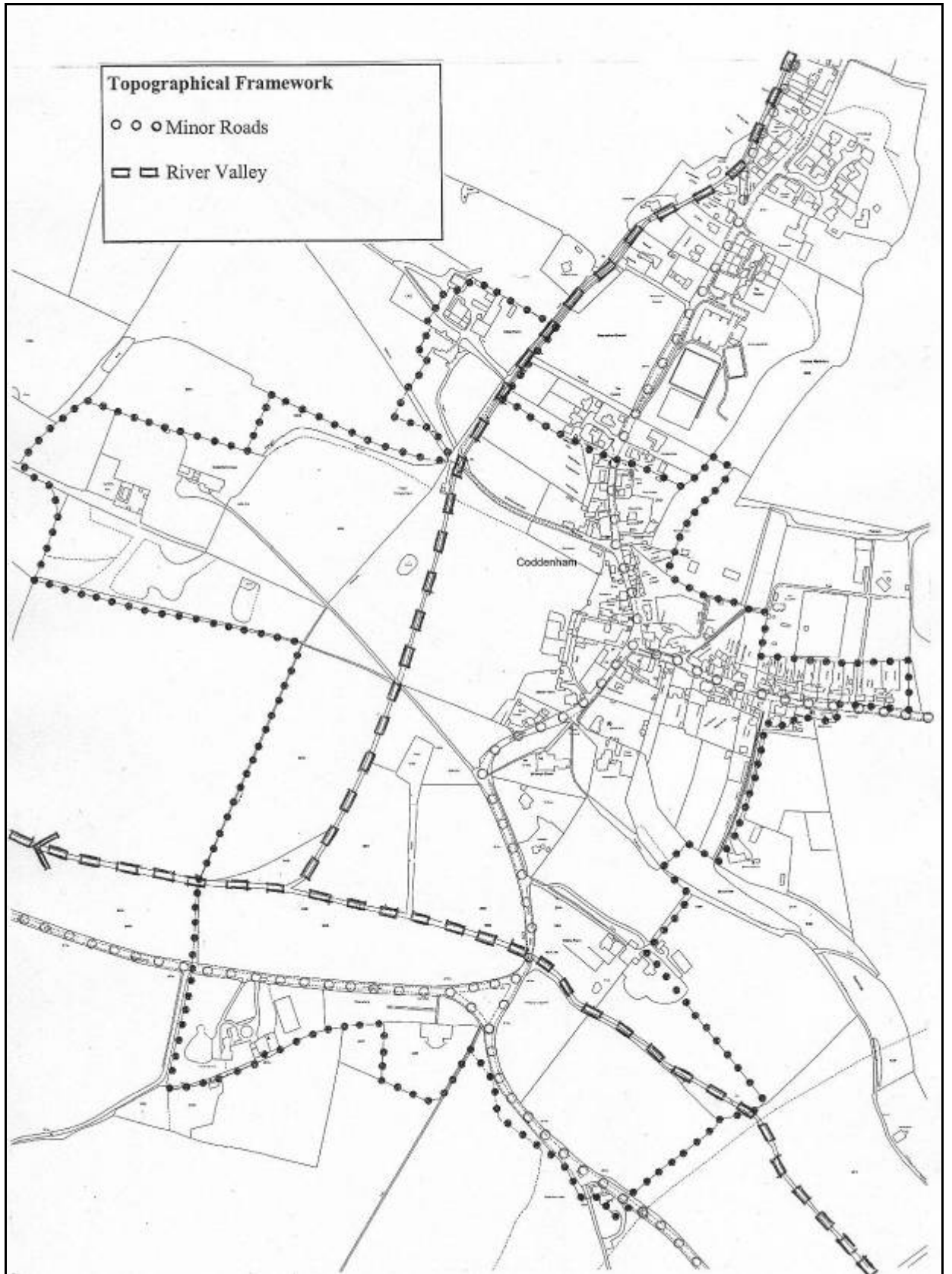
*As such it is a straightforward appraisal of Coddendam's built environment in conservation terms.*



*This document is neither prescriptive nor overly descriptive, but more a demonstration of 'quality of place', sufficient for the briefing of the Planning Officer when assessing proposed works in the area. The photographs and maps are thus intended to contribute as much as the text itself.*

*As the English Heritage guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.*

*Text, photographs and map overlays by Patrick Taylor, Conservation Architect, Mid Suffolk District Council 2006.*



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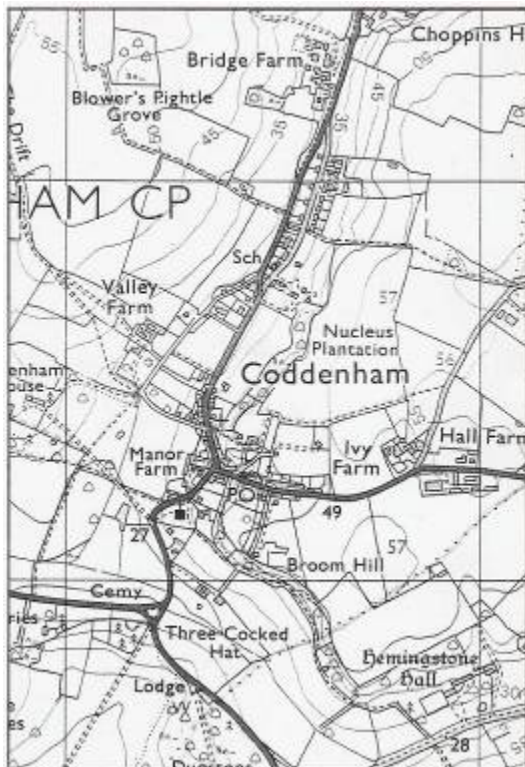


# Topographical Framework

*The village of Coddendam is situated about six miles north-west of the county town of Ipswich in the southern part of Mid Suffolk District.*

*It sits on a bluff of higher land above the confluence of two tributaries of the river Gipping. The main river valley lies about two miles to the south-west, running from Stowmarket through to Ipswich and onward to the North Sea as the Orwell estuary. It was canalized in 1789 as the Gipping Navigation.*

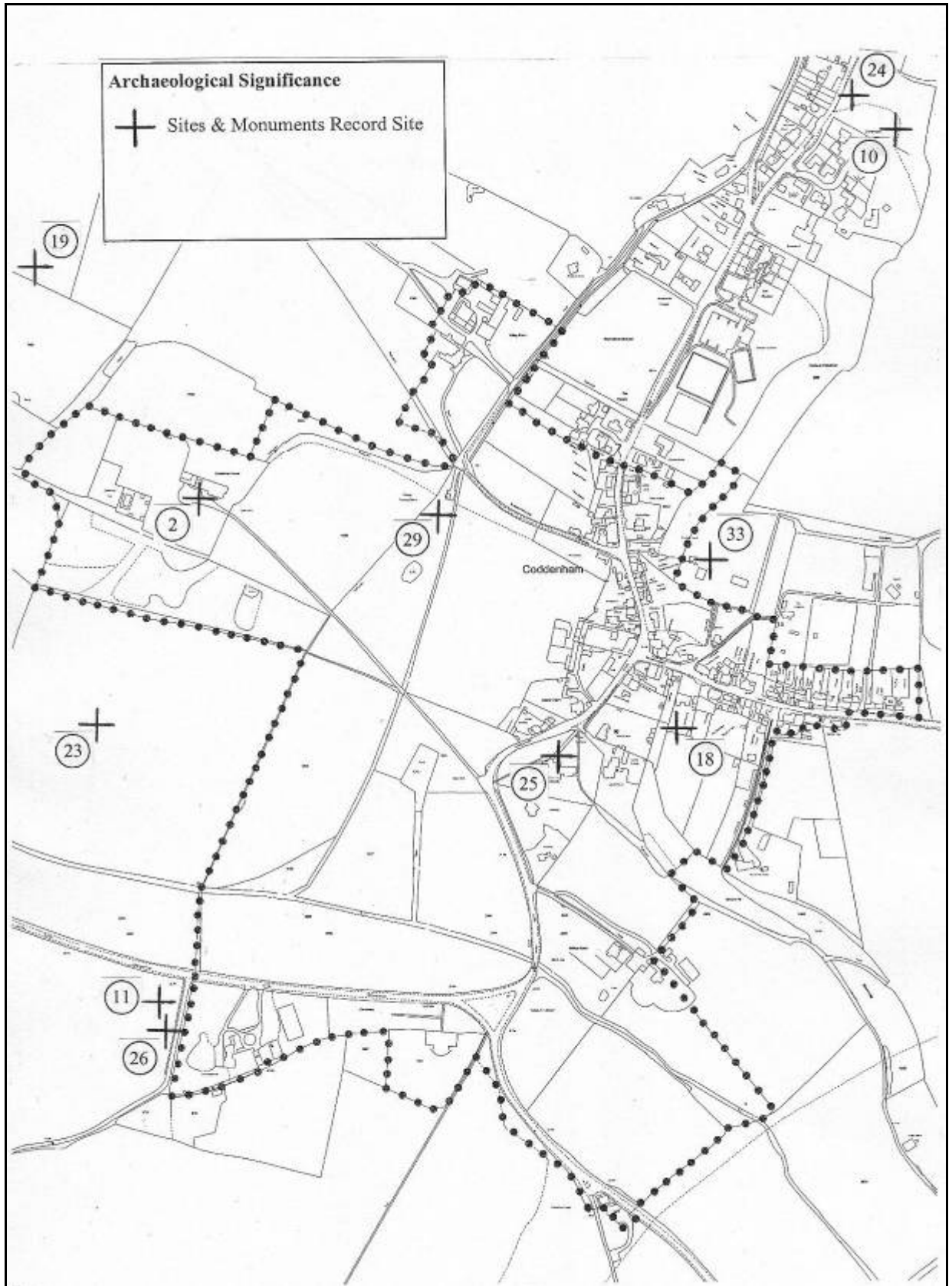
*From 1846 the Ipswich to Norwich and Cambridge railway line with its station at Needham Market provided a further transport link along this same valley route.*



*The modern road network follows a similar line along the main river valley, with the A14 Felixstowe to the Midlands route now by-passing the villages with a junction off onto the A140 to Norwich, about two miles west of Coddendam.*

*The route through the villages, from Claydon through Barham is still there as a minor road running parallel to the modern dual carriageway. This was the former Ipswich to Scole Turnpike Trust's road of 1711 that continued to Norwich.*

*The village is situated on the southern edge of the 'High Suffolk' claylands, deposited in the Ice Ages over the chalk that underlies most of Suffolk. The area is thus good for arable farming, but in the cut of the river valleys, the chalk is exposed and exploited in various pits.*



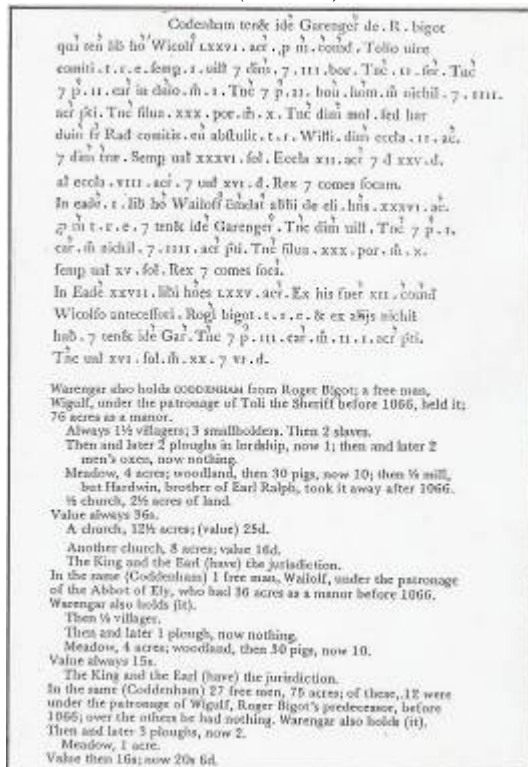
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# Archaeological Significance

*The Suffolk County Sites and Monuments Record lists nearly 60 sites of archaeological interest from all periods in the parish of Coddendam. These include some cropmarks, ring ditches and field systems of unknown date.*

*The earlier of the dated finds include a Mesolithic occupation site and a Neolithic flint axe. The Bronze Age has left us an axehead, a knife and a beaker, and the Iron Age some scatter finds and pottery.*

*The parish includes, adjoining the river Gipping opposite Baylham, the Roman site of 'Combetorium', an important posting station at the junction of two Roman roads, one heading north to Caistor by Norwich (now the A140), the other east crossing Suffolk towards the coast at Dunwich (A1120).*

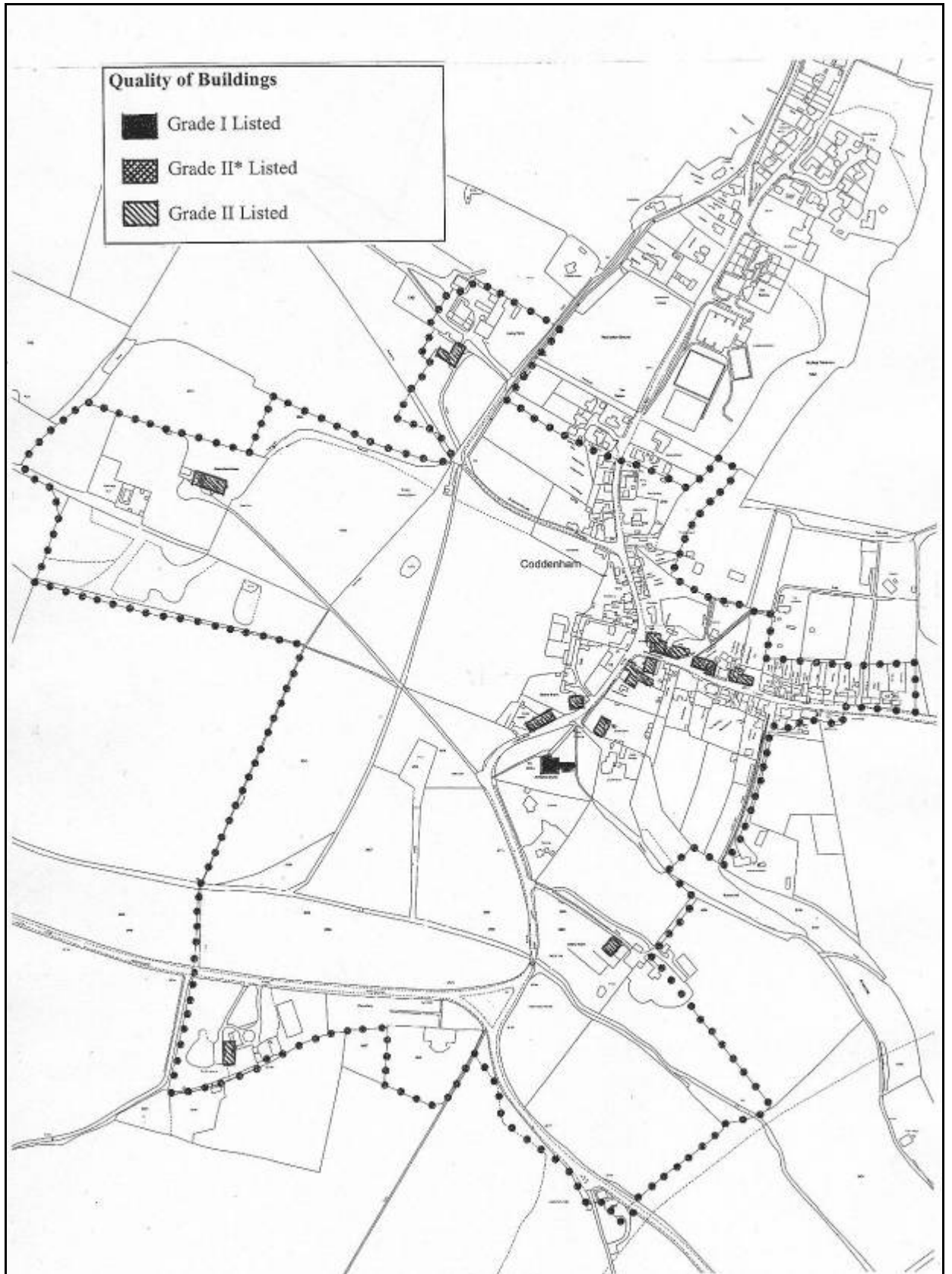


*The presence of the Romans is also witnessed by many scatter finds, coin hoards, brooches and a cemetery site. The Saxons have left us smaller quantities with some metalwork, a key, two coins and a brooch.*

*Mediaeval sites listed include the parish churchyard and three moated sites. There is also some Post Mediaeval interest, represented by the sites of two windmills and two limekilns. Overall we see a rich tapestry of remains, indicating that Coddendam has long been a centre of human activity.*

*Coddendam was mentioned in the Domesday survey of 1086, under several different holdings, and appears to have had at least two, possibly three churches at that time.*





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# *Intrinsic Quality of Buildings*

*Although there are 48 listings covering the wider parish, there are only thirteen within the central core of Coddenham. These older buildings are predominantly domestic in scale, a few having former commercial uses, and mostly timber-framed and plastered with plaintile roofs.*

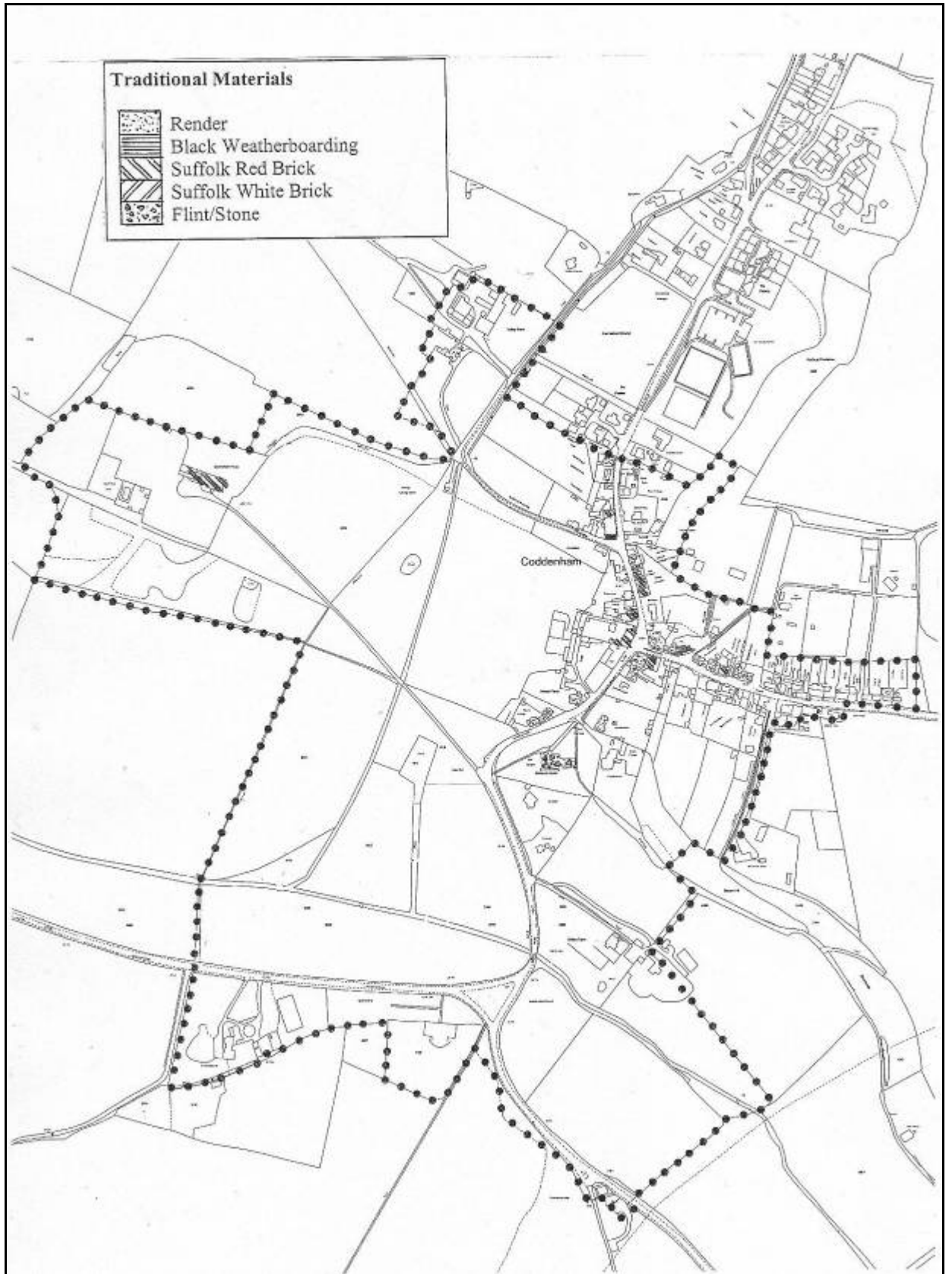
*The grade I listed Church of St Mary provides the usual village exception to this pattern of building with its flint rubble walls and leaded roof. It has a fine double hammerbeam roof structure with two sets of angels.*

*The other top quality building within the central area is the grade II\* listed Old Lodge on High Street. This is timber-framed and plastered with some exposed timbers and a jettied first floor with some carved enrichment.*



*There is one other grade I listed building in the parish, Choppins Hill House on Lower Road. This is a good survival of a 14<sup>th</sup> Century raised aisle hall house, with two crosswings and some fine early carpentry.*

*Also within the wider parish, there are two listings at grade II\* covering the grand stairs, grotto and loggia at Shrublands Hall. These date from c.1850, designed by Sir Charles Barry (of Houses of Parliament fame) as part of major landscaping works there.*



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# Traditional Building Materials

*Many of the unlisted buildings in Coddendam are of traditional form and grouping, and although not up to "listing" quality as individual buildings, still have interest for their visual impact. A first glance would seem to indicate an abundance of rendered and brick buildings either painted or left natural as soft 'Suffolk Reds'.*

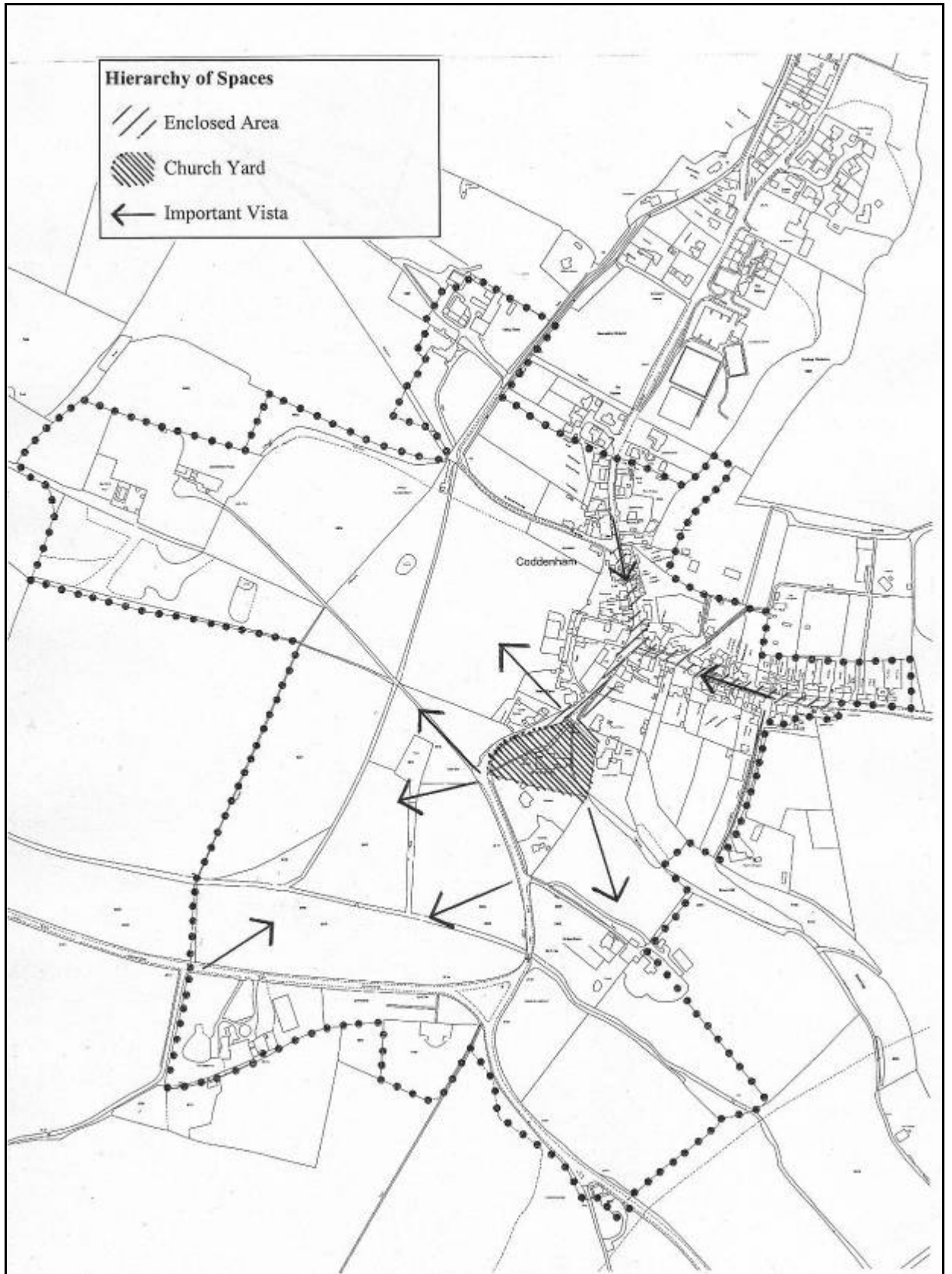
*The local red brick features throughout the village, principally on cottages dating from Victorian times and some others that have been re-fronted at that time. As well as the red brick, a small amount of 'Suffolk White' brick can be found.*



*A number of outbuildings around the village are clad with black timber weatherboarding, examples including the Old Forge in School Road and the Clubhouse adjoining Gryffon House.*

*A small amount of flintwork is also evident around the village, most notably on the church and its boundary wall.*

*One of the timber-framed buildings retains its thatched roof, but more would have been thatched in days gone by, the steep roof pitches often the only clue remaining. The prevalent roofing materials now are plaintile on the older timber-framed buildings and slate or pantile on the Victorian cottages.*



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# Hierarchy of Spaces

*The conservation area in Coddenham has spaces on two different levels of organization. Tributaries of the Gipping approach from the north and the east, joining in the south-west corner of the area before heading off westwards. The broad river valley bottoms thus provide an effectively enclosed large-scale landscape setting. Some of this area is parkland formerly associated with Coddenham House to the west, some fields and farmland, bounded to the south by the wooded edge of Shrublands estate.*

*The contrasting built up part of the village sits up on the hill to the north-east facing out over these valleys, with the church prominent in the foreground. The B1078 road through the village, from Needham Market in the west towards Ashbocking in the east, climbs*

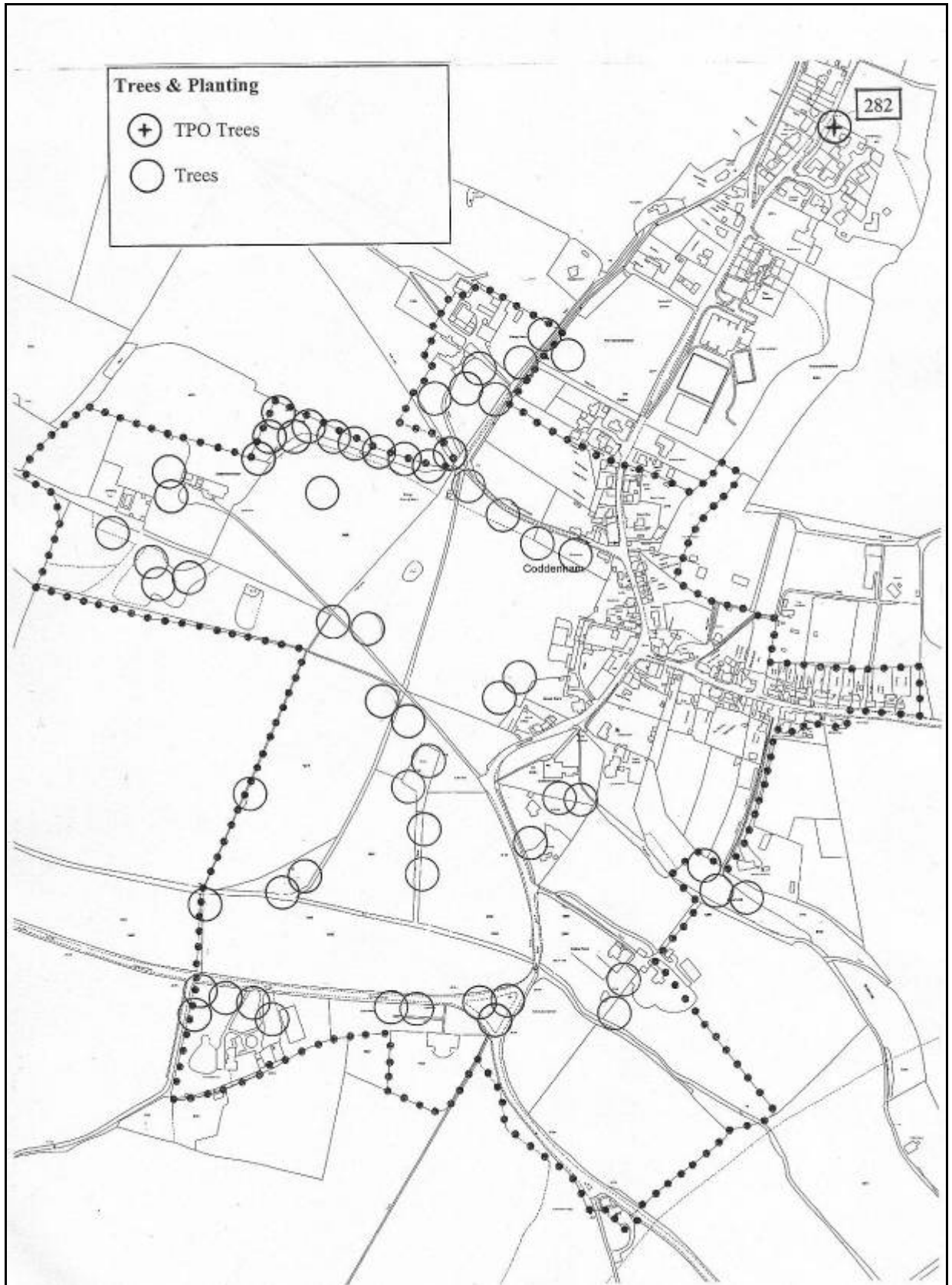


*this hill with a series of bends.*



*After a sharp left at 'Three Cocked Hat' to cross the river into Church Road there follows a gentle climb with a sharp right wrapping around the churchyard boundary wall after which one enters a smaller scale space loosely enclosed by buildings on both sides. The road continues gently to the left before the second sharp right of Crown Corner takes one into High Street. Here the sense of small-scale urban enclosure is accentuated with buildings tight onto the highway boundary and climbing the hill in steps.*

*Off to the left at Crown Corner, the similarly built up School Road heads northwards dropping gently back towards the northern river valley.*



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# Trees & Planting

*The most prominent trees within Coddenham are those comprising the parkland setting of the river valleys. Here can be found good specimens of English Oak, Ash, Horse Chestnut and London Plane. The 'Three Cocked Hat' road junction in the valley has a central triangular area covered with mature Lime trees, whilst Needham Road to the west runs between an avenue of English Oaks.*

*These mature trees are supplemented by younger specimens planted more recently as part of Manor Farm's Countryside Stewardship Scheme.*

*At the foot of Blacksmiths Lane there is a large pair of Corsican Pines, contrasting strongly in their outline with the nearby Wellingtonia adjoining Valley Farm.*

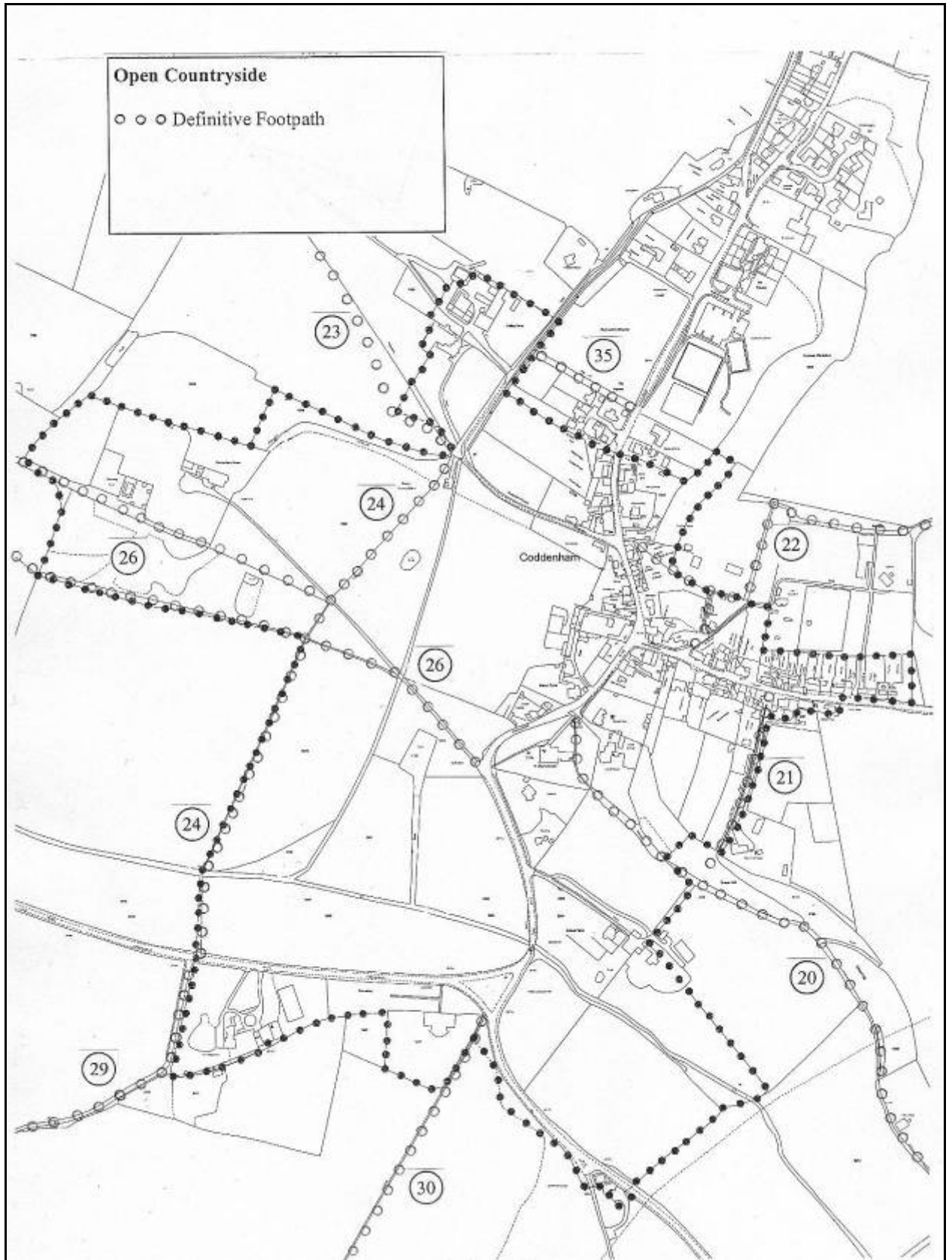


*Within the built up area proper, only the churchyard presents much greenery and this is on the fringe of the village, being equally part of the parkland.*

*Further afield in the parish there are trees, which have been felt at risk and thus been made the subject of tree preservation orders. These include an Oak to the north of the village along School Lane (TPO 282) and a group of various Scots Pine, Willow, Alder and Spruce to the south adjoining the old main road opposite Shrublands Hall (TPO 129).*







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# Relationship to Open Countryside

*From Crown Corner in the centre of the built up area, roads in any of the three directions possible lead fairly quickly to open countryside. With the village's hillside position, views into the countryside are easily found and from the countryside itself the village is clearly set within a greater landscape.*

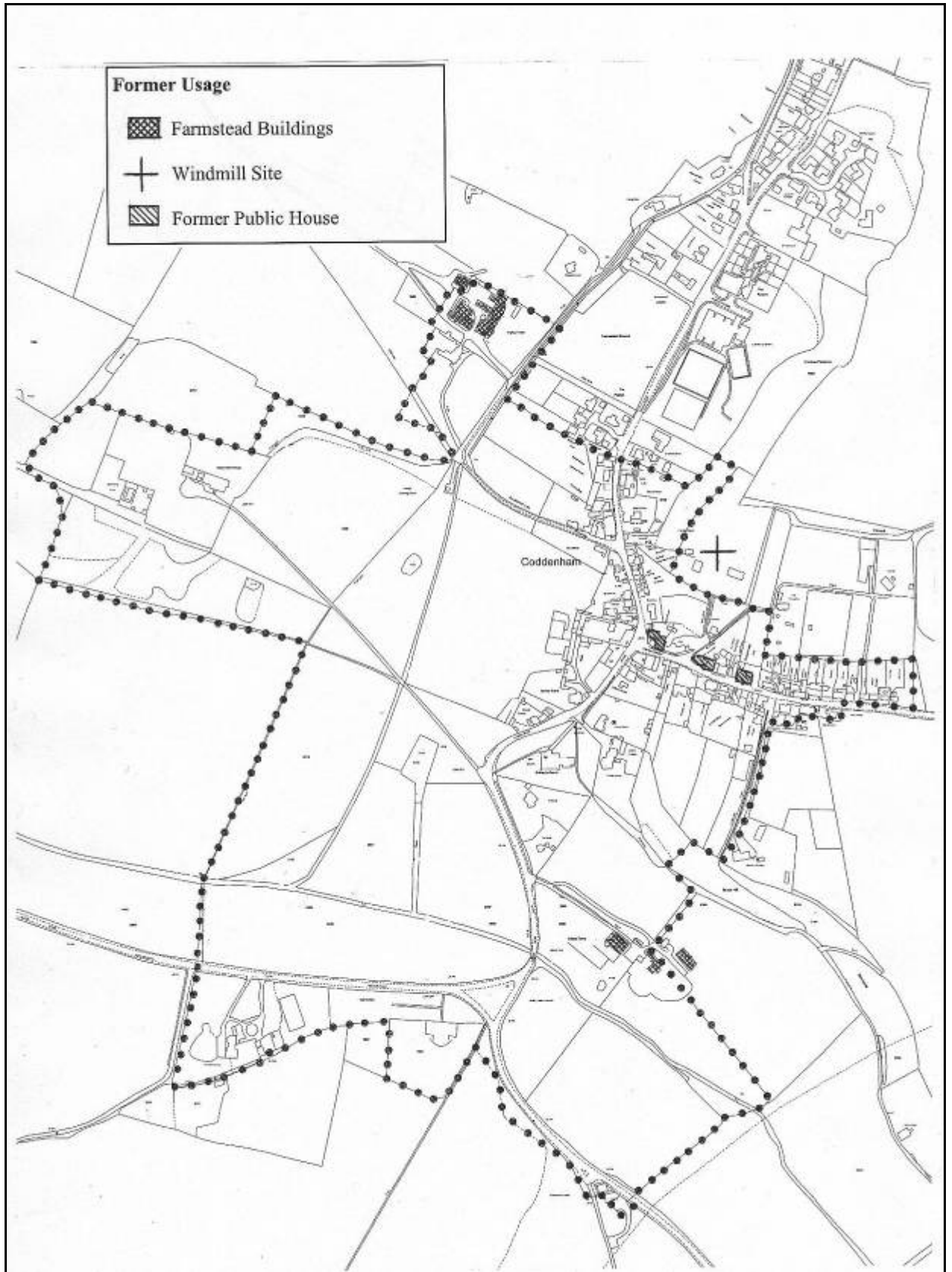
*This is recognised in the entire area, almost the whole parish and parts of adjoining Barham and Hemingstone, being designated as 'Special Landscape Area'.*

*Within this green oasis there are many footpath links even within the parkland areas around Coddenham House and Shrublands Hall, where diversions might be expected.*



*From the foot of Blacksmiths Lane off School Road, footpaths 23 and 24 head north-westwards and south-westwards respectively. The latter passes across the front of Coddenham House, crossing Needham Road before continuing as footpath 29 through Shrublands towards the river at Baylham Mill. Footpath 30 runs parallel to this last also across Shrublands, starting at the Three Cocked Hat road junction south of the church.*

*From the churchyard itself, footpath 20 runs south-eastwards on the northern bank of one of the river valleys, whilst footpath 26 runs north-westwards towards Coddenham House crossing the northern river and footpath 24 before continuing along the northern bank of the combined rivers.*



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# Prevailing & Former Usage

*Coddenham has its origins as an agricultural community. The two river valleys are covered by Valley Farm to the north and Willow Farm to the south, whilst the high ground to the north-east boasts both Ivy Farm and Hall Farm.*

*Coddenham had its own windmill, of the post and roundhouse type, sensibly situated atop the hill above the village. Only the name now remains, being commemorated at Mill Cottage in Mill Lane off High Street.*

*In the mid 19<sup>th</sup> Century, directories list 15 farmers along with blacksmith, joiner, plumber, thatcher, bricklayer, cooper, well-sinker and wheelwright in the village.*



*There was also probably a brickworks in the parish as remembered by Brick Kiln Farm to the south of the village.*

*This overall picture is borne out by field names in the Tithe Map Apportionment of 1839. Here the lime burning industry gives rise to field names such as 'Chalk Pit Field' and 'Lime Kiln Field'. There are several 'Clay Pit' entries plus a Blacksmith's Yard, a Mill Yard and a Wheelwright's Yard.*

*The village also seems to have had its fair share of Public Houses: the 'Crown Inn' (Gryffon House), 'Live and Let Live' (Old Lodge) and 'Dukes Head', each a short walk further up the High Street from Crown Corner. Only the last survives in its original use.*









# Losses & Possible Gains

*Overall Coddendam seems to have resisted too much modern intrusion. There are a few cottages where inappropriate modern concrete roof tiles have replaced the traditional.*

*The one remaining village shop and post office, has a good traditional timber shopfront, adjoining some decorative red brickwork and marred only by the 'Happy Shopper' window signage.*

*A couple of infill sites also fail to respect the status quo, and perhaps the original mix of render and brick has been obscured by the overpainting of buildings that would not be out of place in their original local brick finish.*



*Another feature that is detrimental to Coddendam is the overhead wiring carrying the village's telephone and electricity supplies. This is quite overpowering in places, a tangled web preferably not seen silhouetted against the sky. The under-grounding of these utility supply lines would greatly improve the appearance of the village.*

*The B 1078 that snakes through the village centre also brings its detractions in the form of traffic, which unfortunately includes heavy goods vehicles. These last are a threat to overhanging listed buildings, cause congestion and can adversely impact on the appearance and character of the conservation area. Alternative routes should be sought.*



# References & Further Reading

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*This Appraisal adopted as  
Supplementary Planning Guidance  
by Mid Suffolk District Council  
Environment Policy Panel  
9 December 2008*