

# Lakenheath Conservation Area Appraisal

Adopted April 2007

Forest Heath District Council

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Forest Heath  
District Council



# Lakenheath

## Draft Conservation Area Appraisal



**Forest Heath**  
District Council

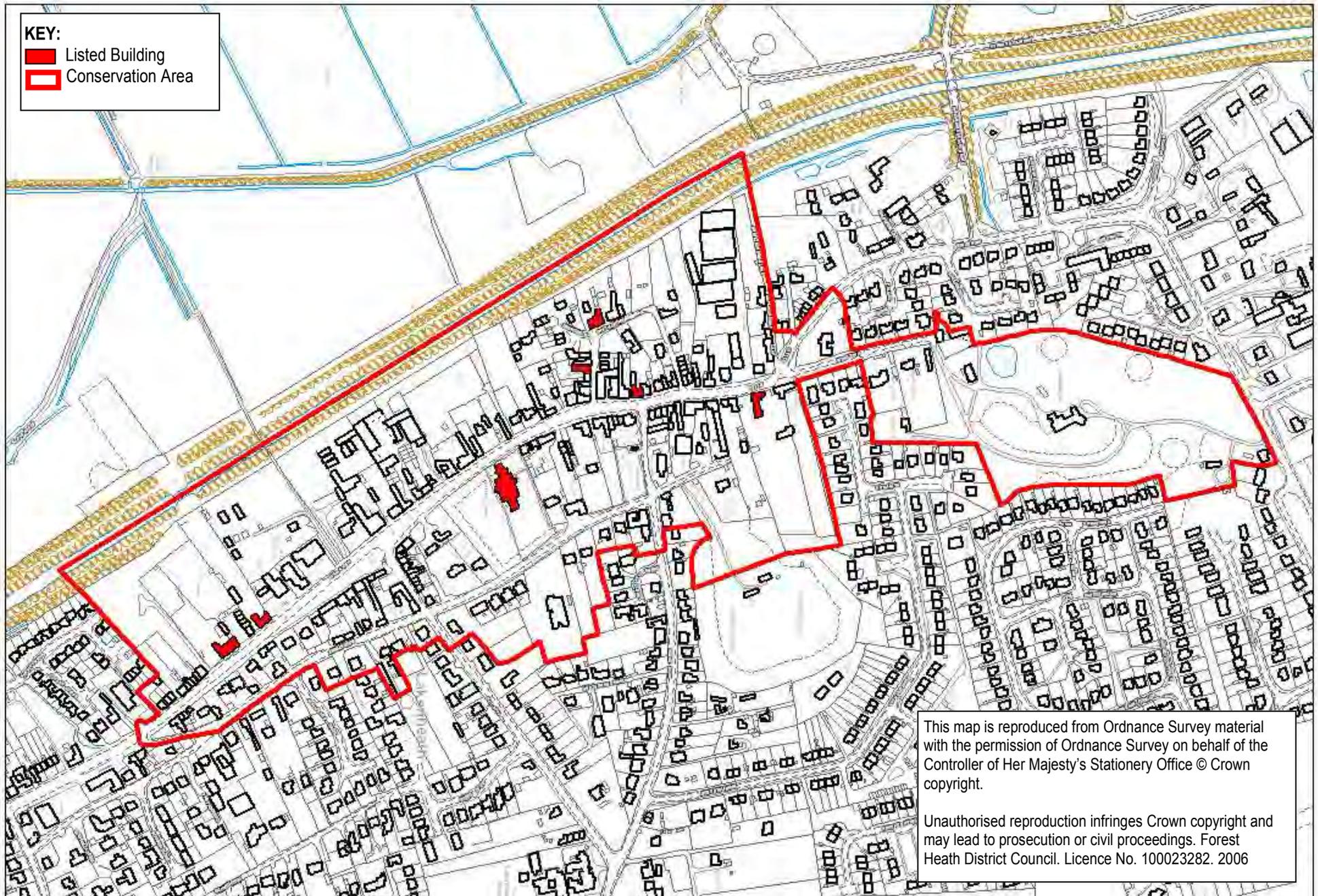
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For summary appraisal see page 7, 'General character & plan form'

### **Character Bullet Points**

- Location- Market Town in the Breckland on the fen edge.
  - Linear Plan generating long linear spaces enclosed by traditional buildings on the street edge
  - Town streets are building dominated
  - Old manor house site partially survives in historic woodland setting at Lakenheath Hall
  - Lakenheath Hall is landscape dominated
  - Church tower is a landmark from within and beyond the town
  - Historic layout and property boundaries survive
  - Buildings two storey, single pile plan built in local vernacular style
  - Buildings 18th-century and later, often with historic cores
  - Single room width plan (i.e. single pile plan) with steep pitched roofs
  - Pantiles
  - Plain-tiles
  - Slate
  - Flint walls with brick dressing
  - Gault brick predominates over red brick
  - Sash windows
  - Vertical proportion of structural openings
  - Flint & brick boundary walls
  - Chalk block boundary walls
  - Fine church & churchyard
  - Green spaces & trees at Lakenheath Hall, High Street 'backs', Churchyard and South Green
- Losses of built up frontage, inappropriate infill and original window and door joinery



## 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. They 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. 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 urban fabric. This should be the starting point for making decisions about both its management and its future.

The Lakenheath Conservation area includes the Hall and its grounds, High Street & Back Street from the Hall Drive to the town sign at their southern junction, and the area of back land between the High Street and the Cut-Off Channel.

The survey of the village for the appraisal took place in December 2005 and January 2006 and public consultation will take place in March 2006.

The Lakenheath Conservation Area was first designated on 16<sup>th</sup> May 1990 and has an area of 26.02 hectares. Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 13 in Forest Heath District. Conservation areas are '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*'

Designation introduces additional planning controls over the demolition of buildings, over minor development and the protection of trees. It may mean a requirement for more exacting standards of design for alterations and new development. Having designated a conservation area, the District Council has a duty to review the conservation area and having consulted the local community, will draw up proposals for the preservation and enhancement of the area.

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



*The village sign at the southern gateway to the conservation area*

It not only takes into account the contribution made to the character of the area by important local buildings, local constructional detail, traditional materials and spaces formed by the buildings but also the contribution made by trees, hedges and other natural or cultivated features.

Designation as a conservation area is not intended to prevent new development or stifle the area's economic life or potential, but Forest Heath Council will expect a high degree of attention to be paid to design, repair, and maintenance in such areas and when exercising its planning powers, it 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

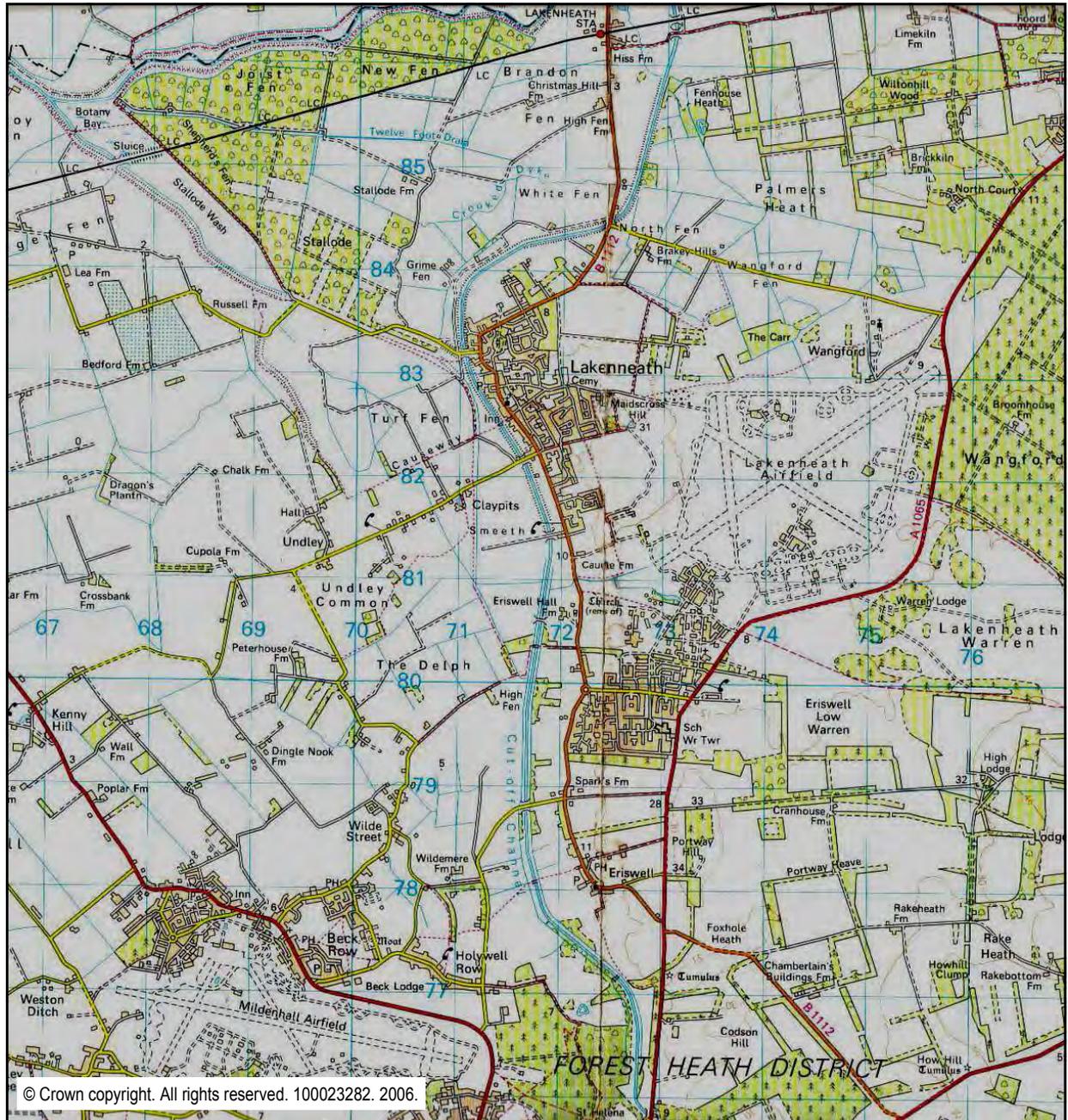
### Assessment of the Special Interest Location & Context

Lakenheath is a market town in the west of Suffolk, 23 km north-east of Newmarket, nine km south-west of Brandon and 4 km south of the River Ouse in Suffolk. It is located on a low chalk hill where the road to Hockwold from Newmarket skirts the fen. It has an area of about 4,270 ha, which includes the low lying fen to the north and west and sandy heath to east, now occupied by RAF Lakenheath

### General Character & Plan Form

The village evolved on a linear plan along the High Street, between two greens, north and south and along Back Street which abutted the edge of the medieval great field east of the settlement. They were crossed by roads to the fen and the large rabbit warren to the east.

There is a significant consistency of 18<sup>th</sup>-



Location Plan

century and 19<sup>th</sup>-century vernacular architectural forms, such as the single width plan house or rows of cottages with pitched tile roofs with vertically proportioned windows and the use of local material including chalk and flint. The layout of the buildings reflects the medieval boundaries, with buildings side onto the street along the back edge of the pavement. In places the built up frontage has been disturbed by demolition and redevelopment.

A notable feature of the conservation area is the survival of boundary walls of chalk, flint and brick, marking historic property boundaries. The village core still retains its historic form, though the village has expanded to north and east around the centre with a standard form of post war housing development mainly of single storey detached houses

Its centre is a high density building



*Chalk Farm, a building in the local vernacular form*



*Old chalk boundary wall*

dominated character, though to north and east, near Lakenheath Hall, and on Back Street, the density is lower and of a more landscape dominated character.

In 2001 there was a population of 4,490 living in 1,900 dwellings in the parish. The village buildings are now almost wholly residential and the occupants are working and bulk shopping away from the village during the day time. There are a number of shops serving the local population in the High Street and several public houses. Volume house builders are active in the town, though work on smaller 'opportunity sites', at the time of survey, appears to have stalled and there are a number of vacant buildings

### Landscape Setting

The village lies within the Breckland Landscape Character Area and on the edge of the Fens Landscape Character Area.

The form of the village owes much to its historic relationship with the fen and its dark peaty soil, flat landscape, raised levees and roads and most significantly the Cut-Off Channel which forms the western boundary of the conservation area and the settlement. Looking west, there is open sky and glimpses of countryside between the buildings. Beyond the housing estates to south is a gently undulating Breckland Landscape of pine belts and close cropped pasture, while to east behind wire fences is RAF Lakenheath, the roar of its aircraft a seeming continuous manifestation of its presence.



*Lakenheath's fenland setting, viewed from Lakenheath Lode to the west*

### Significant landmarks and panoramas

There are attractive views of the village and the church in a fenland setting from the east where there is a wide panorama from the west bank of the Cut-Off Channel. Also there are views, from Highbridge Gravel Drove, Udley Common; and from Hockwold Road and Wangford Fen. There are distant views of the church tower from the B1412, north of Eriswell.

### Historic Development & Archaeology, Medieval Lakenheath

Early dwellers on the edge of the fen left much evidence of their presence at Lakenheath, including numerous occupation sites and artefacts from the Neolithic, Bronze Age and Roman peoples. Lakingahethe in Old English means 'landing place of the people living by streams'. It is an ancient settlement which at the time of the Domesday survey in 1086 consisted of a manor belonging to Abbey of Ely with two churches, one with 60 acres of land. The survey found a population of 37, income from ½ a mill, 5 fisheries, 20½ acres of meadow, 2 horses at hall, 29 cattle, 162 sheep, 17 pigs and rabbit warrens.

A market was granted in 1201 to the active displeasure of the monks of Bury St Edmunds. There was again the grant of a market & fair to the 'Prior and Convent of Ely' in 1309.



The 1837 tithe map showing the manor house site at the top, pre-enclosure field strips to east and the Lakenheath lode to the west

The medieval town grew along the road between Hockwold and Eriswell which followed the Lakenheath Lode and the edge of the fen. This road, known as 'The Street', is now High Street. The Street was more than a kilometre long with a green at each end; 'South Green' was where the war memorial now stands and 'Mutford Green' was at Sharpe's Corner to the north. The church existed from at least 1086 on its present site in the churchyard where it has been progressively altered and enlarged. The properties on the west side of the High Street had land stretching down to the fen edge. Those on the east side of the high Street had land up to Back Lane. Back Lane divided the village from the 'open field' beyond to the east and at some time, lanes were formed east and west off the High Street becoming, Dumpling Bridge Lane, Cross Lane (Now Wings Road) and Pound Lane (now Mill Road). Anchor Lane is the site of the old market place, and its present built form may be the result of the appropriation of market stalls for the construction of permanent buildings. It is probable that in the 16<sup>th</sup>-century the settlement was confined to the High Street area between the two greens.

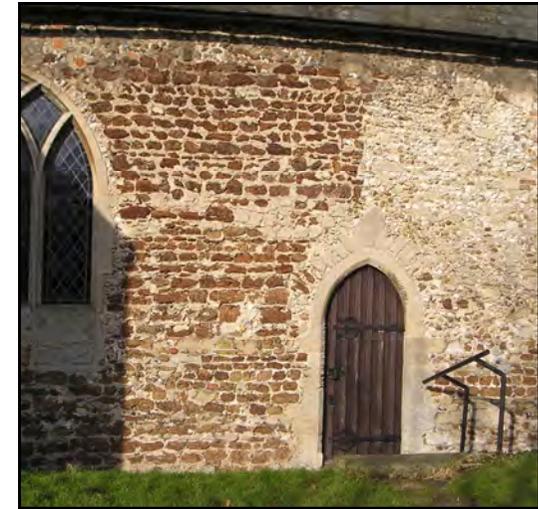
Cross Lane ran east from the centre of The Street and Pound Lane ran from South Green to join the edge of the 'open field' where it joined Cross Lane led from there to the warrens.

The open fields were large, and were divided into strips, owned or leased by the villagers. The field was divided into three 'shifts' to be used in rotation, one year in three to be left fallow. The north shift was north of a line approximating to Wingfield Avenue, the middle shift was south of this line and the south shift was south of Broom Road. Beyond the open fields were the Lakenheath rabbit warrens covering an area of 100 hectares of sandy heath, now under the airfield. The warren was an important source of meat for medieval man. Lakenheath Fen stretched for 5.5 kilometres west of the High Street and the same distance north to south. The villagers held common rights allowing them to fish and hunt waterfowl, graze their cattle and cut peat turfs for fuel from the fen.

16<sup>th</sup> and 17<sup>th</sup>-Century Lakenheath  
The occupations of the population in Lakenheath in the late 16<sup>th</sup>-century are listed as 10 farmers, 2 yeomen, 6 labourers, 2 watermen, 1 miller and 1 vicar.

After the Reformation in 1541 the manor and the church were granted to the Dean & Chapter of Ely Cathedral. By then the parish church had become a high status building, enlarged by Ely Abbey masons during the 13<sup>th</sup> and 14<sup>th</sup> centuries. New porches were added in the 15<sup>th</sup>-century.

In the church is a monument to Simon



*12th-century walls of St Mary's Church*

Styward who died in 1568. During the 16<sup>th</sup>-century, the land at the northern end of The Street was acquired by the Stywards who diverted the High Street to the west around, their land and built a manor house where the walled garden of the present manor house stands. The village population also built more permanent houses which can be traced within the core of later buildings. (e.g. Chalk Farmhouse in the High Street and 11 & 13 Anchor Lane.)

By the end of the 17<sup>th</sup>-century there were 75 inhabited houses and a population of 360 adults, the number of farmers had doubled and yeomen had quadrupled and there was now a tailor, a blacksmith, a butcher, a miller, a shepherd an innkeeper a joiner and a cordwinder.

There was a devastating fire in 1713, and many of the buildings originate after this date though the cores of earlier buildings remain. Few buildings built prior to 1713 survive in the town.

### 18<sup>th</sup> Century Lakenheath

By the end of the 18<sup>th</sup>-century there were 745 inhabitants living in 156 houses, and their occupations reflect the growing importance of Lakenheath as a market town with over 50 people employed in retail. There was 1200 ha of fen, 600 ha of warren, 400 ha of open field and 120 ha of common.

The settlement can be seen on the 1837 tithe map, which shows how it had spread south beyond the south green on both sides of the High Street and on the west side of Back Street. It also shows the medieval boundaries of the open fields, the field strip boundaries within them and the curtilage of the houses. While significant changes have taken place since then, the ancient boundaries have survived.

The tithe map shows the manor house relocated further north into the centre of its garden. Then it was then in a Gothic style popular in 1780. It had a rectangular plan of 5 bays with pointed arched windows with 'y' tracery and with a hipped thatched roof.

Non-conformism was strong in Lakenheath. John Wesley visited in 1757 and John Evans built probably the first Methodist

chapel in Suffolk in Mill Road in about 1746, (replaced in 1882)

By 1813, a vast excavation had taken place at the north end of Back Lane resulting from chalk quarrying. The quarry is likely to have produced chalk and flints, and within its south-west quadrant was a lime kiln, which would have produced building lime. It may also have produced the chalk blocks from which many of the buildings and walls in Lakenheath are constructed. Also there was a smaller quarry in the north corner of Back Lane and Mill Lane (formerly Pound Lane) on the site of the medieval animal pound where stray animals were 'impounded' awaiting their owners.

There had been millers in Lakenheath since the middle of the 16<sup>th</sup>-century and from that time there has been a mill at the junction of Mill Lane and Wings Road.

There were two smithies, one at the southern extremity of Back Lane, and the other opposite St Mary's Church where a building survives.

There were 6 public houses and 6 beer houses. Of the 6 Inns listed for 1844 the following survive: The Plough (Mill Road), The Bell (73 High Street) The Bull (No 54 High St), No 39 High St (Bala House) The anchor in Anchor Lane and the Half moon Public House. The Bull has been demolished.

There was 1 thatcher, 1 hairdresser, 1



*The former chalk quarry and site of a lime kiln in Back Lane is now a football ground.*



*Former Anchor public house in Anchor Lane*

cabinet maker, two bakers, 5 shoemakers, 5 grooms and four wheelwrights reflecting the growth in the village in the 19<sup>th</sup>-century. There was an informal market at the Bell Inn on Mondays and a cattle fair each year on the Thursday after mid-summer day. The 1885 Ordnance Survey map shows the

Historic Development 19th-20th-centuries, Archaeology: Lakenheath Conservation Area Appraisal

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Vicarage opposite the church in Back Street, to north an Independent Chapel and on the corner with Mill Road the Wesleyan Methodist Chapel of 1845. South of the Vicarage in Mill Road was the Baptist Chapel of 1883 and at the East end of Mill Road was the Board School of 1876 which later became the Primary School. St Mary's Church was restored in 1864 and 1904 Circa 1885, Lakenheath Hall, known as North Lawn Cottage was extensively remodelled in a Queen Anne revival style by A N Prentice of London for Sir William & Lady Dunn, BT MP and renamed the Retreat. North Lodge on the Hockwold Road was probably built at the same design by the same designer. At this time, Lakenheath Warren stretched east for over three miles from Maidcross Hill when it was acquired to form part of the Elveden Estate by Duleep Sing the exiled Sikh Prince.



Part of the 1885 Ordnance survey map showing church, chapels and chalk pits

over administrative control in 1951. It is now home to the USAF 48<sup>th</sup> Fighter Wing. The population almost doubled and the number of houses grew threefold between 1951 and 1981, located in a large swathe of estate development to the north and east of the town centre.

**Archaeology**

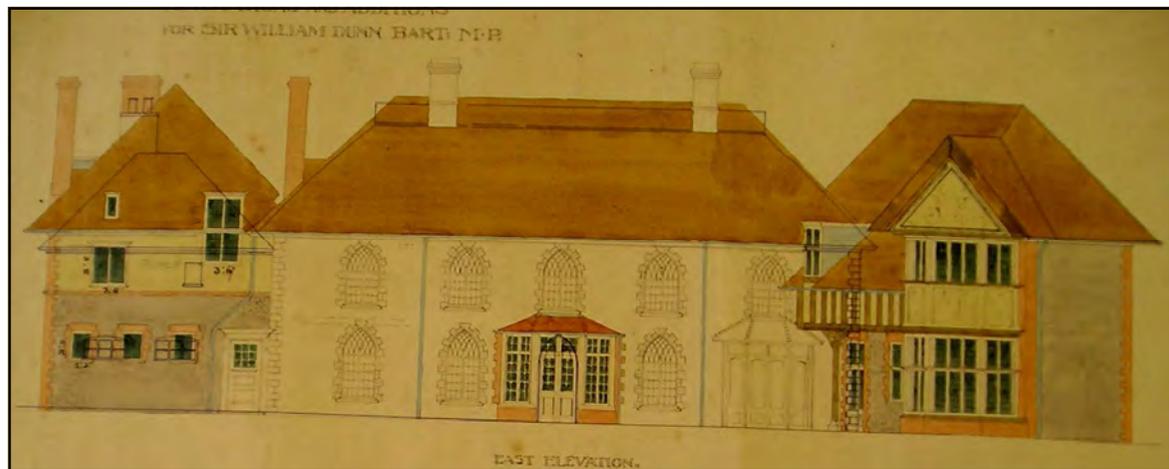
The map extract from the Suffolk Sites & Monuments Record for Lakenheath is attached as Appendix 1. Outlined in red is the extent of the medieval town which includes St Mary's Church and church yard, (LKH112), Old Hall Yards, (old) Market Place (within Anchor Lane), Grange or Hall Yard, the area of The Quay (LKH 181) Mutford & South Greens, Camping & Conygar Closes & the Clunch Pit (LKH 151).

Outside the conservation area it also shows

20<sup>th</sup>-Century

The construction of the Cut Off Channel in circa 1908, shortened the boundaries of farms and small holdings on the west side of The High Street which had stretched to the Lakenheath Lode to the west. Change accelerated following the outbreak of the Second World War when a substantial part of the warren was acquired for the RAF and the area used as a decoy airfield. It became an operational base for light bombers in 1941.

It was then used by the USAF who took



Plans for alterations to 'North Lawn Cottage' (Lakenheath Hall) drawn by A N Prentice FRIBA in c. 1900

the windmill mound (LKH 129) the causeway across Turf Fen to Udely (LKH 163, Maidscross site (LKH 043) a possible fair site (LKH 130). There are numerous other sites with artefacts remaining from the Iron Age, Roman, Middle Saxon and medieval times and later reflecting a continuity of human activity occupation in the area

### Spatial analysis

#### Character and interrelationship of spaces within the area

The principal space is found in the **High Street** in the form of a long, wide, linear space curving slightly east, and enclosed by two storey vernacular buildings built along the back edge of the pavement. The buildings on the east side are higher due to the ground rising from the west. The street is wide and the enclosing buildings are generally no more than two storeys high, so that the scale of the street is comfortable human scale and with the interior space contained by the curve of the street providing a constantly changing and varied vista.

The space formed by High Street is punctuated by junctions with Dumplingbridge Lane, Wings Road and Mill Road. It also expands to include two small greens, one south of the war memorial and the other with the village sign, where High Street joins Back Street.

There are substantial gardens behind the



*The wide linear space formed by the High Street where it opens out to include St Mary's churchyard .*

bigger houses or yards of former farms or inns which maintain an attractive semi-rural character to the area where they occur. Also the buildings are irregularly spaced and the spaces between them can be important by allowing views of gardens, of out buildings, or the wider fen landscape east of the High Street. In the centre of the conservation area is the large and important rectangular space of the churchyard between Back Street and High Street. In the High Street opposite Wings Road is the 'U' planned space formed by **Anchor Lane**, which follows the outline of the former market place. At its north end High Street continues into the tree-lined **Hall Drive** and the informal space of the woodland containing the Hall.



*The view from the high Street into the tree lined Hall Drive*



*The wide gently curving space formed by Back Street where it is intersected by Mill Road*

**Back Street** is a long, gently curving linear space; more informal and landscape dominated at its north end than to south where the building line is better defined. At its north end Back Street is within the gardens of the buildings on the east side of High Street.

Here it connects eastward with a wide lane enclosed to north by a high chalk block wall, with the space formed by the former chalk quarry at its east end. This space is very large and contained by its vertical sides and the silhouette of the houses of the estates around its perimeter. Back Street is crossed by the linear spaces of Wings Road and Mill Road. The latter opens out at its west end in the garden and car park of the Plough and South Green.

**The Cut-Off Channel** is a long wide man made watercourse which stretches north &



*The Cut-Off Channel forms the western boundary of the conservation area, stretching north & south, away into the distance*



*Attractive view across the back land between High Street and the Cut-Off Channel*

south, away into the distance.

**Key viewpoints and vistas**

The banks of the Cut-Off Channel rise well above fen level and can be reached by road north and south of the conservation area and by a foot path and from the High Street. There are fine views of the surrounding countryside and views of the attractive open expanse of land between the High Street and the Channel with its barns and stone boundary walls.

The key landmark in the conservation area is the church and its tower, visible from

many locations within and without the village. There are attractive serial views along the High Street and fine views from the Lakenheath Lode west of the Cut-Off Channel bank. There is an attractive view looking north from the High Street into Hall Drive and looking east across the chalk quarry from the football ground gates. There is also a series of glimpses of buildings and countryside beyond to be seen between the buildings on the west side of the High Street.

## Character analysis

### Definition of character areas;

It is possible to identify two separate character areas, 1), the High Street including Back Street, Dumplingbridge Lane, Anchor Lane; and 2) Lakenheath Hall

## High Street

### Former Uses

Used as a thoroughfare, and a settlement, High Street has been in existence for over a thousand years and its history is complex and layered. Many of the ancient property boundaries survive some truncated and subdivided, but still identifiable on 19<sup>th</sup>-century maps and in the urban grain of the area.

These boundaries are marked by the historic building street frontages and also frequently, by the flint and chalk boundary walls which are such a prominent feature of the conservation area.

To the east the plots once ran for their full width to Back Lane, providing enough land to keep a pig and feed a family. On the west side of High Street they ran for the width of their frontages from the High Street down to the Lakenheath Lode forming significant holdings. Surviving from the agricultural activities here at the south end of the conservation area are farm buildings, identified on the 1883 Ordnance Survey map as Church Gate Farm.



*18th-century farm building west of the High Street*

To the north is Mathews Nursery, in an early 19<sup>th</sup>-century flint and pantile barn together with its house on the original holding.

Elsewhere in the High Street were the shops and yards of the shop keepers and tradesmen and public houses and their breweries of the small market town. While



*Former agricultural barn in the High Street*



*Semi-rural character at the north end of Back Street*

most of the tradesmen are now long gone, their buildings survive and can be identified.

Back Street, or Back Lane as it was, separated the domestic holdings of the High Street from the common fields of the medieval village. Later, and as its name suggests, it was more of a back alley to the properties on the High Street. North of Mill Road it was sparsely populated prior to the 20<sup>th</sup>-century, providing access to the chalk pits on the corner with Mill Lane.

Excepting Nos 11 & 13 Back Street, the east side remained undeveloped until the late 19<sup>th</sup>-century. This arrangement is reflected in the informal and semi-rural character of the north end of the street; the low density, landscape dominated character of the centre of the street in the area of the churchyard; and the sub-urban character of the modest villas of the late 19<sup>th</sup> & 20<sup>th</sup>-century at the south end on the east side.

Anchor Lane with the High Street is approximately square following the plan of the early marketplace. Its dimensions and the grid plan of the town centre are suggestive of monastic town planning. The tithe map of 1853 shows a dense pattern of development consistent with the appropriation of the market plots by the stall holders with an almost continuous built up frontage of cottages on both sides of the lane.

Dumplingbridge Lane led to a bridge over Lakenheath Lode. Since the construction of the Cut-Off Channel it leads nowhere other than to the 19th-century cottages on its south side.

Lakenheath Manor domain appears to have contracted since the tenure of the Styward family in the 15<sup>th</sup>-century when it included all the land from the south end of Hall Drive, to Hockwold Road and from the High Street to Barr Drive in the east. The Styward manor house was on the site of the present walled garden and moved to its present site in the centre of a small wooded park it circa 1780. The house was extensively enlarged in circa prior to 1885 and its boundaries and the layout of the park can be ascertained from the 1885 Ordnance Survey Map. Significant elements of the C19th historic landscape survive, including the 200 hundred year old trees, a pond and the three drives to the house. These are the



*Northern boundary of the former marketplace in Anchor Lane*

drive from North Lodge and a direct and an indirect route (east of the house), from Hall Drive. The direct route is at the time of survey, gated, and flanked by now straggling rather than neatly clipped laurel trees. The indirect route is now the access to Dove House. There is a good boundary wall, along Hockwold Road though it has recently suffered the loss of the western gate pier. Hall Drive appears little changed since the relocation of the manor house, with a fine avenue of mixed deciduous species (beech & horse chestnut?) and high wall along the east side. This forms part of the walled garden east of the Hall Drive which is impressive in scale and architectural interest though somewhat diminished by the bungalows within.

At the time of Survey, the park trees were standing, and the appearance of the area



*Hall Drive in spring with ground flora of aconites*



*Lakenheath Hall woodland with 200 year old trees and ancient pond .*

was of mature woodland with established ground flora and a clearing containing the manor house. However the orange markers on many of the trees suggest that there will soon be changes to the appearance of the area and this section of the appraisal will need revising.

## Buildings

The historic buildings in the conservation area were built between the 18<sup>th</sup> and 19<sup>th</sup>-centuries though they may contain a 16<sup>th</sup> or 17<sup>th</sup>-century core. The evidence for this is apparent in some gable walls (e.g. No 82 High Street). The buildings have a low visual mass, are generally of two storeys, a single pile plan, vernacular scale and built with local materials. Roofs are pitched and gabled, often with a parapet gable and axial and gable end chimney stacks. Generally they are built side-on to the street across the plot on the back edge of the pavement. Occasionally they are placed gable end to the street where the plot is narrow. Some have a narrow forecourt with a boundary wall or railings. Window openings generally accommodated sash windows in an ordered arrangement. Many of the sashes have been replaced though the openings survive imparting a regular visual rhythm across the horizontally proportioned facades. Seen looking up the street, the impression is of a continuous built up frontage though there are many gaps, formed as gateways to yards, access drives to houses and front gardens of new houses. An attractive example of new development that retains the street enclosure is Nos 35-38 High Street where the boundary wall to the High Street has been retained



*Mid-18th-century façade of No 30 High Street*



*74-76 High Street, (The Vintage Hotel) which is of special architectural interest*



*Former coach house of 74-76 High Street*

Buildings and their boundary walls with characteristics that make a positive contribution to the architectural and historic interest of the conservation area, are identified on the Appraisal Map. The following buildings are of key interest:

## Key Buildings

### High Street West:

No 19, a little altered early 19<sup>th</sup>-century flint and brick house and barn with forecourt walls within its original land and still in horticultural use,.

No 30 has a wide span pantile roof and a much altered mid-18<sup>th</sup>-century façade containing a first floor platband.

No 42, is listed grade II, and is a little altered, elegant, late Georgian town house. The door case has reeded pilasters and patera stops, and also in the south gable wall, a sash window with margin lights, suggesting a date of c.1800.

Between Nos 66 & 68 is an access drive with a low flint wall to the north. This drive is shown on old maps as the road from the High Street to the former Quay on the Lakenheath Lode.

No 74-76 is now 'The Vintage Hotel' was formerly The Bell and is still a fine 19<sup>th</sup>-century building of special architectural interest. It has an 'L' shaped plan, five bay, three storey façade with 1<sup>st</sup> floor plat band and sash windows with glazing bars. It has napped flint walls with gault brick dressings.

In the yard behind is a dilapidated small coach house of the same date as the Inn. Between No 78 and 84 is an extensive farmstead with a variety of buildings occupying the land to the east. They look a complete set with a substantial farm house of 17<sup>th</sup>-century origin with stables, shelter sheds, cart sheds, granaries and barns. They are built of flint or chalk blocks with red brick quoins and pantiled roofs. They form a special group seen from the High Street or from the west across the Cut Off Channel. Under current criteria they are of national special architectural or historic interest.

No 102 is listed Grade II and like no 42 is a little altered, elegant late Georgian town house of three bays and two and a half storeys with an attractive curved gable end over the southern outshut. It retains its pedimented door case and sash windows. It is set behind a small forecourt enclosed by railings and a dwarf brick wall.

No 124 is a substantial Georgian house, now converted to a hotel. It is of five bays and retains sash windows on the street frontage at 1<sup>st</sup> floor level, else where they are gone. The special interest of the building is diminished by the later alterations such as the concrete roof tiles, replacement joinery including the inappropriate bay windows and the paint on the external brickwork.

### High Street East



*124 high Street, formerly a substantial town house and now a hotel*



*No 11 High Street (Gate House) occupies an important townscape location*



*No 25 High Street.*

No 9 is designed in a contemporary style, hiding behind a dense leyandii hedge, with only a tantalizing glimpse of its monopitch roofs visible. The forecourt and entrance drive are attractively landscaped with brick walls, grass and gravel.

No 11, Gate House, occupies an important townscape location, visible to traffic moving south at the junction with Hall Drive. Built in the 19<sup>th</sup>-century, with a single pile plan and steep pitched gabled roof of concrete tiles, it has four bays of casement windows, now changed to uPVC. The north gable wall has a blind gothic window with 'Y' tracery, made with napped flint. It also has a red brick gate pier with a stone pedimented cap at its north end and an attractive painted timber picket fence.

No 13, Chalk Farm, is a Grade II listed, 19<sup>th</sup>-century house. The range adjoining the road has a double pile plan built of brick and flint with a hipped plain tile roof. It has attractive timber casements with glazing bars and a simple door case. Behind and attached to it is an 'L' plan range with rendered walls and a pantile roof. There is a 20<sup>th</sup>-century lean-to extension with a brick flank wall and forecourt wall which is of 'neutral' interest. The other garden walls are built of brick, flint or chalk, and are within the curtilage of the listed building.

No 25, is similar to Chalk Farm, a 18<sup>th</sup>-century house built of napped flint and gault brick dressings with a hipped plain tile roof. It has been altered significantly with good

19<sup>th</sup>-century red brick bay windows and a central Tudor style brick arch. The sash windows have horns and large panes and are probably coeval with the Victorian work. However it appears to have retained its chimneys where Chalk Farm has not. It is now a bank with a ubiquitous ATM blinding one bay window.

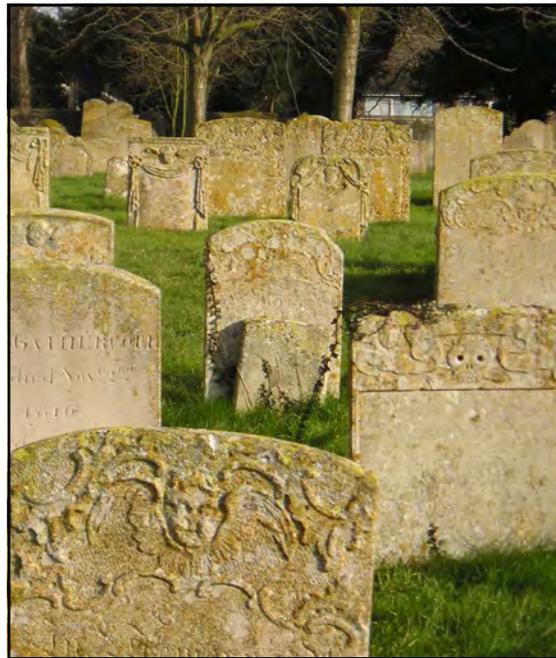
No 29 is a redundant garage that has an appearance redolent of sleepy post war Suffolk. It consists of a late 19<sup>th</sup>-century rendered and hipped pantile roofed house and office, a Fletton brick and asbestos cement sheeted shop, a redundant petrol delivery pump and hose and a long and narrow yard leading to a large pantiled workshop.

Nos 31– 35 is a late Victorian terrace of three relatively unaltered houses which retains its sash windows, door and door cases behind a small garden enclosed by a low brick wall. To the rear across a yard is a less common survival now, a long, brick and slate range of closets and wash houses complete with their chimneys.

Nos 51-55 are important in visual association with the church. Probably late 19<sup>th</sup>-century, and built with napped flint with gault brick dressings and a pantile roof, they have new windows and doors in original openings. The parish church, its churchyard and churchyard monuments are the most significant historic buildings of the town. The church is the product of slow growth and evolution since Norman times. The



*Nos 131-35 High Street, a good late-Victorian terrace with wash houses behind.*



*A fine group of C18th & C19th gravestones in St Mary's church yard*

church is listed Grade 1 and the monuments and walls are protected from alteration being within the curtilage of the church.

The church tower with its modest spirelet is a significant landmark seen from the distance, but ever present in views from within the conservation area. It is built of flint with lime-stone dressings, though the south wall of the Norman chancel is built of carrstone indicative of its early date. The chancel roof was re-built and covered in slate by Victorian restorers. The north aisle, the south aisle and the clerestory are 14<sup>th</sup>-century, the tower is 13<sup>th</sup> and 14<sup>th</sup>-century, the north & south porches are late 14<sup>th</sup>-century and the school room west of the tower was added in the 18<sup>th</sup>-century. The warm tones of its flint rubble and lime stone walls; the massing of its nave, aisles, porches and tower; the gothic windows and battlemented parapets seen against the sky, are notable features of the building. Around the churchyard is a continuous wall of various builds, probably no earlier than 1800, and built with combinations of stone, brick, flint rubble and chalk. It is a significant element in the conservation area. It encloses the churchyard, a large green space with a scatter of 18<sup>th</sup> & 19<sup>th</sup> century head stones in a warm limestone, with delicate incised images and inscriptions together with occasional; brick box tombs. All are of architectural or historic interest. Outside No 63 is an unlisted Type K6, red

telephone kiosk, of the type designed by Sir Giles Gilbert Scott in 1935. These boxes are normally considered for listing at Grade II in conservation areas.

Nos. 69-77 is a picturesque group of cottages which with the green, form an attractive setting to the war memorial. The walls are napped flint with red or gault brick quoins, and the roofs are red or black glazed pantiles.

The war memorial is a stone obelisk on a pedimented classical plinth surrounded by low iron railings. No 79 appears to be modern, with a traditional design which relates well with its context.

### Anchor Lane

Brewery House is listed Grade II, though the building in the 'list' description is tucked away out of sight behind a C17th-century, 1½ storey range, on the south side of Anchor Lane. These buildings may have been associated with the Bull Inn on the site of No 52 High Street. The principal building is attached to the Anchor Lane range and is circa 1800 in date and 2½ storeys, and notably plain in its detailing. It has a hipped plain-tiled roof with a central chimney stack, dentil eaves, and sash windows with segmental brick arches.

11 & 13 Anchor Lane is listed Grade II and appears to have the standard C17th lobby entrance three cell plan. Now painted, its walls are flint rubble with brick quoins and its roof is pantiled, with an off centre axial stack and parapet gables. No 13 has small



*Parish Church of St Mary*



*The Plough, War Memorial and 69-77 form a group of special architectural interest*



*11-13 Anchor Lane, a C17th- lobby entrance*

pane sash windows under earlier hood moulds. No 11 has 20th-century casements with a long hood mould at ground floor level.

Nos. 15-17 was probably the former anchor Inn, and are interesting for their historic interest and plain rural simplicity. No 17 was built of brick with dentil eaves and 1<sup>st</sup> floor plat band in the 17<sup>th</sup>-century. No 15 was built in the second half of the 19<sup>th</sup>-century of chalk blocks. Both houses are under the same pantiled roof with central axial stack and parapet gables.

### Back Street

The garden walls and curtilage buildings at the rear of High Street which face onto Back Street and the buildings in Back Street are significant elements in the scene. The flint and chalk walled garden which contained the recently demolished Lime Tree bungalow is an attractive and significant element in the area. It is said to have been the kitchen garden of 19 High Street.

The Methodist Chapel on the corner of Back Street and Wings was built in 1882 and has a good flint boundary wall. The chapel faces east, and has a brick façade. The flank walls are of flint rubble with brick lacing. The window openings have semi-circular arched heads, and the windows are modern. The façade is two storeys, with a central ground floor entrance flanked by windows with a three light window under a semicircular relieving arch in the gable.

The former Independent Chapel of 1883 is

attractively and simply proportioned and built with good local materials. It has a hipped black pantile roof, napped flint walls and gault brick dressings. Built in two storeys it has three bays with a central door under a semicircular arch and retains its 16 pane sash windows.

No 5 is a simple and well proportioned mid-19<sup>th</sup>-century gault brick house with hipped slate roofs. It has 3 bays with 12 pane sash windows under flat gauged brick arches and a plain central door case with pentice porch.

No 7, the former rectory was built in 1860, possibly to the design of the architect S S Teulon. It has hipped slate roofs, gault brick walls and external stacks with heavy caps. The drive originally entered the property at the south corner. A new gateway was made in the fine knapped flint and gault brick wall to the street with new and inappropriate brick piers and glass lanterns.

### Lakenheath Hall

Lakenheath Hall has undergone a number of metamorphoses since first recorded in the 16<sup>th</sup>-century when located on a site where the Hall's former walled garden now stands. The house was moved from there in the late 18<sup>th</sup>-century when a picturesque Georgian Gothic house was built. This house had a two storey rectangular plan with a hipped thatched roof, two axial chimney stacks and flint walls with rusticated brick dressings. The east and



*Former Independent Chapel of 1883 in Back Street*



*Former Rectory in Back Street*



*Lakenheath Hall*

west elevations had a range of five 'Gothic' windows with two centred arches and three light 'Y' tracery, containing leaded lights with elaborate intersecting 'Y' tracery. Then known as North Lawn Cottage, it was extensively enlarged and remodelled in a Queen Anne revival style by A N Prentice of London for Sir William & Lady Dunn, BT MP and renamed the Retreat in about 1885

The Hall has recently been altered and attractively converted into flats and while extensive changes have been made to the late C19th work it is still possible to make out the 18<sup>th</sup>-century component of the building and elements of the 1855 Prentice scheme. In its current form the building has significant architectural and historic interest and positively contributes to the character of the conservation area .

The walled garden south of Lakenheath Hall is complete and of impressive height and plan. The north gate pier into the walled garden (Retreat Gardens) survives though the opening has been widened. One of the pedimented stone pier caps lies on the ground south of the gateway. . The west wall continues for the length of Hall Dive to the Gatehouse in High Street where there is a fragment of a gate pier in its forecourt.

North Lodge, on the Hockwold Road, was built circa 1900, and looks architect designed, possibly by the same hand as for the Hall. It is built in an eclectic Tudor style with half timbering, but also with Arts & Crafts influences, visible in the proportions, the chimney and the semi-circular planned wing to the north. It is an important building in its context with significant character and detail worth preserving, with its associated gate piers and boundary walls..



North Lodge, Lakenheath Hall, c. 1900 possibly to the design of A N Prentice FRIBA

**Local Details**

Significant local detail in the conservation area are the chalk or brick and flint rubble walls marking ancient boundaries.

They were usually built with brick, half round copings. Generally the roofs are pitched for pantiles, and parapet gables are a common detail. Chimneys are plain and square, though still numerous, and contribute to the attractive sky line and roofscape. Some sash windows survive in openings usually formed with segmental brick arches. The corners of flint walls are formed with red or gault brickwork  
There are some attractive Georgian timber door cases.

**Prevalent traditional building materials**

**Thatch** There is no thatch in the town, though out in the country there are a number of fine examples. It is possible that Lakenheath's buildings were thatched and that the thatch was lost in the 18th-century following a fire.

**Clay tiles** Roofs are covered with clay tiles made from the local gault clay which when fired produces a pale yellow coloured tile. Plain or peg tiles made from this clay can be seen on the roof of Chalk Farm.

There are several types of pantile including black glazed pantiles and three kinds of red pantile, the common form which has a wave like profile, a corrugated form, and flat profile with an edge roll.



No 102 High Street has parapet gables, plain square chimneys, timber sash windows and an attractive timber Georgian door case and forecourt railings. The lean-to parapet gable is curved in the Flemish style



Top left, Old street nameplates; right, 'K6 type' telephone box in High Street and bottom left, console bracket of traditional shop front, 71 High Street.

**Napped Flint** Walls were built with flint rubble with yellow or red brick lintels and quoins; Napped flints are flints where the face of the stone is struck off to expose the vitreous silicateous interior which is then used as a facing material..

Yellow or red brick lintels and quoins were used to form corners.

**Flint Rubble** Flints and other stones were picked up off the fields, or extracted from the chalk and used to build walls with brick lintels and quoins.

**Chalk** Chalk or hard chalk called clunch was quarried from the pit at the north end of Back Street. And used cut into blocks. It was a cheap material and used on the sides or backs of buildings or for utilitarian buildings with brick lintels and quoins.

**Brick** Most local bricks are a pale yellow, made with gault clay. ( a clay low in the minerals that colour bricks red). Red brick was not widely used. The Victorian bricks are a pale red with pronounced 'kiss marks'.

**Stone,** There is no indigenous stone so any that was used will have been imported from another area. The church quoins, windows and jambs are made from limestone which may have been imported from North Cambridgeshire or Northamptonshire, while the dark cretaceous ironstone called carrstone was imported from Norfolk.



*Top left to bottom right: Welsh slate, black glazed pantiles; red clay pantiles; local mixture of gault clay and red hand made plain tiles; flat-profile imported clay pantile; chalk block and gault brick; napped flint with gault brick dressings; local red and gault brick mix : and brick and flint rubble wall with segmental arched gault brick lintel.*

**Greenery & Green spaces  
Lakenheath Hall**

This is a much reduced historic landscape which retains a structure that can be traced back 150 years to a layout illustrated on the Ordnance Survey map of 1885. It contains a large number and variety of mature trees contributing to its woodland character. Hall Drive is between 100 and 120 years old and contains an avenue of mature horse chestnut and beech with sycamore saplings. The woodland at the Hall contains a mature woodland floor fauna, including winter aconite.



*The old tree lined drive to Lakenheath Hall*

**Anchor Lane**

The north west of corner of Anchor Lane contains an area of open grass land, formerly yards to the cottages which once stood there. On the south side of the lane is a long established garden land which spills out into the street and links countryside to the west bringing an air of rural tranquillity to this corner of the conservation area.



*Bosky corner of Anchor Lane*

**High Street Backs to West**

This is an extensive area of open space used as allotments, gardens and pasture. It contains a variety of out buildings and agricultural buildings. The space spreads west beyond their immediate curtilages, to the boundary with the Cut-Off Channel. The area contains a number of low key features which add to the visual interest of the space including 'Nissen huts', hedges, post and rail fences and chalk walls. There are clipped conifers on the north side and birch to the south of the footpath to Undley Bridge.



*St Mary's Churchyard*

There are mature yews on the boundary with the Channel, mature conifers planted as windbreaks and a good cedar in the garden of 102 High Street.

**Churchyard**

The churchyard is a substantial open space between The High Street and Back Street, enclosed by a chalk and flint wall. It contains the parish church and an attractive mix of mellow coloured grave stones, a variety of trees and mown grass, kept in a well ordered state. There are lines of pollards north & south along the perimeters, and a scatter of trees elsewhere. There are two fine mature trees, to the north of the church tower and the chancel.

**19 Mill Road**

The garden land to the rear of 23 Mill Road and No 19 Mill Road contains mature garden trees which provide a green back drop to the conservation area and the setting of No 7 Back Street the former rectory.

**South Green**

This is an attractive small green of mown grass running wedge shaped along the north side of the High Street, a fragment of the medieval green, which now provides an attractive setting for the war memorial.

**Junction of Back Street & High Street**

Here is a small area of mown grass, a little small to be fully effective, which provides a setting for the village sign.

**Extent of loss, intrusion or damage**

Generally the character of the conservation area has in the past, been eroded by infill development which was inappropriate because it was not in harmony with the mass, scale, materials and detail of the area. For example the extensions to the Peace Memorial Hall, the British Legion Hall the adjoining garage and No 70, High Street.

There has been a significant loss of original joinery and its replacement with new windows and doors which are out of character with historic buildings

Redevelopment has left gap sites which detract from the visual and spatial continuity of the street scene. For example the yard north of the Lakenheath Co-op or the gap left by the infill for Nos. 64 & 66 High Street.

There are locations with buildings or activities which conflict visually with the conservation of the conservation area. For example, the group of buildings on the west side of the High Street adjacent to the Peace Memorial Hall of 1922 and includes the petrol filling station and garage, the British Legion Hall and No 94 High Street.

Work immediately south of No 42 Hockwold Road, (the north lodge to the Hall), adjacent to Lakenheath Hall park.

Car breaking activity at the rear of 3 Dumplingbridge Road,

The flint and clunch walls are suffering from decay and neglect in some locations.

Electricity and telephone services are provided by overhead lines. The wirescape and poles are unsightly and their appearance is incompatible with the historic character of the area



Top: Gap in frontage for the Co-op delivery yard  
Below: Garage & halls in High Street



Top to bottom:  
Wirescape in High Street; Replacement windows in a High Street terrace; Decaying chalk block wall in Back Street

Neutral areas

Parts of the conservation that make a neutral contribution to the character of the conservation area include the following:

The area adjacent to the Peace Memorial Hall includes the petrol filling station and garage, the British Legion Hall.

The recently developed land at the rear of 132-142 and 144-148 High Street

Brewers Close.

The land and buildings on the west side of Back Street to the rear of and between 83 & 95 High Street.

Lakenheath Methodist Car Park

General Condition of the area

The general condition of the buildings is good, though there are a number of areas waiting for regeneration or enhancement. Examples are as follows:

High Street

Land to the rear of 76-84

Land to the rear of 41

Nos 65-66 (Library)

No 111,

Back Street

Lime Tree Bungalow



Examples of 'Neutral Areas'. From the top: Brewer's Close, Back Street Car Park; 9-9c Back Street

Examples of buildings at Risk. From the top: Outbuilding adjacent to No 70 High Street; Farm Buildings at the rear of 80 high Street; & 111 High Street

**Building at Risk**

Number 111 High Street is a small early 19<sup>th</sup>-century shop, typical of the many small buildings, many now demolished, built for the less well off artisan or labourer of the town. It is boarded up and vacant.

The vacant farm buildings built of chalk or flint rubble to the rear of Nos. 78-86 High Street and including No. 88 High Street. The buildings appear to be part of one or two 18<sup>th</sup>-century farmsteads, built before the construction of the Cut-Off Channel that utilised the land to the west and the marshes. The buildings make a positive contribution to the character of the conservation area and are of national architectural and historic interest. They appear vacant and redundant

The outbuilding to the rear of No 70 High Street has lost most of its pantiles from the roof and is smothered by ivy.

**Problems, Pressures and Capacity for Change**

The pressure to provide more houses may lead to the loss of significant green spaces and trees in the conservation area.

It may be difficult to maintain economic viability of the town centre shops against competition from out of town supermarkets.

There are several sites where redevelopment has commenced with demolition without further work of redevelopment, leaving gap sites that are detrimental to the visual character of the conservation area.

Traffic flows in the High Street conflict with pedestrian safety at peak times.

Cumulative changes to the windows and doors of historic buildings are eroding the special character of the area.

There is some capacity for change through redevelopment of buildings or appropriate sites which make a negative or neutral contribution to the character of the conservation area.

**Community Involvement**

The parish Council was circulated a questionnaire about the appraisal before the survey was carried out and a draft appraisal written. A public consultation was held between 25th September and 6th November 2006 on a draft appraisal. Key community organizations and statutory consultees were sent a copy of the draft document, and a letter was sent to each property in the area stating that the document was available on the Council's web site, at public libraries or from main council offices. Amendments were made to the draft appraisal after consideration of responses to the public consultation, and the appraisal was subsequently adopted by the FHDC planning committee of 28th March 2007.



*The local retail trade may be threatened by out of town supermarkets.*



*Site at Lime Tree Bungalow in Back Street waiting for redevelopment*



*Peak traffic in the High Street*

### **Proposed Boundary Revisions**

The boundary of the conservation area has been drawn to include the historic core of the settlement, areas of architectural or historic interest, including the survival of historic boundary walls. It is proposed that the boundary be modified as follows:

1. To exclude 144, 146 and 148 High Street and the land behind and to the west including the new development while retaining the flint and chalk boundary walls in the conservation area.

## Local Generic Guidance

### Understanding

Prior understanding is the best basis for conservation decisions; buildings and landscapes should be clearly understood before they are changed. Understanding should be clearly focussed on assessing the impact of proposed changes of the significance of the building or landscape.

### Alterations

Applicants for conservation area consent should be able to justify their proposals. Alterations should be necessary for the viability of the buildings 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 20<sup>th</sup>-century they were laid in a lime mortar using a mix of approximately 1 of lime to 3 of sand. Ash or brick dust might be added to speed the set. The lime used was in a wet puttylike form. Powdered or hydrated lime should not be used as a substitute for lime putty.

### 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 slaked quick 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 brick coloured pointing is known as 'tuck pointing'. This should be preserved.

### 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, admit water and trap it in the wall. Use several coats of lime mortar finished with lime wash to avoid cracking and allow the walls to breathe.

### Car parking

The replacement of front gardens by parking areas will not be permitted.

### Extensions

Alterations to buildings which make a positive contribution to the character of the conservation area may be permitted where necessary for the viability of the building. 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 napped flint walls should be preserved and neither painted or rendered.

**Paint****Colour**

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

**Paint contd.****Materials**

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.

**Repairs**

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-slated. The same type of slate should be used and non-natural materials avoided.

Indigenous slate is preferred to imported slate.

**Tile**

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 new 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 and normally they should be retained.

**Dormers**

17<sup>th</sup>- and 18<sup>th</sup>-century dormers of the pedimented type should be retained. Historic tiled or slated gabled or pentice roof dormers should also be retained.

**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 preferred.

**Shop fronts**

Shop fronts of merit should be retained or restored when unsympathetically altered. 20<sup>th</sup>-century shop fronts should be retained in significant 20<sup>th</sup>-century buildings. The presence of surviving blind boxes, shutters and stall risers should be investigated. Strident display fascias and internally illuminated fascias will not be permitted and standard corporate shop fronts will be resisted.

**Satellite Dishes and Meter Boxes**

Dishes and boxes should be carefully located and visually unobtrusive. Single satellite dishes should be used for 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 not be permitted.

**Views**

The obstruction or partial obstruction of views identified as of significance will be resisted.

**Walls**

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

**Summary of Issues  
Development**

Pressure for residential development  
While there may be many opportunities for increasing the residential capacity in Lakenheath, the desirability of preserving and enhancing the character of the conservation area is an important factor and in particular that of preserving the remaining open space. While it should be possible to retain garden trees where there is an opportunity to develop garden land, the open space west of the High Street and the views across it to the conservation area could be preserved limiting development to the conversion of existing historic buildings.

**Hall Drive**

Care may be taken to preserve the trees in the grounds of Lakenheath Hall. Foundation design for the proposed new houses should take the

preservation of the trees into account. Prospective purchasers would be made aware of the Council's intention to seek the preservation of the trees.

**Erosion of Architectural Character**

The Council could seek to control changes to windows, doors and other historic joinery to buildings in the conservation area which make a positive contribution to the character of the conservation area. This it can do with the service of a Direction under Article 4(2) of the Town & Country Planning Act, which would remove 'permitted development rights' that allow the replacement of doors and windows

**Viability of Town Centre**

An attractive local environment, improved pedestrian safety, car parking and local enhancement could improve the quality of the local environment and the town centre as a place to shop.

**Redevelopment sites**

The Council should not grant planning permission for the demolition of a building on a redevelopment site within the conservation area unless a contract for the redevelopment of that site has been awarded by the developer in order to avoid long term undeveloped sites in the conservation area.

**Back Street Car Park**

The visual appearance of the car park could be improved with an enhancement scheme which improved the surface and provided trees and

shrubs to enclose the boundaries and lessen the visual impact of parked cars.

**Historic Walls**

A comprehensive survey of the historic boundary walls and their condition will be undertaken as resources permit, to establish priorities and direct resources for their conservation.

**Wirescape**

When resources allow, the utility companies should be approached to prepare a scheme to remove the poles and to place the cables underground..

**Management proposals**

Buildings for consideration for listing:  
74-76 High Street

Farm Buildings at the rear of 78-84 High Street.

124 High Street

Group of Gravestones in the Churchyard south of south aisle

K6 telephone box adjacent to 63 High Street

15-17 Anchor Lane

No 7 Back Lane (Old Rectory)

North Lodge, Lakenheath Hall

*To follow public consultation*

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## Appendix 2 Bibliography

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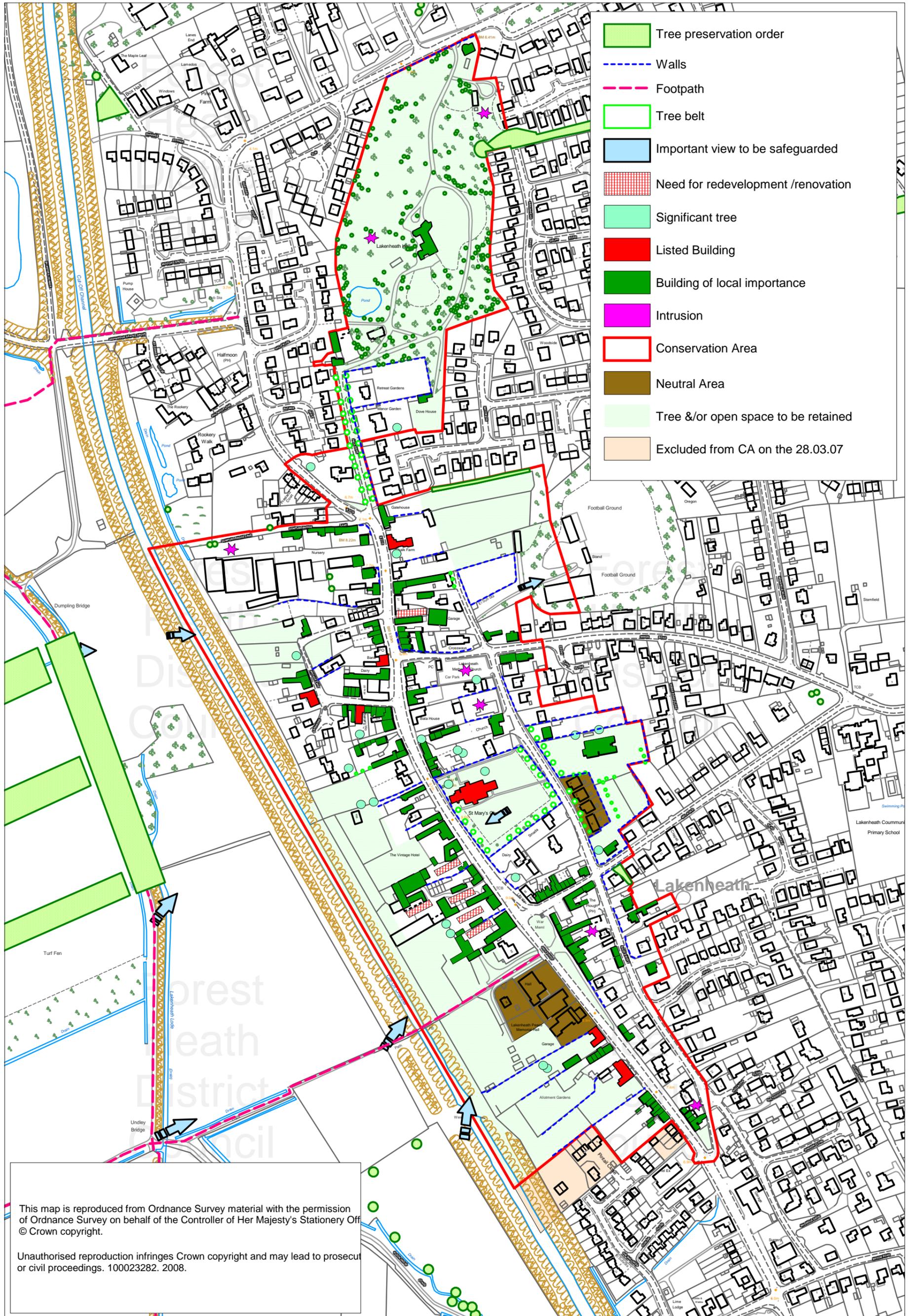
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# Lakenheath Appraisal Plan



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