

Elveden Conservation Area Appraisal



March 2009



Forest Heath
District Council

Elveden Draft Conservation Area Appraisal

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Forest Heath

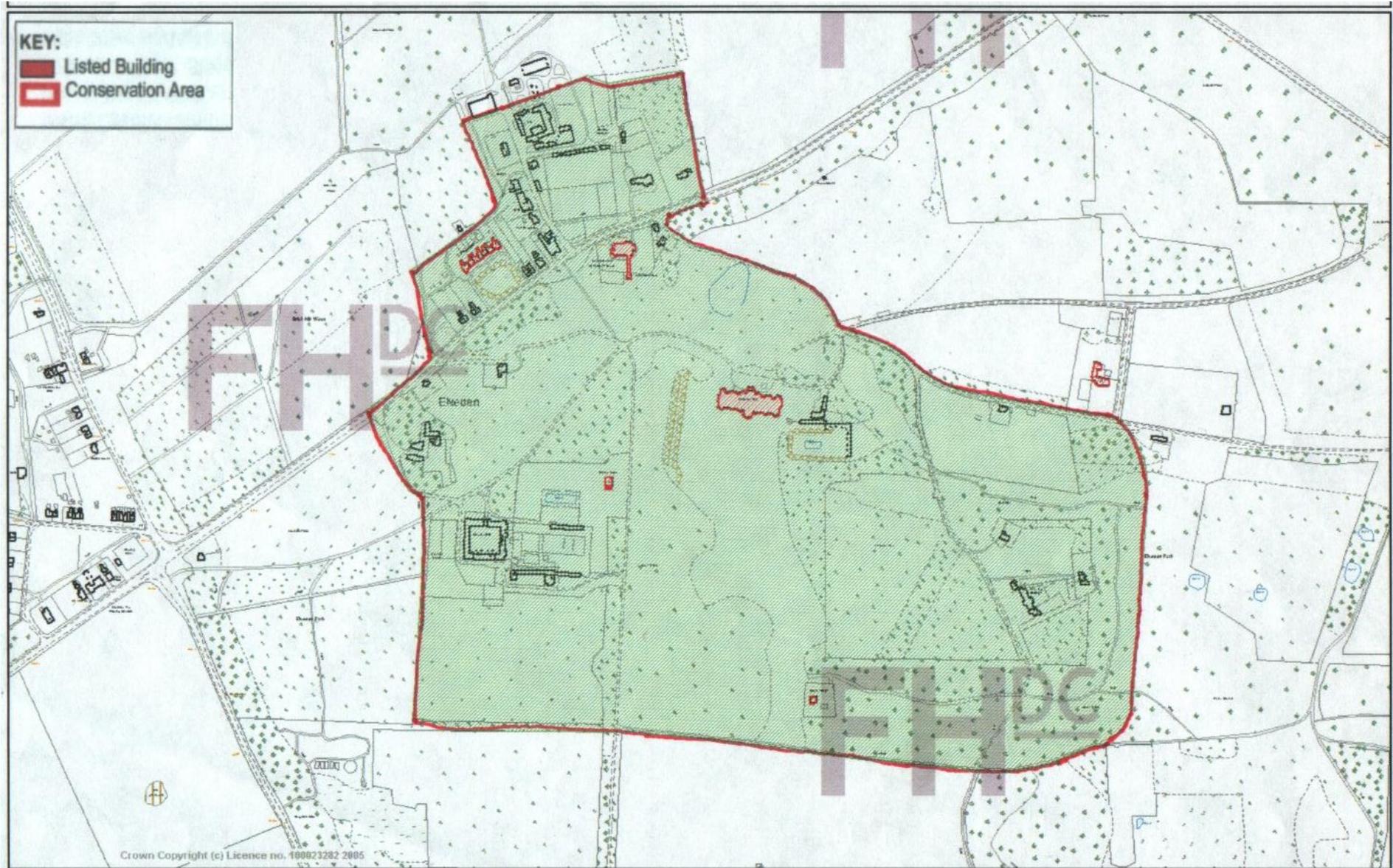
District Council

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Key Characteristics

- Evidence for a history of continuous human occupation from prehistoric times
- Medieval manorial origins
- Hall, Park & Estate village
- The work of a Single Building Campaign, the work of Father & Son, Architects
- Important Historic Buildings, Medieval Church, and C19th Hall, Stables and Water Tower.
- Buildings on an 'Heroic Scale'
- Estate buildings in a consistent Edwardian 'Country House Style'
- Buildings in woodland setting
- Designed Landscape with a 250 year old structure
- Secluded Park with designed landscape of grass lawns with scattered specimen trees
- Landscape formed from open spaces with belts of woodland and historic clumps



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Scale 1/7500

Date 8/4/2005

Centre = 582392 E 279673 N

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Introduction

Within our cities, towns and villages are areas of special architectural and historic character, which are to be valued and protected as a central part of our cultural identity. They contribute in many ways to our understanding of the present and the past and add quality to our lives. They are also of immense importance to tourism, and are a precious and irreplaceable asset, which once lost are gone forever.

Caring for them is a dynamic process which involves managing change. This does not mean keeping everything from the past but it does mean making careful judgements about the value and significance of buildings and landscapes to be preserved in the future.

Critical to these decisions is an understanding and appreciation of an area's character, including its social and economic background and the way in which such factors have shaped its fabric. This should be the starting point for making decisions about both its management and its future.

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is

desirable to preserve or enhance.'

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 13 in Forest Heath District. The Elveden Conservation Area was first designated on 19th October 1973 and has an area of 70 Ha. The Conservation Area includes the historic designed landscape of Elveden Park where it forms the setting of a group of significant architectural or historic buildings and the estate village of Elveden

Having designated a conservation area, Forest Heath Council has a duty to review the conservation area and having consulted the local community, draw up proposals for its preservation and enhancement.

The survey of the village for this appraisal took place in August and September 2008. Public consultation will take place in December 2008 & January 2009.

Designation introduces additional planning controls over the demolition of buildings, over minor development and the protection of trees.

It is not intended to prevent new development or stifle the area's economic life or potential but it may mean a



(Fig 2) The Cottage Homes

requirement for more exacting standards of design for alterations and new development. The Council when exercising its planning powers will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the Forest Heath Local Plan.

This conservation area appraisal is designed to set out the value and significance of the Elveden Conservation Area which will provide a basis, for local development documents and development control decisions.

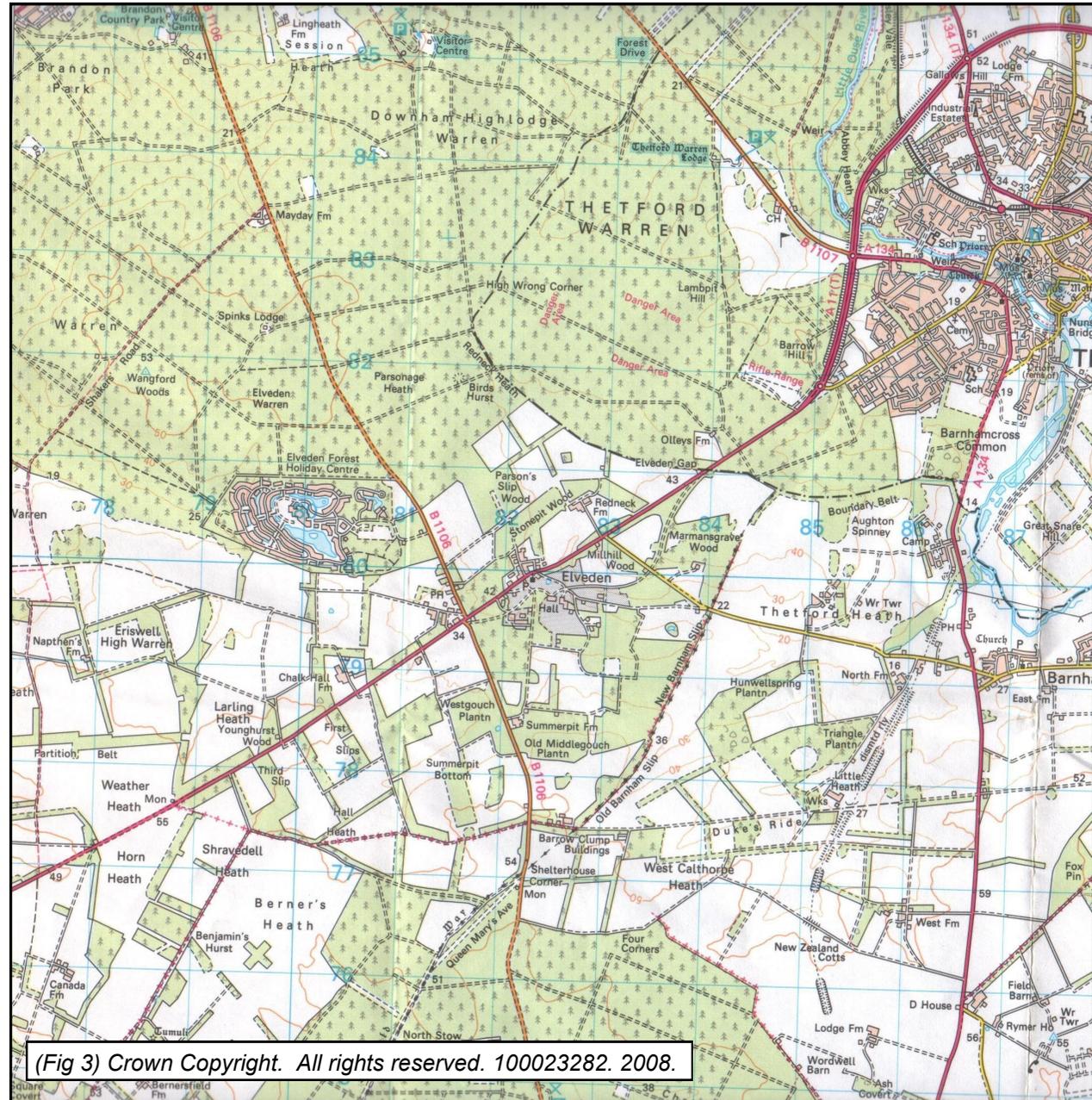
It provides guidance on:

- What areas should remain undeveloped to protect the setting of buildings and views which make a positive contribution to the character and appearance of the conservation area.
- What buildings and features such as historic walls, mature trees and hedges should be retained or conversely, whether there are any buildings or features which are out of character which the council would encourage to be removed and replaced with more sympathetic development;
- Appropriate materials to be used for repairs and new development.
- Areas in public ownership, including the public highway, which would benefit from enhancement proposals.

Special Interest of the Elveden Conservation Area

Location & Context

Elveden is situated in the north of the district, in the heart of the Breckland (Fig 3), Thetford lying, 7.2 km To the north, Newmarket 25.7 km to the south-west and Bury St Edmunds, 26.2 Km to



(Fig 3) Crown Copyright. All rights reserved. 100023282. 2008.

the south-east. The Icknield Way, the ancient track-way between West-Norfolk and Buckinghamshire, formed the eastern boundary of the parish. It was superseded by the 18th-century turnpike between Norwich and London that passes through the village.

Breckland is a large area of sandy soil over chalk, once, open heaths, sheep walk and rabbit warrens. Today little heath remains, it having been converted into expanses of arable field with coniferous shelter belts, or into extensive areas of woodland.

Elveden's situation is deep in the countryside in the heart of Thetford Forest, its population is employed at Centreparks Holiday Village in the north-west of the parish, on military bases in the area or on the Elveden Estate; on its farms, forestry, sporting interests, and the Estate Shops and Cafe Restaurant.

General Character & Plan Form

The conservation area includes the estate village and mature parkland setting for Elveden Hall and its ancillary buildings.

The village was rebuilt in the early 20th-century in two small areas; the principal area being around the church, Hall gates



(Fig 4) The Memorial Tower, A landscape eyecatcher.

and estate office. The second area, beyond Brandon Road Crossroads contains the village school, its cottages lining the sides of a triangular green.

Within the park gates, in a beautiful mature and intensively managed park, are prodigious Edwardian Buildings and former estate workers cottages, in secluded settings.

The character of the 'park' is that of an historic pleasure ground having mown grass and specimen trees.

There is a continuous stream of heavy traffic on the A11 trunk road which passes

through the village; a source of danger to pedestrians and estate vehicles, and a source of noise and atmospheric pollution within the settlement.

Landscape Setting

The area is covered by extensive tracts of woodland interspersed with large arable fields or open spaces of mown or long grass. The conservation area is generally enclosed all around by mature woods, though to south, where the boundary follows the southern edge of Home Wood, there are views across arable fields and historic tree clumps.

The landform appears generally flat although it falls gently from east to south-west. South of the Hall the land slopes to south; north of the Hall it initially falls to north-east and then rises steeply. North-west of the Hall it rises gently towards the church and to west and south-west of the Hall the land rises abruptly suggesting that the Hall is on an artificial level platform.

Landmarks & Panoramas

The Water Tower and the Memorial Tower (Fig 4) can be seen from locations within the park. The water tower is visible above the surrounding trees. There is a fine view

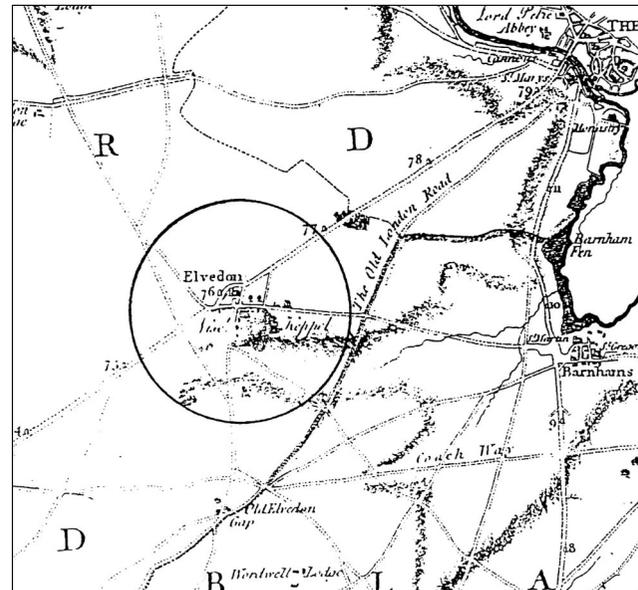
of the north front of the Hall from the access road from the North Lodge.

History, Development & Archaeology

Elveden is first recorded as the Saxon "Eluedena", meaning swan valley, or valley haunted by elves or fairies. It has persisted and metamorphosed throughout history in as colourful a manner as its architecture would suggest. Archaeological finds suggest Elveden was once a Paleolithic river valley, and has had human inhabitants for at least four hundred thousand years.

The Domesday census of 1086 describes a village of around 40 occupants occupied by animal husbandry, a little arable, fishing and wildfowling. The three manors were held by Normans, The Abbott of St Edmunds, Count Eustace and Count Gilbert. There was one manor known as Elveden or Elden Manor; and two sub-manors, Stanes al Monks Hall and Gelham al Hastings. The sub-manors were absorbed by the main manor by the 16th-century.

At the Reformation, Elden Manor was given by Henry VIII to the Duke of Norfolk. It passed to the Crisps and the Tyrells and in 1655 the estate was owned by Mr

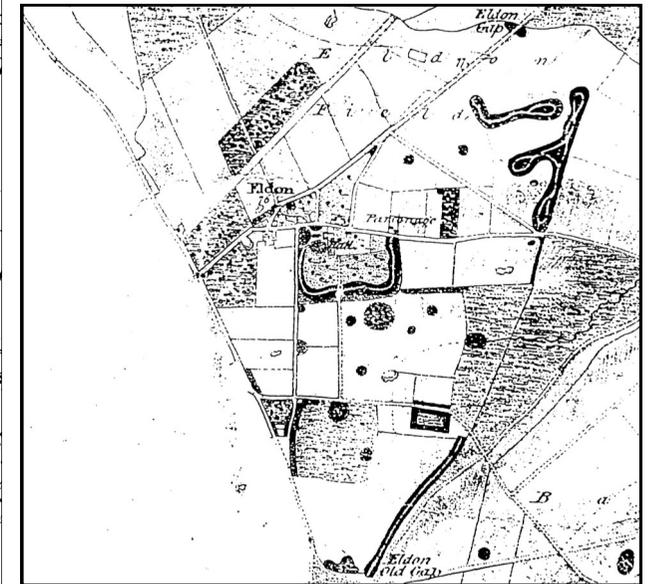


(Fig 5) Hodkinsons 18th Map of Suffolk

Kendall. Between 1766 and 1768 it was bought by Admiral Keppel. (created Viscount Keppell of Elveden in 1782). On his death in 1786 the estate passed to his nephew, the 4th Earl of Albemarle and at some time leased to the Duke of Bedford as a Shooting Box. In 1813 the estate was sold to William Newton, a rich West Indies merchant and after his death in 1862 it was acquired by trustees for H.H. Maharaja Duleep Singh. The estate reverted to the crown on the death of the Maharaja in 1893.

The crown sold the estate to Cecil

Elveden Conservation Area Appraisal

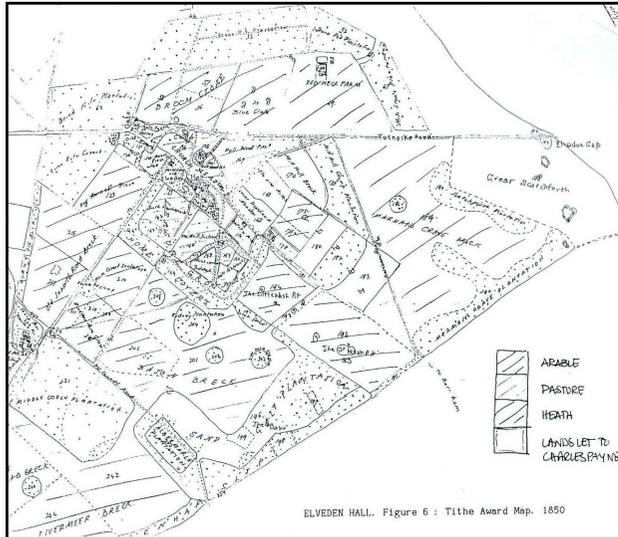


(Fig 6) Draft Ordnance Survey Map 1816-1820

Guinness, 1st Earl of Iveagh in 1894 who's heirs and descendants have been in continuous residence since then. The present owner is Lord Edward Iveagh, the 5th Earl.

Late C18th Changes

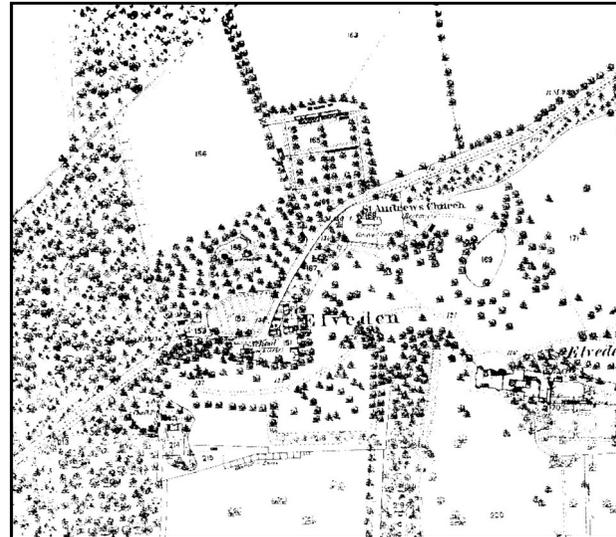
By the end of the C19th-century the village comprised of 134 inhabitants living in 13 houses around the church and Hall. A tower had been added to the Norman church in the 13th-century, a south chapel in the 14th and a south aisle in the 15th century. There is no record of the 17th-



(Fig 7) 1850 Tithe Award Map

century manor house and although General Keppell is believed to have built a house at Elveden there is no trace of it today. General Keppell appears in the account book of Capability Brown for 1769. Brown may have advised on the landscape, siting and construction of the house and while, in 1763 there were 80 acres of designed landscape, no records of Browns landscape or architectural work exist.

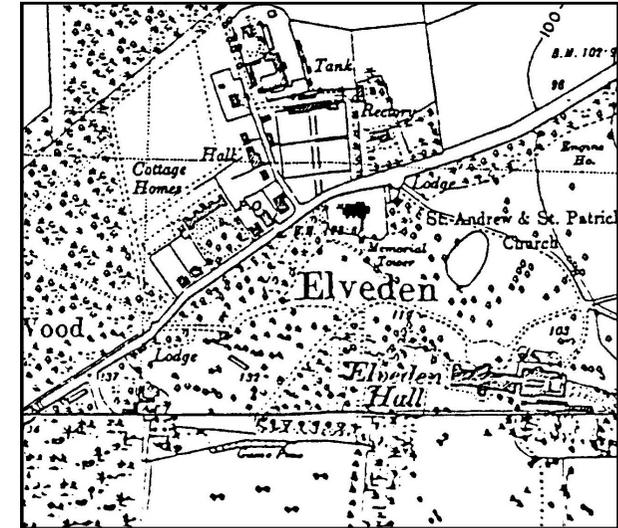
Hodskinson's Map of Suffolk (Fig 5), shows Norwich to London Turnpike (opened in 1768) turning south-west around the church to join the Barnham Road and the hall set within a rectangular



(Fig 8) . 1885 Ordnance Survey Map

enclosure to south-east formed by the Barnham Road to north and a north to south road to west from the Turnpike to the 'Old London Road' at Elveden Gap.

The 4th Earl Albemarle had 4000 acres in his own occupation which he greatly improved with planting and cultivation. The draft Ordnance Survey Map of 1816-1820 (fig 6) shows the house in the north-west corner of a 'park, enclosed by tree belts on its east, north and west sides, broken by a north-south vista aligned with the gardens east of the hall and ending against a tree clump. The tree belts contained serpentine paths, and this planting can be seen in the present



(Fig 9) 1935 Ordnance Survey Map

landscape.

William Newton

William Newton made significant changes to the house and estate at Elveden following his acquisition in 1813, including the removal or more than a mile of road.

The 1816 road closure map shows the house facing north across a court with a carriage circle from which a tree lined avenue lead due north to the Turnpike. South-west of the avenue was a large pond which is still there today Figs 6 & 8).

A further tree lined path lead from north of the pond to the church. The Tithe

Award Map of 1850 (*Fig 7*) shows the Barnham Road, north of the Hall replaced by a new road to the north east, the road east of Walnut Close and the Old Bury Road were closed though most of the Barnham Road and the Bury Road were retained as estate roads. The combined road closures of Lord Albemarle & William Newton left the Hall isolated in a private landscape of over 1,000 acres.

By 1850, the north access to the turnpike had been removed and replaced by a new road to the Hall, entering the grounds east of the church and crossing Church Meadow west of the pond.

The entrance court was removed and the entrance opened out into a splayed entrance still containing a carriage circle.

To the south of the hall was 'Home Covert', the tree belts planted by Lord Albemarle and enclosing an area described as 'pleasure grounds. The vista between the tree belts south of the Hall was occluded and contained 'The Porter's Lodge' (Renamed South Lodge by 1890).

To the west of Church meadow was 'Ice House Piece' which contained an ice house in its north-east corner.

The kitchen garden and garden paddock



(*Fig 10*) Maharajah Duleep Singh

were immediately east of the hall. Further east was an area described as 'the walled in piece and contained a gardener's cottage.

Maharaja Duleep Singh

The Maharaja (*Fig 10*) acquired the Elveden Estate for sporting purposes and his lavish alterations to the Hall were necessary for the entertainment of royalty at frequent shooting parties. The Georgian hall was remodelled by the architect John Norton in 1863-70, adding an Italianate wing and making substantial interior changes with much Indian ornamental detail.

The landscape remained substantially the same except for thinning the south-west section of Home Covert and the reversion of arable to heath or woodland of a mixture of deciduous and coniferous trees. It is likely that the Maharaja built extensively within the estate. Among his works are probably the brick and clunch walled kitchen garden across the road opposite the church; Brandon Road Cottages, now the Elveden Inn; Paddock Cottages now the Dell; and 81-82 Brandon Road and possibly the red brick and flint buildings of 48 London Road. There is little map evidence for construction dates though the Maharaja's work was often built with flint rubble walls and slate roofs.

1st Earl of Iveagh

The Maharaja died in 1893 and the estate was purchased by Cecil Guinness, 1st Earl of Iveagh in 1884. Lord Iveagh added the parish and village of Icklingham to the estate in 1898 and added the lower part of Wangford in 1899.

Lord Iveagh undertook a substantial construction program on the estate between 1895 and 1914. Between 1899 and 1903 he extended the house to the designs of the architect William Young, building a mirror image of the Maharaja's house to the east and uniting the two halves with a spectacular Indian hall, rising above the house under a dome. There followed an extensive complex of stables, walled kitchen garden and water tower south-west of the house.

The turnpike west of the church was straightened, the toll house removed and Elveden village rebuilt north of the turnpike and six gate lodges were built on the access drives from the perimeter roads. The village buildings were located on two foci, to the north-east opposite the church and adjacent to the walled kitchen garden. Here new estate offices and works buildings, village hall, and post office were built. Later came a new rectory

and cottages were also built. The church was restored and extended and finally, on the eve of The Great War, the Cottage Homes were built for retired estate workers.

The other village centre was to the south-west at the Brandon cross roads, where a new school and cottages around a green contributed to the approach to the Brandon Road Gate to the stables and the hall.

By 1926, the London Road was enclosed by tree belts and all the field boundaries north of the Hall had been removed and the area planted as a landscaped park



Fig (11) Heavy Traffic on the A11 through the Village

from Glebe Wood in the east and Lime Pit Wood in the west.

During the Second World War Elveden Hall became the headquarters of the third bombardment group of the United State Air Force who set up camp in the park and Lord and Lady Iveagh moved to a cottage on the estate. The park was defaced by camps, tin huts, concrete roads, barbed wire, tank traps and latrines.

Following the war, Lord & Lady Iveagh restored the landscape, and built additional village homes and converted the stables into flats.

The Hall has remained unoccupied from at least before 1964. The contents were sold in 1984.

Archaeology

A Time Team archaeological dig discovered that Elveden had once been a Palaeolithic river valley and found flint tools that suggested human inhabitants from four hundred thousand years ago and a wide range of flint and stone axes, arrow heads have been found on the Elveden Estate.

Within the conservation area the Suffolk Sites and Monuments Record contains descriptions of Iron Age coins, pots and

cremation burial; a Roman coin hoard and settlement scatter, the medieval church of St Andrew & St Patrick a post medieval ice house and the record of a lime pit in Limepit Wood. Areas of archaeological interest are identified around the estate village north of the church and around Elveden Hall. (*For Sites & Monuments Record Map See Appendix 3*)

Character Analysis

Elveden Conservation Area has 2 distinctive character areas: Broom Close estate village and Elveden Park.

Estate Village

The area now occupied by the estate office, café restaurant and shops and cottages appears on the 1850 tithe map as three fields called Broom Close. (*Fig 7*) By 1885 a large walled garden had been built on the north side of the main road opposite the church. The walled garden had four compartments, and lean-to glass houses along its north wall. To the southwest was a gas house and gasometer in a former clay pit on the site now occupied by Cottage Homes (*Fig 2*).

By 1905 the village had been relocated east of the main road and was in its present form.

The A11 Trunk Road dominates the centre of the conservation area. Today, only a gentle curve marks where before 1900 there were pronounced bends in the road round the north side of the churchyard, and then sharply east close to Reading Room Cottage to join the turnpike in the vicinity of No 47 London Road. (*see Fig 8*)

The road makes a significant linear space dividing the village from the enclosed park on its south side where there are dense tree belts punctuated by entrances and lodges. However it is not only the length and width of the road that impacts on the village character, but the volume of traffic of all kinds, particularly heavy goods



(Fig 12) London Road Estate Cottages



(Fig 13) Elveden Post Office



(Fig 14) Elveden Estate Office

vehicles. There is a lay-by on the south side of London Road opposite the Estate Office.

The village houses, are set out along the



(Fig 15) Elveden Parish Church

north side of the main road behind small front gardens enclosed by park railings. (Fig 12) The spacing of the houses within generous gardens reflects the importance of the garden for subsistence of the cottager. The group ranges west from the Estate Office and includes the Post Office and the Cottage Homes (Fig 2) set back on the north side of a large sunken circular green. Further east, an estate road runs north on the west side of the walled garden from the main road to the former estate stables.

The road is loosely enclosed to west by the Bungalow, the Village Hall, the Garage and No 37 London Road forming a linear space leading north beyond the



(Fig 16) Elveden Estate Shop & Cafe Restaurant

conservation area.

West of the Café Restaurant is a large open space, enclosed by woodland to east. (Fig 51) It is part paddock and part gravelled car park and provides a somewhat drab setting for the shop and restaurant buildings, and the former glass house plant rooms and north walled garden wall. The space is dominated by the large pale green estate workshop and radio tower beyond the north boundary of the conservation area.

The east side of the road is bounded by a flint rubble wall, a range of red brick garages and No 36, an estate cottage of c.1900, set behind a high hedge. This



(Fig 17) C19th Walled Garden North of London

side of the road is dominated by the high walls of the walled garden. At the south end of the road is a gravelled car park enclosed by park railings where a private road leads east to the gate of No 34 London Road, the former rectory. This road is enclosed on its north side by the south wall of the walled garden and to south by a high hedge that forms the north boundary of the car park.

The early 19th-century former rectory is situated within a generous garden, enclosed on three sides by high trees and to west by the walled garden.

Key buildings

The key buildings of the Estate Village,

are the Parish Church of St Andrew & St Patrick and its extensions (*Fig 15*), (Listed II*), (Described with Elveden Park), the walled garden (*Fig 17*), the Estate Office (*Fig 14*) and the former stable yard (*Fig 16*).

There is a pleasing harmony in the architectural character of the estate buildings, derived from their similar domestic scale, proportion, materials and style, the product of a short building campaign between 1895 and 1914 under the direction of William and Clyde Young.

The progression of buildings on the north side of London Road forms a group of special architectural interest with the Estate Office at its centre on the corner with the north estate road and with the Parish Church (*Fig 15*) across the main road.

The Estate Office and its clock tower (*Fig 14*) is prominent in the landscape seen from the east, south and north. It has plain tiled gabled roofs, red brick walls, multiple light timber sash windows under segmental brick arches and a recessed porch enclosed by a balustrade.

The walled garden is of a prodigious scale. (*Fig 17*) Its walls must be over



(*Fig 18*) The Bungalow

3.0m in height, with its entrances on the north side. Here are lean-to buildings, on the site of and partially reusing the potting sheds and boiler house for the former lean-to glass houses facing south on the inside on the north wall. The wall is constructed in sections of red brick backed by clunch, random flint rubble, coursed flint rubble, brick diapering and red brick and flint rubble. It appears for the first time on the 1885 Ordnance Survey Map (*Fig 8*) The exterior dominates the east side of the village, and the interior, currently vacant, is an arresting site.

The former Estate Stables and Smithy were arranged around a spacious square yard. The red brick single storey buildings



(*Fig 19*) Village Hall

with attractively stepped, gabled and hipped slate roofs look best from within the yard. Here the existing stable doors and the openings of former stables and trap houses have been retained for historic interest.

Buildings

There is an interesting group of buildings north of the Estate Office, some clad in green painted corrugated iron and built before 1925 and well worth additional scrutiny. To the north is the single storey Bungalow (*Fig 18*) with gabled corrugated iron roof and walls and axial red brick chimney. It has timber casement windows with transoms. It is situated in a pretty

garden behind a hedge of *Rosa Rugosa*. The Village Hall (*Fig 19*) is next, in two single storey gabled parallel ranges. The first range is built in corrugated iron which presumably predates the timber-framed and weather boarded main body of the hall. It has large mullion & transom timber casement windows. The weather boarded section appears to be of World War II vintage and may be a relic of the American tenure of the Park. The Garage adjoins the Village Hall, it has a single storey 'L' shaped plan with a gabled, corrugated roof and storey height workshop door in the west gable.

On the north-west corner of the walled garden is No 36 London Road, an estate cottage of 1895, partially hidden behind a high hedge. In common with the other estate cottages it has a gabled plain-tile roof with axial chimney stack with corbelled brick work to the shaft, timber-frame and pebble dash gable spandrels, red brick walls with a corbelled 1st floor band and paired, double hung four pane sash windows.

To the north is no 37, a substantial cottage in the estate 'country house style of circa 1900 with tile roofs and red brick walls; half timbering and paired sash



(*Fig 20*) Arts & Craft Detail , 43-44 London Road

windows; and a gabled timber porch on a red brick plinth. It has a rectangular plan of 1 1/2 storeys with a single storey lean-to to north.

The estate buildings on the north side of the main road also make an attractive sequence, commencing with the Estate Office (*Fig 14*), the Post Office, (*Fig 13*) No's 41 & 42, London Road (*Fig 12*) and the Cottage Homes (*Fig 2*).

The Post Office is dated 1896 and designed by William & Clyde Young in an 'Arts & Crafts' style. It has a two storey square plan with a pyramidal hipped plain-tile roof with wide coved pebble dashed eaves and a massive central red brick

double chimney stack. Facing London Road is a large six light mullion & transom gabled dormer, with half timbering and pebble dash in the spandrel. The first floor walls are also pebble dash and the ground floor is red brick with raking angle buttresses.

There are three light mullion & transom timber, 6 light casement windows under segmental brick arches with key blocks. There is an attractive timber and brick gabled porch facing east. The detached back house is also of interest.

To the west are No's 42 & 41 (*Fig 12*), a pair of two storey estate cottages with rear parallel single storey back house ranges. They have a similar but less elaborate form than the Post Office. The hipped, machine made plain tile roof, is surmounted by a red brick stack with attached square section shafts. There is a central gable with a half-timbered spandrel. The first floor is rendered with pebble dash with red brick quoins and has paired 4-pane double hung sash windows at 1st floor. The ground floor is constructed with red brick and contains three light windows with glazing bars under segmental brick arches with key blocks. The entrance doors are within

timber & brick open gabled porches located in the outer bays of the façade.

The Cottage Homes were probably retirement homes for estate workers and were probably designed by Clyde Young in a Tudor style in 1914. They are partially screened from London Road by an enclosing belt of trees. Their plan is a long single storey symmetrical range with short cross wings, built in red brick with

red pantiled roofs and half timber in the gable spandrels. The decorative scheme is rich with ornament with carved bargeboards and collars and many red brick chimneys with clustered octagonal shafts. They are well set back from the road behind a sunken lawn which contributes greatly to their setting. This wide circular space follows the line of a former sand pit in which a gas house and

gasometer were situated in the late C19th.

There are good views of the rear gables and back houses, and the many chimneys from a private path that winds around the back of the cottages. The Cottage Homes are listed grade II.

To the south-west of Cottage Homes, behind short front gardens enclosed by hedges are two pairs of estate cottages. No's 43-44 (*Fig 20*) and No's 45-46 are



two pairs of two storey estate cottages with single storey hipped roof rear wings. No's 45-46 are similar to No's 42-41, but without the central gable and half-timbered gable spandrel and with triple double hung sash windows. No's 43 & 44 are distinctly Arts & Crafts in detail, and have a hipped pantiled roof and a central segmental pedimented parapet gable. The first floor is pebble-dashed with red brick quoins.

Under the parapet gable are two, double, double hung four pane sash windows flanking a brick panel containing a date plaque for 1902. The ground floor is built of red brick and contains triple sash windows with glazing bars. The entrance doors are in the outer bays, and are sheltered by flat roofed porches with moulded frieze born on brackets and square timber posts.

Elveden Park

There has been a designed landscape associated with Elveden Hall since the late eighteenth century; part of a land holding that provided income from agriculture, accommodation for staff, recreational activities and a setting for the Hall. The estate and its designed landscape grew in size, particularly in the



(Fig 22) Brandon Road Lodge

latter part of the 19th-century and early 20th-century. While the landscape contains its 18th-century structure, its present character is the work of the Earls of Iveagh and in particular the First Earl who straightened the London Road, rebuilt the village beyond the park gates, and with a few exceptions, built or altered all the buildings within the park.

The designed landscape extends far beyond the boundaries of the conservation area which have been drawn so that the settings of the architecturally significant buildings in Elveden Park are included.

The planting has matured in the past 100 years and the park within the conservation area is undoubtedly a beautiful place of contrasting landscapes .

With the exception of the gate lodges, the park buildings form groups. The groups are The Dell (Area G & H); with The Hall (Area 'L & 'M'); The Parish Church (Area 'A' 'B' & 'D'); The Stables (Area 'C') and 56 London Road (West Lodge, Area 'C'),

No 56 London Road (The gate lodge) (Fig 22) is on the drive to the Hall stable complex from the Brandon Road-London Road, crossroads and is set at angle between the adjacent roads, behind fine wrought iron railings in a woodland setting. There is a short drive from the road to the gates traversing a rectangular grassed space with wide verges planted with semi-mature oak trees. The road to the stables passes though Limepit Wood, which is mainly planting of semi-mature oak and beech. Regenerating sweet chestnut and yew indicate the species of former planting.

The gate lodge was built to the design of Clyde Young and is an attractive work with a jettied, gabled, half timbered upper storey on a red brick ground floor. The plain tile roof and chimney with clustered

rectangular shafts are prominent. There is a good interior porch in the south-west corner of the south wing.

Fine **wrought iron railings** (*Fig 41*) with a dog rail cross the angle between the adjacent roads. Across the entrance road are high ornate carriage gates and a pedestrian gate between caged gate piers with wrought iron finials. The gates have elaborate overthrows; wrought iron cartouche; and a floral motif picked in gilded wrought iron.

Behind the gate is an **electric lamp** on a cast iron standard, of a fine Edwardian design and probably early in period for its type.

South Lodge

South Lodge (*Fig 23*) is a pretty ornamental cottage indicated on the 1850 Tithe Award Map (*Fig 7*), and survives today, much as it would have looked then, when described as 'Porter's Lodge'. It was probably designed more as an architectural eye catcher than a gate lodge. It looks west across the end of the grassland vista south of the Hall.

The lodge is tightly enclosed by woodland that incorporates the tree belts shown on the 1816 map. These woods contain



(*Fig 23*) South Lodge

raised and curved banks and beech planting which seem to follow the lines of the roads or drives depicted in the 1816 maps.

The Lodge is built with knapped flint with gault brick dressings and slate roof with lead hips and central axial gault brick stack. The facade faces west and has 3 Gothic windows at first floor level, a central door with fanlight under a two centred arch and sash windows at ground floor. The Gothic windows have intersecting tracery and 2 light lattice casements under 2 centred gault brick arches with a hood mould. Ground floor



(*Fig 24*) Dell Cottages

windows are three pane double hung sashes under segmental brick arches which probably replaced gothic casements. There is a single storey rear extension in red brick with a slat roof and a south facing loggia.

The Dell Area

Dell Paddocks Slip is identified on the 1850 tithe award map and Dell Slip is shown on the 1885 Ordnance Survey map which shows 'Paddock Cottages' in a rectilinear enclosure looking like a paddock. **No 19 The Dell** is almost certainly the building shown on the 1885

map, and the large and pleasing open space between the Dell buildings, ranged on three sides is part of the paddock shown on the 1850 tithe award map. The paddock is divided between **Laundry Cottage and No's 19-21 The Dell** to provide generous gardens, to aid self sufficiency in the early 20th-century.

In 1850, Dell Paddocks were surrounded by thin belts of woodland some of which may still survive within later planting. The trees are mainly beech, and there is an irregularly spaced beech avenue west of **The Dell and Laundry Cottages.** (Fig 24)

The houses on the north, west and east sides of The Dell all appear on the 1905 Ordnance Survey map and were part of the extensive building campaign of the 1st Earl. No's 19-21 were built between 1850 and 1885 and extended to south c.1905. The north range has flint rubble walls with red brick quoins and a black glazed pantiled roof (patched with red). The south extension is of red brick with red pantiled roof. From a distance the mixture of materials, the prominent chimneys and gabled casement dormers are a good sight. On the west side of the Dell are **No's 22a-22**, a substantial range of estate

Cottages presumably designed by Clyde Young and built between 1895 and 1905. The main range has a central and end bay cross wings, the southernmost wing being of 1 ½ storeys and the others single storey. The ridges between the central and end wings have large axially placed louvered timber vents with lead clad bases and segmental arched lead caps with finials and wide square rims. The roofs are covered in plain tiles, and the walls above ground floor are pebble dashed render and red brick at ground floor level.. The gable of No 22 is half timbered. The windows are timber multiple, double hung sash windows with glazing bars under segmental, chequered brick and stone arches. There is a pretty mullioned loggia between the central and southern cross wing with gabled porches.

Attached to the north by a double linked garage is **No 22a**, another estate cottage built after 1938. It is single storey with a rectangular plan with short gabled wings across the north end. It has deep hipped plain-tile roofs with an axial ventilator, of the same type but smaller scale than its neighbour.

The ground floors are half timbered off a

high red brick plinth. It has timber casement windows with transoms and diamond quarries.

No 18 The Dell is an estate house that was extant in 1905. It has a rectangular plan on a single storey with a continuous loggia along the south-west side, carried on timber posts with capitals and arch braces. The roof is of slate and the walls of black painted weatherboard. The building is atypical for the estate and would repay further investigation.



(Fig 26) Architectural Detail of the Late C19th Hall



(Fig 25) South Front, Elveden Hall

The Hall

The Hall as seen today is the product of several building campaigns the first by General Keppell 1766-1786, then William Newton 1813-1862, The Maharaja Duleep Singh 1862-1893 and then the 1st Earl of Iveagh in 1895. The Hall is principally the work of the 1st Earl's architect, William Young who added a duplicate of the Maharaja's house to the west linking it to the original with a voluminous entrance hall under a high dome. The service buildings attached to the east end of the mansion were demolished in c.1970,

leaving a wide yard and, **No's 1 & 2 Hall Bungalow** which are not of special interest.

The house sits on the north side of a wide platform the land falling away to south and north-east and rising to north-west. Woodland approaches the sides of the Hall, so that views are obtained only from the open spaces that provide vistas to north and south. There is an icehouse in the wood west of the hall close to the north access drive.

There is little left in the landscape of the 19th-century changes to the access drives to the Hall, though the pond to the north, packed with water lilies and pressed all around by trees, is a constant feature in maps drawn from the beginning of the 19th-century.

The entrance front of the hall with its portico and porte cochere face north across an asphalt forecourt, and a semi-open grass landscape with free standing specimen trees including Douglas fir, Weeping Lime, Plane, Lime, Horse Chestnut *Metasequoia*, *Pinus Nigra*, *Wellingtonia*, Copper Beech, Walnut and Hornbeam. The view north from the Hall is across grassland, through which estate roads weave their course, enclosed by park railings marking the boundary of the conservation area, until enclosed by woodland in the middle distance.

To the north woodland encloses the landscape as space flows east where the grass is only partially mown. North-east of Hall Bungalow is an oak pollard of 5.5m girth which predates the designed landscape. Some specimen trees and shrubs and small trees in the enclosing woodland suggest that it was once closely planted as a pleasure ground.

Species include Oak, Cedar of Lebanon, Yew, Copper Beech, Sycamore, Horse Chestnut and Ash. The undergrowth includes Privet, Box, *prunus* and Hawthorn. The landscape north of the hall links with the a close mown grass landscape south of the church.

To the south of the hall is a wide, long lawn enclosed by beech woodland and which contains to the south-west a large Lime tree. Half way down to west is a group of 5 Beech on a wide flat-topped mound.

To the south east is a large rectangular mown grass space, enclosed to north and east, with a rectangular pond at its centre. Further east are outlines of former circular flower beds.

The Hall (*Fig 25*) is built in a classical style in red brick with limestone dressings, and is on an heroic scale and of national architectural significance, reflected by its inclusion at II* in the Secretary of State's List.

The facade is in a Baroque style. The ground floor is banded rusticated ashlar and the upper floors are brick with limestone rusticated quoins. At its centre is a portico rising through 1st and second

storeys with Ionic columns and a pediment containing a cartouche bearing the date 1900. The Centrepiece is the Marble Hall, rising through three storeys, surmounted by a Cupola with a copper-covered dome. The Maharaja's house

was incorporated in the range west of the portico and the classical order used for his building can be seen in the cornice on the west elevation. The rear elevation is on a smaller scale with a two storey facade and three storey central pedimented block with



(Fig 27) Elveden Parish Church Cloister to the Memorial Tower

a single storey, semicircular loggia with a plain entablature carried on paired Ionic columns. The first floor windows have broken pediments and the ground floor has 'French casements'. The brickwork and its mortar appear to have been coloured, and inside, two 18th-century rooms may survive.

Church of St Andrew and St Patrick, North Lodge, Park Gates and Engine House

The church, churchyard, north lodge, park gates and a fire engine house are grouped together on the south side of London Road opposite the Estate Office. The medieval **church** (substantially extended in the early 20th-century) is set at the centre of the churchyard, enclosed to south, east and west by trees and hedges and by a 1.2m high flint rubble wall to north, along the boundary with London Road. There is a gate way with stone gate pier and a derelict gate within the wall. A Memorial Tower is attached to the south side of the church by a 'cloister' which divides the churchyard east and west. The tower is an eye-catcher seen across the north park. South-west of the church is close mown grass and free standing trees with attractive long views.



(Fig 28), North Lodge, Park Gates and Fire Engine House

On the north-west side is a single line of Wellingtonias with specimens of Cedar, Copper Beech and Sweet Chestnut.

In the open area south of the church is a single specimen of Cedar of Lebanon.

The medieval **church** had a nave, chancel, west tower and south porch. A new nave, chancel and organ chamber were added to the north side of the church in 1904 and in 1922, a bell tower to the

south was built, linked to the south side of the church by a cloister. The church is built of flint rubble with limestone dressings, Cotswold slate roofs and parapet gables. With its many additions, the visual effect is somewhat jumbled, though the form of the medieval church is still readily discerned from the south.

The 20th-century elements were designed in a perpendicular style and are of high quality. **The Cloister and the Memorial Tower** are particularly striking. (Fig 27)

The churchyard contains rows of **Victorian grave stones** in mown grass (Fig 49). Memorials to the Maharaja Duleep Singh and his family and to members of the Guinness family are within the north-east corner of the churchyard.

The North Lodge, the entrance gates and railings and **No 32, the Fire Engine House** (Fig 28) form a group east of the church in an irregular open space, enclosed to south and east by woodland, containing high Wellingtonias. The **gate lodge**, extant in 1905, was built in red brick with a hipped machine made plain tile roof and open eaves. It has a single storey 'L' shaped plan with a half timbered gabled open porch to north and



(Fig 29) *The Water Tower*

a large central axial chimney stack. Four pane sash windows face the drive.

The **gates and railings** form a quarter circle across the drive between the stone pier set against the east wall of the Lodge and the stone pier on the road edge.



(Fig 30) *North Entrance to Hall Stables*

The wrought iron railings are mounted on a dwarf brick wall with a lime stone coping.

Central double carriage gates are flanked by pedestrian gates hung on stone gate piers. The gates have dog rails and wrought iron overthrows, and the piers have panelled shafts containing medallions with the Iveagh emblem and moulded caps with ball finials.

The **fire engine house** (Fig 28 & 49) was also extant in 1905, and has a gabled machine made red plain tile roof, half-timbered gable spandrels, a rendered and pebble dashed 1st floor and red brick ground floor. The building is rectangular



(Fig 30) Hall Stables Courtyard

in plan, with a high ground floor storey containing high garage doors below elliptical arches. Within the openings are pairs of half-glazed doors with transoms and double semicircular fanlights. The gable spandrel overhangs, on console brackets, over a pair of splayed bay oriel windows with casements with glazing bars. At the side are double sash windows of the usual estate type. At the rear, set within the half-timbered gable is a 4 storey, red brick tower, with single arched openings in each face of the top storey.

The stables; water tower; lily pond; walled garden and estate cottages.

The water tower, lily pond, walled garden,

Stable Cottage and Gardens Cottage form a group with the stables.

The stables, walled garden and estate cottages are enclosed closely by woodland on three sides and to north-east is a large mown grass open space containing the lily pond and the water tower.

The woodland south of buildings contains mature beech trees possibly planted to form the southern belts in Lord Albemarle's landscape scheme shown on the 1816 map. Also there are free standing specimen trees now within more recent planting.

North of the stable is an area of open lawn planted with a number of standard trees including Cedar, Sycamore, Ash and Horse Chestnut, Wellingtonia and Beech. The woodland north of the water tower is sparsely planted with Sycamore, Beech, Wellingtonia, Douglas Fir and Horse Chestnut. East of the tower the trees are older though there is also some young oak.

The **water tower** (Fig 29) is situated 150ms to the north east of the stables and 180ms south west of the Hall in an open landscape setting. Its substantial height

makes it visible from many locations above the Parks' trees. In addition it was also probably intended to be a belvedere. Its style might be described as 'Victorian Artisan Mannerist' having visual references to the late C17th vernacular style. It was built in 1895 to the design of William Young in red brick with limestone dressings and banding with copper roofs. It has a square plan with a single storey extension. The 1st three storeys have 6 pane sash windows with stone architraves. The third and fourth storeys have stone banding. The upper third of the tower is elaborate, having three bays formed by stone pilasters. The central bay contains glazed doors with architraves and semi-circular pediments giving access to stone balconies on each face carried on consoles. The outer bays have recessed panels with an oculus under semi-circular arches. The parapets contain open brick arcades and central Dutch gables. Stone string courses and a wide stone cornice articulate the vertical form of the cap, from which the copper roof sweeps upward to support a timber cupola.

The Stables (Fig. 30) were designed in a 'Country House Style' by William Young and built c.1895. Having been designed

as stables and carriage houses, they were converted to garages for motor vehicles. There is a range of garage doors under a glazed canopy in the south range. The accommodation is ranged around a large square courtyard with two storey ranges on four sides, with higher gabled gateways in the centre of the ranges.

The principal entrance is from the north through a 2 ½ storey gatehouse. The roofs are covered in machine made plain tiles, the first floor walls are timber-framed and pebble-dashed and the ground floor built with red brick. The chimneys on the north & south ranges are tall and prominent. There are timber ventilators with ogee shaped lead caps carried on four columns and lead bases and aprons on the ridges of the east and west ranges and the north and south cross wings. The entrance gate is 2½ storeys with a half timbered gabled upper storey jettied over the entrance arch. The ridge ventilator has a weathervane on its finial and the gable contains a clock face. The timber-framing is set diagonally under the gables.

The first floor windows have paired double hung four pane sashes, and cross casements at ground floor level under

segmental brick arches with limestone key blocks. Some of the external ground floor windows have semicircular brick arches with limestone key blocks. The **walled garden** is a complex space; enclosed to north and east by a high brick wall and to south by a long range of single and two storey service buildings with estate cottages on their south side. There is a range of double pitched roofed glass house on the south side of the north wall. Parallel to the north wall is a rectangular enclosure formed by a high clipped yew hedge and containing yew topiary. Parallel with the south yew hedge is a line of precast lime. The south side of the walled garden is formed by single storey ranges flanking a central two storey range built after 1905. The buildings have red plain tile roofs and red brick walls. The central section is quite elaborate, the first floor windows flanked by recessed brick panels with corbelled brick heads and a central opening with a semicircular gauged brick arch with key block. The windows have six pane double hung sashes. On the south side of the range is a garden and orchard space containing **No 53. Garden Cottage**, an estate cottage built against the south wall of a service range. The gabled roofs are



(Fig 32) Stable Cottage

covered in red pantiles, and the first floor above window sill level is half timbered with pebble dash. Below 1st floor level the walls are of red brick. The building is formed of two parallel ranges with an open, gabled, timber single storey porch facing south between the two parallel ranges.

At the west end of the service range is **No. 52 Stable Cottage (Fig 32)**. It has a 1 ½ storey rectangular plan, built with a gabled red pantile roof, pebble dashed rendered 1st floor and red brick ground floor. A single storey gabled timber open porch faces south.

North of the walled garden is a large rectangular **lily pond** with wide grass banks set below the level of the surrounding lawn enclosed by a stone balustrade with urn shaped balusters. There are openings north, south, east and west in the balustrade, with stone steps down to the banks of the pond. The finials on the columns each side of the openings have been removed.



(Fig 33) Long Pond

West Lodge, No. 47 London Road, 48 London Road, Garage, Game larder and Store, and Reading Room Cottage

Some of this attractive group were built

with random coursed flint and are located close to the site of the village prior to the diversion of London Road and the relocation of the village.

No 48 London Road (Fig 47) is a substantial estate cottage built possibly at the time of Maharaja Duleep Singh. It has steep pitched slate roofs and random coursed flint walls with red brick quoins. It has a two storey 'H' plan, with a single storey lean-to porch facing south between the cross wings. There are three light, 3 pane, timber casement windows under brick hood moulds. The house may have originally been a pair of cottages.

To the north is a **single storey range** with an 'L' shaped plan; its east end built of flint to match the house; the remainder is in red brick under slate roofs. The east end has two doors and a two light window under segmental brick arches. To west there is a semi-circular arched opening suggesting a though passage. The west end is all brick, with an axial double pitched roof ventilator. There are two 3 light timber sash windows to east and two double fixed light windows flanking carriage house doors. The roof ventilator

and steel girder hanging frame suggests that the building is in use as a game larder and office. The southern most building of the group is a **coach house and stable**. Built in red brick in the early 19th-century, it has a single storey rectangular plan with a short, central gabled wing facing north with a semi-circular arched opening with carriage house doors. It is built of red block with double pitched slate roof with an axial ventilator to east and a central axial chimney stack with arched recessed panels. There is a stable door at the left hand end and cross casement windows under segmental arched brick heads.

Opposite is a range of modern outbuildings.

The West Lodge (No 47 London Road) is a modest gate lodge built c.1900 in the estate country house style in red brick, half timbering and with hipped and half hipped plain tile roofs. The gabled brick and timber porch faces north-east. **Reading Room Cottage** is a red brick and pantiled 1 1/2 and 1 storey estate cottage with an 'L' shaped plan and hipped and gabled pantiled.

To the west are a group of trees

containing Horse Chestnut ,Ash, a line of 3 Walnut, and a Sycamore next to the lodge entrance West of the churchyard is an area of woodland with Oak along the road side and Copper Beech, Horse Chestnut, Cedar, Plane and *Cupressus*.



Local Detail

Prevalent Local Building Materials

Roofs

- Welsh Slate
- Machine made red plain tiles
- Hand made red plain tiles
- Red pantiles,

Walls

- Red Brick
- Random Coursed Flint
- Chalk Blocks or Clunch
- Pebble dashed Render
- Render and Half Timber





(Fig 40) Park Railings



(Fig 43) Red Brick



(Fig 46 Machine Made Red Clay Plain Tiles



(Fig 41) Wrought Iron and Gilded Gates



(Fig 44) Clunch Walls



(Fig 47) Welsh Slate



(Fig 42) Clocks & Weathervanes



(Fig 45) Pebble-dashed Render



(Fig 48) Random Coursed Flint & Brick with Brick Diaper

Green or Open Spaces. (No. references refer to Appraisal Map)

1. Timber Yard

Former estate yard, now occupied by car park and paddocks. There are good long views of the stables and the walled garden.

2. Walled Garden

Heroic space within the late C19th estate walled garden with potential for use as a market garden.

3. Rectory Garden

An attractive garden space that provides the setting for the former Parish Rectory

4. Cottage Homes

The former sand pit and gasometer and gas house site made into a sunken lawn to provide amenity space and setting for the almshouses.

5. Churchyard

Enclosed by a flint rubble wall to north and trees and hedges, it provides the setting for the parish church where there are fine views of the church and important monuments of historic interest.

6. West Lodge

mown grass spaces, populated by mature specimen trees.

7. The Hall and Church

Wide mown grass spaces, populated by mature specimen trees, running east to the Hall and west to West Lodge, and enclosed by woodland belts. There are important views of the north facade of the Hall and the Memorial Tower of the parish church.

8. Stable Yard,

Fine interior courtyard space on a grand scale with good views of the interior



(Fig 49) Churchyard looking south-west



(Fig 50) Church & The Hall Area

elevations of the stable buildings

9. Lily Pond

Former garden containing a substantial formal pond enclosed by a stone balustrade and the large listed water tower.

10. South Lawn

Mown grass space south of the Hall enclosed by some of the oldest park woodland and providing views of the south front and vistas south from the Hall

11. East Garden

Space east of the hall containing remains of former pleasure ground and gardens.

12. Dell Slip Meadow

100 year old pasture, with specimen trees

and park railings.

13. The Dell

A large open grassed space and garden land, divided by hedge and fence, formerly part of the mid-C19th pleasure ground and providing the setting for the three Dell Cottages.

Extent of Loss, Intrusion & Damage

It is clear that the Elveden Estate owners are committed to the conservation of the buildings and landscape to the highest standard. The radio mast and building store and workshop building, north of the Cafe-Restaurant car park are alien visual elements in the traditional scene.

Neutral Areas

There are two areas that make a neutral contribution to the Conservation Area:

- Cafe-Restaurant car park .
- The area occupied by the service buildings, demolished c.1970, east of the Hall

General Condition of the Area

The estate village and the park buildings within the conservation area are



Fig (51) Neutral Areas

maintained to high standards.

Buildings at Risk

There are no buildings at risk within the conservation area. Although the Hall is currently unused it is continually maintained by a team of conservation contractors.

Problems, Pressures & Capacity for Change

While the owner of the Estate is committed to conserving the buildings and landscape and is prepared to commit the necessary resources, there are few problems or pressure for change in the conservation area. Generally the best way



(Fig 52) Problems, Pressures and Capacity for Change : Heavy Traffic in the Village

of securing the upkeep of historic buildings is to keep them in active use and it would be good if some beneficial use could be found for the Hall.

The A11 Trunk Road passes through the centre of the village where environmental

conditions and pedestrian safety is greatly compromised. The Highways Agency and Suffolk County Council have put forward proposals for a dual carriageway from Barton Mills to Barrow Hill which would pass to the north-west of the village between Stonepit Wood and Parson's Slip

Wood. The road will be in a cutting and will have little visual impact on the character or appearance of the conservation area. There will be issues however on the management of the road through the village, and there may be opportunities for traffic management and environmental improvements once the traffic has been diverted.

Community Involvement

The consultation draft of the appraisal was submitted to the Parish Council, land owner, interested members of the public and placed on the FHDC Web Site and observations invited.

Boundary Changes

As a result of this appraisal two boundary changes were approved:

- **Cafe-Restaurant Car Park**

A minor adjustment to the conservation area boundary along the north boundary of the cafe–restaurant car park so that the boundary coincides with the physical boundary of the space.

- **South of Brandon Road**

The boundary of the conservation area is extended to include the Estate Houses, and the Village School on the north side



(Fig 53) 75–80 London Road



(Fig 54) 65-66 London Road

of the A 11 south of the Brandon Road cross roads.

The buildings line three sides of a large triangular green situated away from Elveden Park though visible from the west gate to the park. There are good views



(Fig 55) 62 London Road

across the central green and along the perimeter roads.

The development follows the field boundaries shown on the 1884 OS map. It also shows a single cottage on the site of No 75-80 Cross Roads and a small cluster of development adjacent to the Elveden Inn.

The estate cottages were built in 1895 and the village school in 1899.

No's 63-70 London Road are a row of estate cottages set back behind generous front gardens along the west side of the green. They are all similar being built in a cottage style or red brick with moulded floor bands and with dominant hipped plain tile roofs with substantial chimneys with square shafts and moulded caps. The



(Fig 56) Elveden VA Primary School

principal feature is the central gable with faux display framing in timber on a pebble-dash ground. Below the gable the 1st floor windows are grouped with a two part timber frame and pebble dash panel. The entrance doors each with tiled timber pentice porches are placed towards the outer edges of the facade. The windows have two or three lights with small panes.

The school was probably built to the designs of Clyde Young and built in red brick with a plain tile roof on an 'H' plan allowing the cross gable spandrels to be made with faux timber-frame on unpainted pebbledash ground. At the centre of the roof is a substantial belvedere with clock, ogee cap and weathervane. The windows are set under elliptical arches and have

three or four lights with transoms. The school is flanked by Nos 59, 61 and 62 London Road, hidden behind thick perimeter hedges.

Local Generic Guidance

This guidance applies to the conservation areas in Forest Heath District conservation areas.

Understanding

Conservation Area status does not prevent all development, and new development may be acceptable where it is demonstrated that it preserves and enhances the character of the area. Prior understanding is the best basis for conservation decisions; buildings and landscapes should be clearly understood before we change them. Understanding should be clearly focussed on assessing the impact of proposed changes of the significance of the building or landscape.

Alterations

Applications for conservation area consent should be able to justify their proposals. Alterations should be necessary for the viability of the building where proposed alterations affect architecturally

or historically significant landscape. Flexibility in approach is desirable with a willingness to abandon conventional design solutions in favour of an imaginative approach. Generally new windows and doors should reflect the predominant style and proportion of the building.

Archaeology

The conservation officer or the County Archaeologist should be consulted about the need for prior archaeological evaluation and mitigation to protect archaeological remains within the conservation area. As well as below ground, archaeology is also concerned with standing buildings.

Brickwork

Local brick can be red or yellow to the approval of the local authority, and laid in English bond or Flemish bond. Before the 20th-century they were laid in a lime mortar using a mix of approximately 1 lime to 3 of sand. Ash or brick dust were often added to speed the set. The lime used was in a wet puttylike form. Powdered or hydrated lime was not used.

Pointing

Lime mortar should be used when repointing historic brickwork. The existing mortar should be analysed to obtain a good match. Lime putty made from a slaked lime should be used, though only when the risk of frost has passed. The face of the pointing should be slightly recessed to minimise the thickness of the joint.

The technique of pointing with an incised fine lime putty joint over the brick coloured pointing is known as 'tuck pointing'. This should be preserved where it still exists.

Rendering

Check existing renders for relief patterns called pargetting which should be preserved. On 'Georgian' buildings check renders for the rare application of patent cement renders which should be preserved.

Avoid rendering old brickwork or flint work, bite the bullet and repoint. Rendering stores up problems for the future.

Avoid hard cement renders on timber-frame or masonry which will crack, let in water and trap it in the wall. Use several coats of lime mortar finished with limewash to avoid cracking and allow the

walls to breathe.

Car parking

The replacement of front gardens by parking areas will not be permitted unless it can be demonstrated that the proposed parking area will not be detrimental to the areas character.

Extensions

Alterations should be necessary for the viability of the building. Where proved necessary, extensions onto buildings which make a significant contribution to the conservation area should not visually dominate the original building. Modern extensions should not dominate the existing building in mass and scale and generally be built with matching materials.

Conservatories

New conservatories when appropriate and visible from the public domain should be constructed of painted timber and generally be designed in a plain traditional style with a pitched glazed roof.

Porches

Georgian and Victorian (Classical) porches or door cases should not be covered or filled in by new porches or draft lobbies.

Flint Rubble Walls

Flint rubble or knapped flint walls should be preserved and neither painted or rendered.

Paint

Colours should be appropriate to the building's period. Bright artificial colouring on walls should be avoided.

Choose paints which allow the passage of water vapour. Lime washes are recommended for longevity and hue where the structure of the building is suitable, and good quality linseed oil based paints for timber.

Joinery Repairs

Historic doors, door surrounds and windows should be repaired rather than replaced.

Traditional and proven materials are best for repairs.

Roofs

Slate: Some slate roofs and stone slate roofs are laid in diminishing courses. These should be preserved when roofs are re-slatted. The same type of slate should be used and non-natural materials avoided. Indigenous British slate is preferred to imported slate.

Tiles: Clay Tile roofs should be preserved. Hand made plain tiles should not be replaced by machine made tiles. Hand made tiles may be consolidated to visible roof slopes, and machine made clay tiles used on slopes not visible from the conservation area.

Concrete tiles will not be permitted.

Variation in profile and colour of pantiles should be preserved.

Chimney stacks & pots: Chimney stacks are important features in the roofscape and indicate the date and layout of a building. They should normally be retained.

Dormers: 17th- and 18th-century dormers of the pedimented type should be retained, as should historic tiled or slated gabled or pentice roof dormers.

Roof lights: Dormers are preferred to roof lights. Large roof lights add a visually intrusive element into a roof, particularly multiple sets of roof lights. Small conservation type recessed roof lights are more acceptable.

Shop fronts

Shop fronts of merit should be retained or restored when unsympathetically

altered. 20th- century shop fronts should be retained in significant 20th-century buildings. The presence of surviving blind boxes, shutters and stall risers should be investigated.

Strident, overlarge display fascias and internally illuminated fascias will not be permitted and standard corporate shop fronts will be resisted if unsympathetic to the proposed setting.

Satellite Dishes and Meter Boxes

Dishes and boxes should be carefully located and visually unobtrusive. Single satellite dishes should be used for whole terraces.

Streetscape

Traditional, natural materials such as stone flags, granite curbs and sets and bound gravel finishes are preferred for paving.

The location of street signs should be carefully considered, and duplication avoided to reduce visual clutter.

Windows

Should the Council serve a direction under s.4 of the Planning Act, the removal or alteration of windows of architectural or historic significance will

not be permitted. The insertion of uPVC windows will also be resisted.

Views

The obstruction or partial obstruction of significant views will be resisted.

Walls

Flint or brick boundary walls will be protected and demolition will not be permitted.

Summary of Issues

Management Proposals

Following the diversion of traffic onto the new bypass, consideration will be given for traffic management and environmental improvements in the village following consultation with the Elveden Estate and the Parish Council.

The felling and lopping of trees within the conservation area will be considered by the Council having regard to a management plan prepared by the land owner and agreed with the Forest Heath Council.

Useful Information,

Forest Heath District Council
District Offices, College Heath Road, Mildenhall,
Bury St Edmunds, Suffolk, IP28 7EY
Tel: 01362 697194: Web: info@forest-heath.gov.uk

Suffolk County Council
Planning Department Suffolk County Council Headquarters
Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
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Commission for Architecture & The Built Environment
1 Kemble Street, London WC2B 4AN
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Department of Culture Media & Sport (DCMS) www.culture.gov.uk

Appendix 2

Buildings that make a contribution to the architectural or historic interest of the conservation area

London Road

1-7 Cottage Homes London Road

Terrace of almshouses, listed grade II. Dated 1914, the almshouses were probably designed by Clyde Young in a Tudor style. There is a long single storey symmetrical range with short cross wings. Built in red brick with red pantiled roofs with faux half timbering in the gable spandrels. The decorative scheme is rich with ornament with carved bargeboards and collars and many red brick chimneys with clustered octagonal shafts. The almshouses are set aback from the main road, at the back of a wide circular space following the line of a former sand pit in which a gas house and gasometer were situated in the late C19th.

There are good views of the rear gables and back houses, and the many chimneys from a private path that winds around the back of the cottages.

Elveden House, 34, London Road

Former Rectory, built c.1900 probably to the design of William Young in red brick with stone dressings and machine made plain tiles. It has a two storey 'H' plan with attics and cross wings with parapet gables with stone kneelers and oculi in the spandrels. The two central chimneys have blind arcades in the C17th manner and corbelled caps and appear to have been extended. There are Venetian windows with segmental pediments at 1st floor in the gables, and 6 light stone and brick bay windows at ground floor level flanking the

entrance. South of the house is a gravelled parterre and stone steps leading down to a lawn. At the rear the roofs are both hipped and gabled and the windows are pairs of four pane sashes under segmental brick arches.

Elveden Estate Office, 35a London Road

Estate Office, c. 1900 built in red brick with hand made plain tile roof. There is a clock tower with squat tiled spire with lead hips. Single storey 'H' plan, with short gabled wings to south and long parallel ranges to north. The north east wing has cross wings, the wing to north –east having two storeys. The facade to south has a central veranda with a balustered rail. Each side the gables have three and four light sash windows with four light transom windows.

Elveden Estate Shop and Restaurant London Road

The former estate stables and smithy, single storey red brick, with gabled slate roofs set round a large square yard where stable doors and windows have been retained in the conversion into restaurant and shop.

Garage London Road

Built prior to 1925; Single storey 'L' shaped plan with gabled corrugated iron roofs and was with a storey height workshop door in the west gable.

St Andrew and St Patrick's Church, London Road

Churchyard Walls, Listed Grade II*. See list description

Monuments to Maharaja Duleep Singh, CCSI and Maharanee Bamba Duleep Singh,

Elveden Conservation Area Appraisal

Churchyard of St Andrew & St Patrick, London. Headstones and curbs. The headstones have two centred arched heads under with an ogee arch carved in relief with foliate decoration in the spandrels.

Reading Room Cottage London Road

Single storey and 1 1/2 storey estate cottage with a rectangular plan, built of red brick with hipped and gabled red pantiled roofs

Village Hall London Road

Two single storey parallel ranges the smaller of the two, probably built prior to 1925 and enlarged c. 1950 with substantial timber framed building clad in black feather edged weatherboard

Fire Engine House, No 32 London Road

was also extant in 1905, and has a gabled machine made red plain tile roof, half-timbered gable spandrels and rendered and pebble dashed 1st floor and red brick ground floor. The building is rectangular in plan, with a high ground floor storey containing high garage doors within openings with elliptical arches. Within the openings are pairs of half-glazed doors with transoms and double semicircular fanlights. The gable spandrel overhangs, on console brackets, over a pair of splayed bay oriole windows with casements with glazing bars. At the side are double sash windows of the usual estate type.

33 London Road

Gate lodge. The gate lodge, extant in 1905, was built in red brick with a hipped machine made plain tile roof and open eaves. It has a single storey 'L' shaped plan with a half timbered gabled open

porch to north and a large central axial chimney stack. 4 pane sash windows face the drive.

The gates and railings form a quarter circle across the drive between the stone pier set against the east wall of the Lodge and the stone pier on the road edge.

The wrought iron railings are mounted on a dwarf brick wall with a lime stone coping.

Central double carriage gates are flanked by pedestrian gates hung on stone gate piers. The gates have dog rails and wrought iron overthrows, and the piers have panelled shafts containing medallions with the Iveagh emblem and moulded caps with ball finials

34a London Road Rectory Cottages

34b London Road Rectory Cottages

A pair of two storey estate cottages built c.1900. They have a two storey rectangular plan with half hipped plain tile roof. The walls are red brick with half timbered upper storeys in the gable walls. The ground floor windows have segmental brick arches. The windows are double sash windows with four pane double hung sashes. The cottages are set behind park railings with substantial grounds to the north-east.

35a London Road, Estate Office

Surmounted by a clock tower an eye catcher, seen from north, south and east. Two single storey parallel north-south ranges two storied to north. Plain tiled gabled roofs, red brick walls and multiple double hung sash windows under segmental brick arches. A recessed porch faces south-east with ballustered rail.

36 London Road

An estate cottage of 1895, with a gabled plain tile roof, axial chimney stack, timber-frame and pebble dash gable spandrels, red brick walls and paired timber double hung four pane sash windows.

37 London Road

An estate cottage built c.1900 of red brick with plain tile roof. 1 1/2 stories with a rectangular plan and single storey lean-to to north. Dormer windows with brick parapet gables and a single storey timber porch with hipped roof built off a brick plinth.

39 London Road The Bungalow

A single storey timber-frame building clad in green painted corrugated iron constructed prior to 1925. Axial red brick chimney and timber mullion & casement windows in a pretty garden.

40 London Road Post Office

The Post Office is dated 1896 and designed by William & Clyde Young in an 'Arts & Crafts' style. It has a two storey square plan with a pyramidal hipped plain-tile roof with wide coved pebble dashed eaves and a massive central red brick double chimney stack. Facing London Road is a large six light mullion & transom gabled dormer, with half timbering and pebble dash in the spandrel. The first floor walls are also pebble dash and the ground floor is red brick with raking angle buttresses. There are three light mullion & transom timber, 6 light casement windows under segmental brick arches with key blocks. There is an attractive timber and brick gabled porch facing east. The detached back house is also of interest

41 & 42 London Road

A pair of two storey estate cottages with rear

parallel single storey back house ranges. They have a similar but less elaborate form than the Post Office. The hipped, machine made plain tile roof, is surmounted by a red brick stack with attached square section shafts. There is a central gable with a half-timbered spandrel. The first floor is rendered with pebble dash with red brick quoins and has paired 4-pane double hung sash windows at 1st floor. The ground floor is constructed with red brick and contains three light windows with glazing bars under segmental brick arches with key blocks. The entrance doors are within timber & brick open gabled porches located in the outer bays of the façade.

Cottage Homes, probably retirement homes for estate workers and designed by Clyde Young in a Tudor style in 1914. They are partially screened from London Road by an enclosing belt of trees. A long single storey symmetrical range with short cross wings, built in red brick with red pantiled roofs and half timber in the gable spandrels. The decorative scheme is rich with ornament with carved bargeboards and collars and many red brick chimneys with clustered octagonal shafts. The almshouses are set aback from the main road, at the back of a wide circular space following the line of a former sand pit in which a gas house and gasometer were situated in the late C19th.

43 & 44 London Road

A pair of estate cottages, distinctly Arts & Crafts in detail. They have a hipped pantiled roof and a central segmental pedimented parapet gable. The first floor is pebble-dashed with red brick quoins. Under the parapet gable are two, double, double hung four pane sash windows flanking a brick panel containing a date plaque for 1902. The

ground floor is built of red brick and contains triple sash windows with glazing bars. The entrance doors are in the outer bays, and are sheltered by flat roofed porches with moulded frieze born on brackets and square timber posts.

45 & 46 London Road

A pair of two storey estate cottages with single storey hipped roof rear wings. Similar to No's 42-41, but without the central gable and half-timbered gable spandrel and with triple double hung sash windows

Gamekeeper's Cottage, 48 London Road

No 48 London Road is a substantial estate cottage built possibly at the time of Maharaja Duleep Singh. It has steep pitched slate roofs and random coursed flint walls with red brick quoins. It has a two storey 'H' plan, with a single storey lean-to porch facing south between the cross wings. There are three light, 3 pane, timber casement windows under brick hood moulds. Could the house been originally a pair of cottages To north is a **single storey range** with an 'L' shaped plan; its east end built of flint to match the house; the remainder is in red brick under slate roofs. The east end has two doors and a two light window under segmental brick arches. To west there is a semi-circular arched opening suggesting a though passage. The west end is all brick, with an axial double pitched roof ventilator. There are two 3 light timber sash windows to east and two double fixed light windows flanking carriage house doors. The roof ventilator and steel girder hanging frame suggests that the building is in use as a game larder and office. The southern most building of the group is a coach house and stable. Built in red

brick in the early 19th-century, it has a single storey rectangular plan with a short, central gabled wing facing north with a semi-circular arched opening with carriage house doors. It is built of red block with double pitched slate roof with an axial ventilator to east and a central axial chimney stack with arched recessed panels. There is a stable door at the left hand end and cross casement windows under segmental arched brick heads.

Elveden Park

Elveden Hall. Listed Grade II*. See 'list' description

1 Hall Bungalow and 2 Hall Bungalow

Built c. 1970, in red brick and with hipped pantiled roofs. Not of special interest

18 The Dell is an estate house that was extant in 1905. It has a rectangular plan on a single storey with a continuous loggia along the south-west side, carried on timber posts with capitals and arch braces. The roof is of slate and the walls of black painted weatherboard. The building is atypical for the estate and would repay further investigation.

19-21 The Dell

Estate Cottages, built between 1850 & 1885 and extended to the south c.1905 The north range has flint rubble walls with red brick quoins and black glazed pantiles. The south extension is of red brick with red pantiled roof.

21, 22 The Dell

Estate Cottages, c.1905 probably designed by Clyde Young. The main range has a central and

end bay cross wings, that to south of one and a half storeys, the remained single storey. There are large axial ventilators with lead bases and segmental arched lead caps with finials and wide rim. The roofs are covered in plain tiles and the walls above the level of the 1st floor are pebble-dashed render. At ground floor level they are red brick. The gable spandrel of No 22 is half timbered. The windows are multiple double hung sash windows with glazing bars under segmental brick and lime stone gauged arches. There is a timber loggia between the central and southern cross wing with gabled porches.

22a, An estate cottage built after 1938. Of similar form and character to its neighbours with a rectangular plan, short gabled wings and deep hipped plain tile roofs with an axial ventilator.

Flats 1-20 The Stables

Designed in a 'Country House Style' by William Young and built c.1895 as stables and carriage houses and converted to garages for motor vehicles and now partially converted to flats. There is a range of garage doors under a glazed canopy in the south range. The accommodation is ranged around a large square courtyard with two storey ranges on four sides, with higher gabled gateways in the centre of the ranges.

The principal entrance is from the north through a 2 ½ storey gatehouse. The roofs are covered in machine made plain tiles, the first floor walls are timber-framed and pebble-dashed and the ground floor built with red brick. The chimneys on the north & south ranges are tall and prominent. There are timber ventilators with OG shaped lead caps carried on four columns and lead bases and

aprons on the ridges of the east and west ranges and the north and south cross wings. The entrance gate is 2½ storeys with a half timbered gabled upper storey jettied over the entrance arch. The ridge ventilator has a weathervane on its finial and the gable contains a clock face. The timber-framing is set diagonally under the gables.

The first floor windows have paired double hung four pane sashes, and cross casements at ground floor level under segmental brick arches with limestone key blocks. Some of the external ground floor windows have semicircular brick arches with limestone key blocks.

Garden's Cottage No 53 an estate cottage built against the south wall of a service range. The gabled roofs are covered in red pantiles, and the first floor above window sill level is half timbered with pebble dash. Below 1st floor level the walls are of red brick. The building is formed of two parallel ranges with an open, gabled, timber single storey porch facing south between the two parallel ranges.

Stable Cottage, No 52 (Fig 32). It has a 1 ½ storey rectangular plan built with a gabled red pantiled roof, pebble dashed rendered 1st floor and red brick ground floor. A single storey gabled timber open porch faces south.

Long Pond adjacent to the Stables

Large rectangular pond enclosed by a stone balustrade with entrance steps down to the pond level at the centre of each face. Probable built c.1905.

South Lodge

Early C19th eye catcher and estate cottage built of

knapped flint with gault brick dressings and slate roof with lead hips and central axial gault brick stack. Single pile rectangular plan of two storeys with single storey red brick and slate extension to east. Facade faces west, of 3 windows with central door with fanlight under a two centred arch. 1st floor has gothic windows with intersecting tracery and 2 light lattice casements under 2 centred gault brick arches with a hood mould. Ground floor windows are three pane double hung sashes under segmental brick arches. The sash windows probably replace Gothic Casements. The rear range has a south facing loggia supported by painted timber columns with small timber braces. It has timber sash windows. The Cottage is listed Grade II.

Walled Garden adjacent to Stables.. The walled garden is a complex space; enclosed to north and east by a high brick wall and to south by a long range of single and two storey service buildings with estate cottages on their south side. There is a range of double pitched roofed glass house on the south side of the north wall.

The south side of the walled garden is formed by single storey ranges flanking a central two storey range built after 1905. The buildings have red plain tile roofs and red brick walls. The central section is quite elaborate, the first floor windows flanked by recessed brick panels with corbelled brick heads and a central opening with a semicircular gauged brick arch with key block. The windows have six pane double hung sashes.

Water Tower

Listed grade II* See list description

Extension to Conservation Area

Cross Roads

73-80 Cross Roads

71-74 Cross Roads

London Road

56, London Road

Gate lodge built after 105 and before 1914 to the design of the architect Clyde Young. Built of red at brick ground floor and decorative timber frame and painted render above ground floor level and with a plain tile gabled roof with fretted ridge tiles and a central red brick chimney with rectangular clustered shafts. The lodge has a cruciform plan of 1 ½ storeys. There is a recessed porch carried on semicircular timber arches and posts in the south-west corner of the south wing

Gates & Railings between London Road & Brandon road adjacent to 56 London Road

Fine wrought iron gates and railings with dog rail and caged piers. The gate piers have caged finials and the gates wrought iron overthrows. The gates are decorated with gilded wrought iron foliage and Cartouches bearing the date 190?

Behind the gate is a an electric light on cast iron standard c. 1910.

59, London Road

Elveden VA Primary School, London Road

61 London Road

62 London Road

63 & 64 London Road

65 & 66 London Road

67 & 68 London Road

69 & 70 London Road

To be considered for listing

The Walled Garden North of London Road

The Estate Office

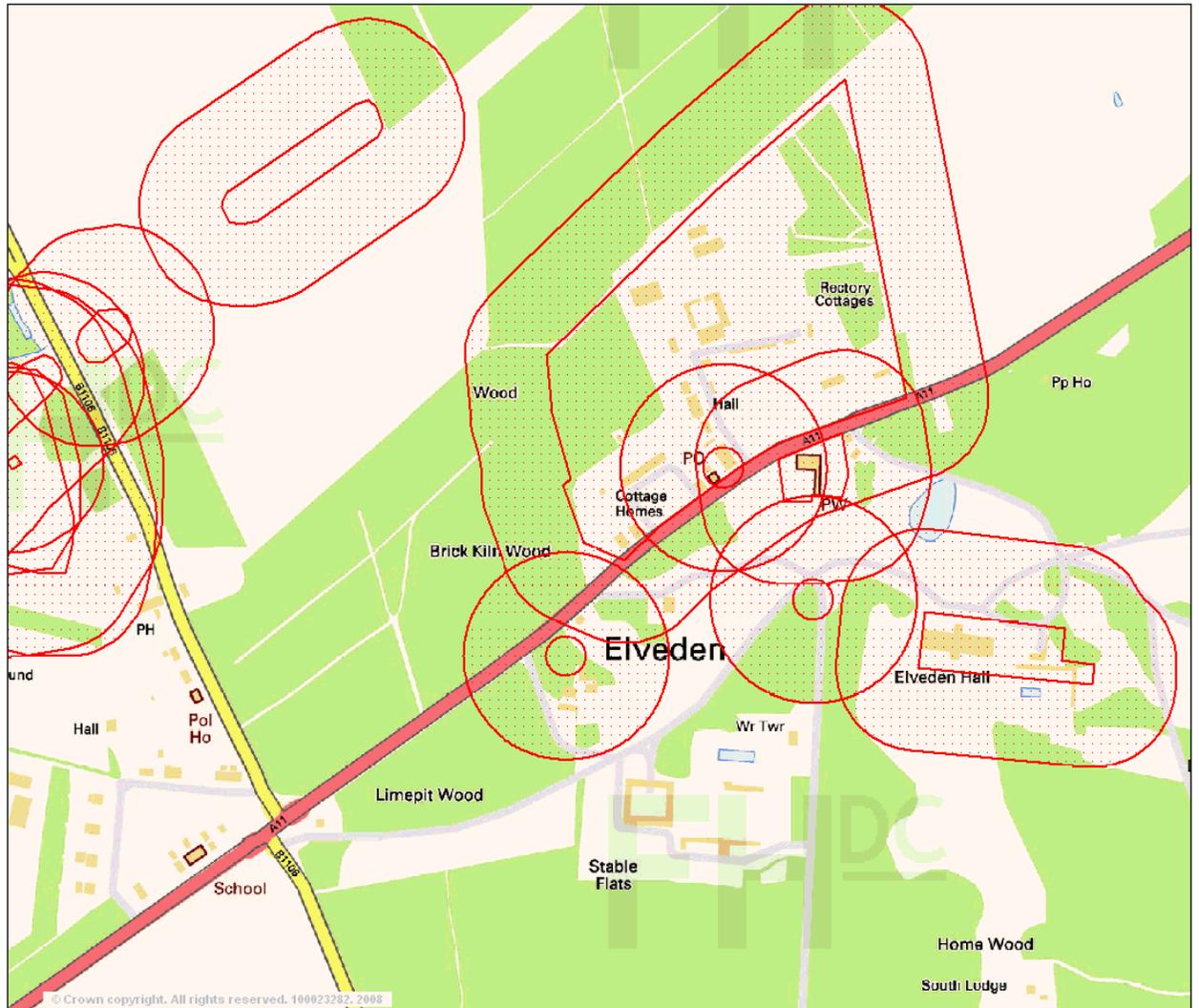
No 40 London Road. The Post Office

No's 41 & 42 London Road, Estate Cottages

The Stables

The park is described in the draft survey carried out for Suffolk County Council by Anthea Taigel, dated 26th April 1994.

Appendix 3 County Sites and Monuments Record Map. (Red lines show sites with 100m buffer)



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