



Higham Conservation Area Appraisal
Adopted May 2008

Forest Heath District Council

Higham

Conservation Area Appraisal



Forest Heath
District Council

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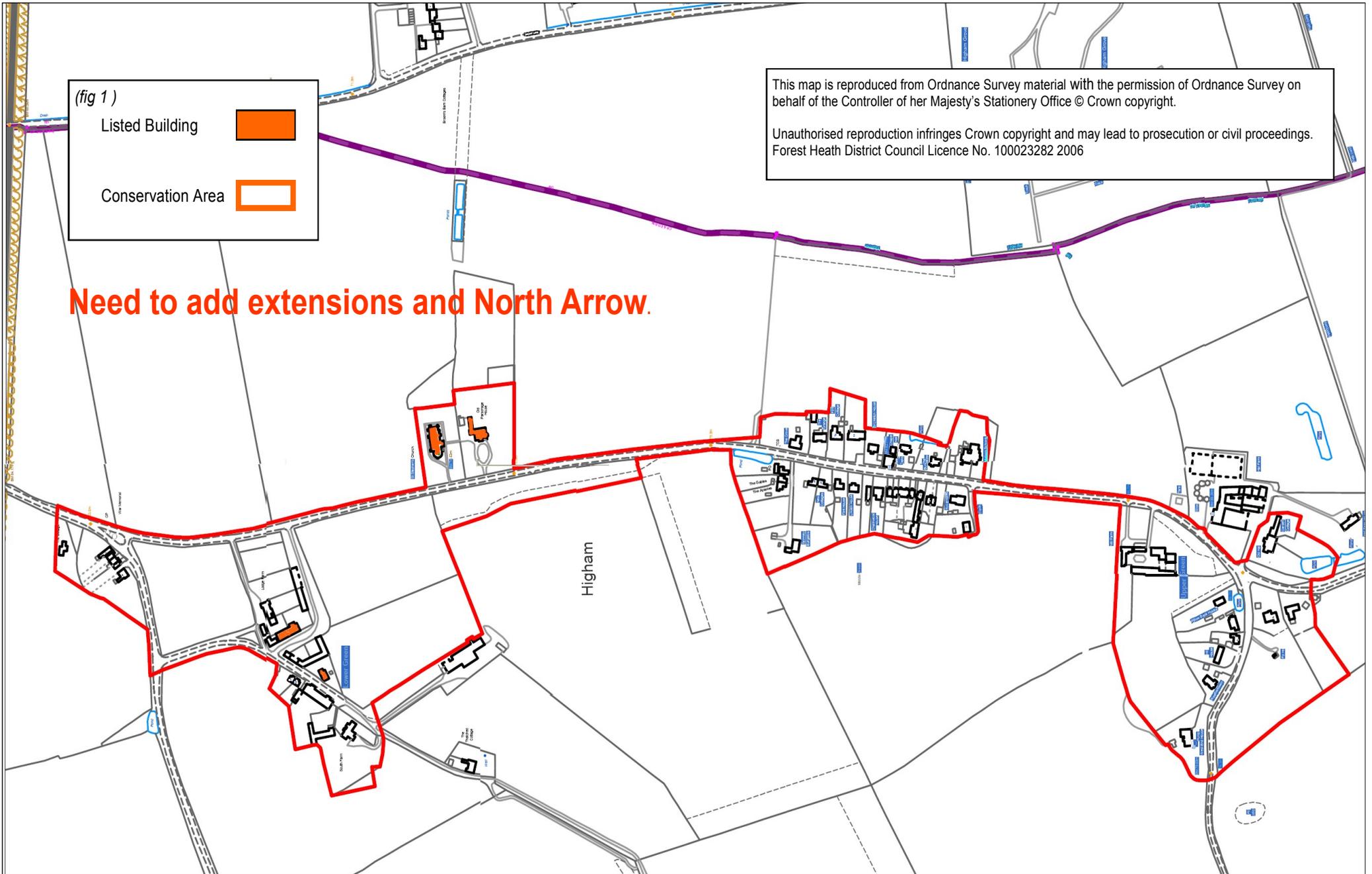
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Key Characteristics of Higham Green Conservation Area

- Three distinct areas of Lower Green, Middle Green and Upper Green
- Fine landscape setting high on a valley edge
- Fine views and panoramas
- Historic manorial centre
- Victorian estate village
- Domestic scale, flint, brick and pantile estate buildings *'beautified by front gardens in which flowers, fruit trees and old world flowers flourish'*.
- Architecturally important Victorian church and former vicarage
- Victorian former school building and former Baptist Chapel
- Fine farmstead buildings at Upper & Lower Green
- Attractive green spaces including those in Desning Hall Road with mature hedgerows and hedgerow oaks; the fields north & south of Lodge Farm and the war memorial green.

Higham Conservation Area Boundary and Listed Buildings Map



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 is 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 areas 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.

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.*' The Higham Conservation Area was first designated on 19th October 1988. It presently



(fig 2) Flint rubble walls, red brick and pantiles and a high quality natural environment are characteristics of the conservation area

has an area of 18.11 hectares.

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

The Higham Conservation Area includes the hamlets of Upper, Middle & Lower Green; old parkland and field adjacent to Lodge Farm; woodland, hedgerows and the old trees and verges of Desning Hall Road between the hamlets.

The survey of the village for the appraisal took place in October 2006 and February 2007. The first public consultation took place in October 2006 with a formal response sent by the Higham

Parish Meeting and the Higham Estate in late November 2006. A subsequent consultation took place by post and on the internet in March 2007

This conservation area appraisal is designed to set out the significance of the Higham Conservation Area which will provide a sound basis, defensible on appeal, for local development documents and development control decisions. 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. Forest Heath Council will expect a high degree of attention to be paid to



(fig 3) Low density landscape dominated character

design, repair, and maintenance in such areas. 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

saved Forest Heath Local Plan and the forthcoming Local Development Framework, and Planning Policy Guidance note 15 (PPG15): Planning & the Historic Environment 1994.

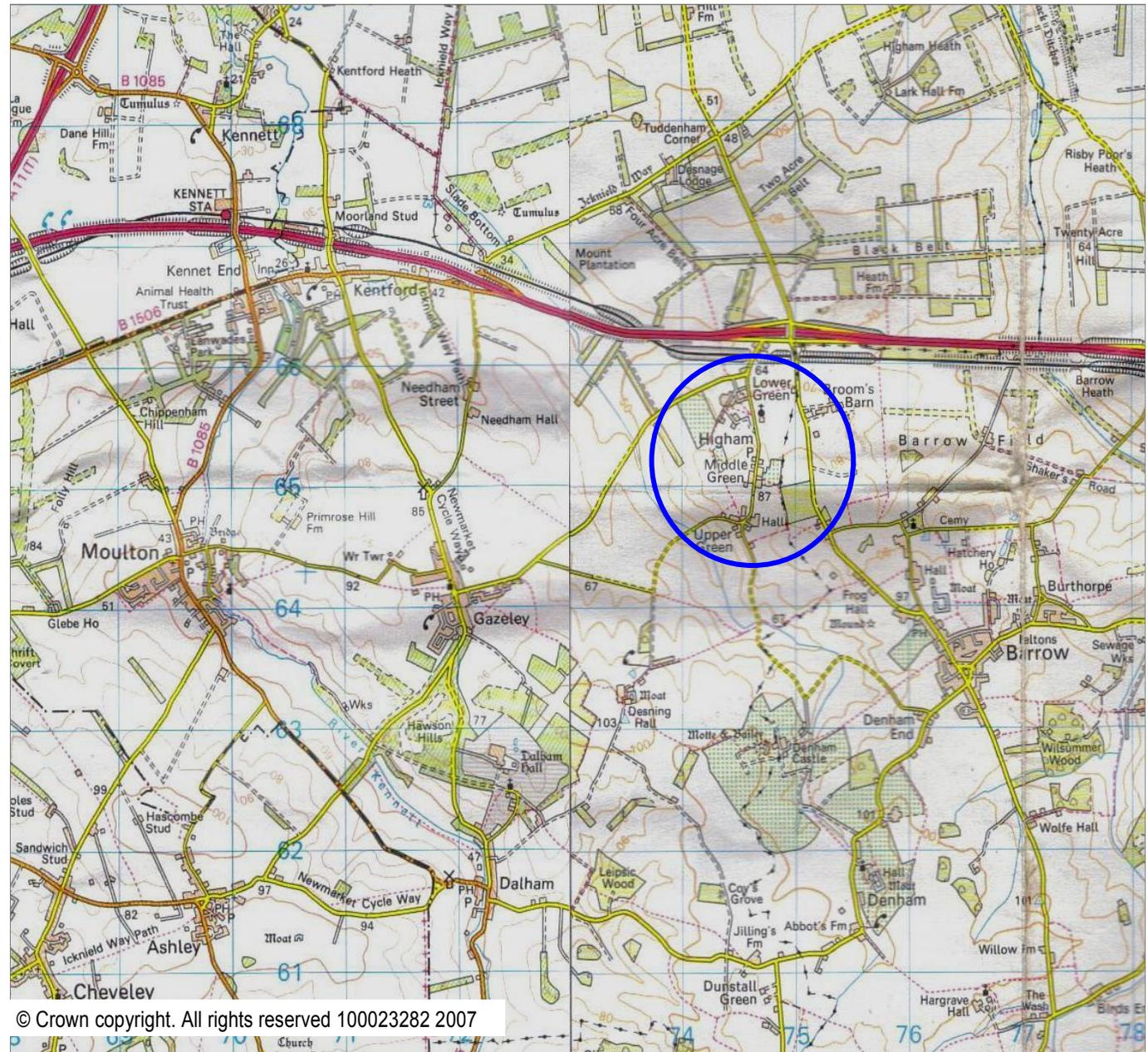
SPECIAL INTEREST OF THE CONSERVATION AREA

Local & Context

Higham is a peaceful rural estate village in the County of Suffolk located 8 km east of Newmarket and 13 km west of Bury St Edmunds. Its northern boundary is coincidental with the Icknield Way. The northern end of the parish is crossed by the A14 trunk road and the rail line from Ipswich to Cambridge. The major part of the parish and its buildings are the property of the Higham Estate, acquired by the Barclay family in the early 19th-century. The landscape is mainly woodland and arable farmland. The parish church holds regular services and the village maintains a post office and shop. The parish contains the Broom's Barn Experimental Centre, a branch of Rothampstead Research and the United Kingdom centre for Sugar Beet Research. There was a population of 151 persons living in 59 households in the parish in April 2001.

General Character & Plan Form

The general character of the conservation area is low building density and landscape dominated. The settlement is well spaced with concentrations of occupation at Upper Green, where there is a mix of farmsteads and cottages; Middle Green where there are rows of estate cottages, and Lower Green comprised of two farmsteads, the parish church, vicarage, estate cottages and a small green. Over the railway is a group of buildings coeval and associated with the railway station.



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(fig 4) Higham Location Map

The buildings are all of a vernacular scale with single pile plans. Those built in the 16th & 17th centuries have rendered timber frames and those built in the 19th & 20th centuries, which comprise the majority were built of flint with red brick quoins and window arches.

Landscape Setting

The village is situated the western extremity of a high ridge where the chalky boulder clay plateau of 'High Suffolk' gives way to the gently undulating chalk hills of West Suffolk and Cambridgeshire. The land is generally flat, sloping gently downwards to the north and east. However to the west adjacent to Upper Green, the land drops sharply into a valley formed by a small brook. The parish lies within the 'Breckland' countryside character area and the Chalk Escarpment and Plateau estate farmland landscape type.



(fig 5) The tower of St Stephen's Church is a prominent landmark

Landmarks & Panoramas

The tower of the Church of St Stephen is the most prominent landmark in the village being visible from the south, west and east.

There are fine panoramic views from the west edge of Upper Green across the valley towards Denham and Desning; to the west towards Gazeley; and to the north-west towards Ely and the distant but visible towers of Ely Cathedral. Conversely there is a good view of Upper Green seen from the far side of the valley and in the vicinity of Desning Hall. To the east of the village are distant views of Bury St Edmunds & the Kings Forest.

HISTORY, DEVELOPMENT & ARCHAEOLOGY

History of Higham or Higham Green

In the Middle Ages the parish of Gazeley contained



(fig 6) Views west over the valley from Desning Hall Road, Upper Green

two manors; Abthorpe Manor and Higham Hall Manor. The latter appears to have had its centre close to the junction of Desning Hall Road and the Burgate Road in Upper Green. The name Higham derives from Old English for 'high homestead' or 'high enclosure' which would describe the situation of Upper Green. 'Grene' can mean green coloured, a grassy place or village green.

In the Domesday Survey the village is associated with Denham and the Dukes of Gloucester. Later, Robert Higham held the manor until his death in 1429. His descendents held the manor until it passed through Susan Higham to the Lewknors. Susan Higham and her husband, Sir Edward Lewkenor, are buried in Denham Church. They died within two days of each other of smallpox in 1605. Their line ended with Sir Edward's grandson who also died of smallpox 29 years later. The manor then passed through marriage into the estate of Viscount Townsend of Raynham. The manor and estate was sold to Samuel Farmer in 1795 who in turn sold it to Captain Robert Lethem Barclay in c. 1800.

Prior to the 19th-century the local population was few & dispersed; engaged in agriculture, rearing and dairying with some horse breeding & poultry. The population grew slowly, 17 tax payers were recorded in 1327, 15 in 1525 and in 1674, 11 households were recorded living in 8 houses. Arable cultivation took place in the customary large open fields surrounding the village. One great open field described as Gazley Field was

situated on the west bank of the brook west of Upper Green and appeared on the 1823 enclosure map (see fig 7). Also, during the later 16th-century, the first permanent houses would have been built for the villagers when the farmsteads at Upper & Lower Green were begun.

Major changes took place in the 19th-century following the acquisition of the estate by the Barclay family. In 1851 the population of the parish had grown to 343 inhabitants living in 58 houses and stabilized by 1901 with a population of 320 living in 76 houses.

The landowners engaged in a programme of welfare and social improvement and a small free school was built at the expense of Captain Barclay in 1833, followed by a British School, built by J.G. Barclay in 1867. A public elementary school was built in 1861 and extended in 1892. Much of the population found themselves employed directly or indirectly by the Higham Estate who built cottages for them at Middle Green & Lower Green.

In 1861 the ecclesiastical parish of Higham Green was formed and the patron of the benefice, J.G. Barclay commissioned the leading Ecclesiological architect of the day, Sir George Gilbert Scott to build the Church of St Stephen and the adjoining Vicarage. Higham Green was made a civil parish in 1894. As elsewhere in Suffolk, non-conformity was strong and a Baptist chapel was built in the village in 1836 and rebuilt in 1879. A gospel Hall was built in 1908.

In 1770 a Turnpike Act was passed for the road from Bury St Edmunds to Newmarket, which ran close to Lower Green. A toll house was built at the junction with the turnpike and the Gazeley Road. The Eastern Union railway line between Bury St Edmunds and Newmarket opened in 1854 though the

Population had to wait until 1891 for a station.

The Lamb public house in Upper Green was first recorded in 1844, and the Station Inn public house is recorded as having been built in 1891. Since then,



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(fig 7) 1823 Enclosure Award Map

Archaeology

There are possibly the remains of a Bronze Age round barrow and ring ditches in the parish. East of the churchyards are earthworks and a fragment of a 'hollow way'. The medieval open field system was recorded on the enclosure map (fig 8) and the boundaries survive in places. The County Sites & Monuments Record lists stray finds of Roman Pottery shards, Saxon Pottery and worked flints.

Spatial Analysis

Spaces, their Interrelationship & Views

The most significant space in the conservation area is Desning Hall Lane (fig 9) Enclosed each side by mature hedgerow, it passes through, and links the subsidiary spaces in Upper, Middle & Lower Green. At Upper Green it follows a gently curving path tightly enclosed by hedgerow which enclose long views in the



© Suffolk Record Office

(fig 8) 1845 tithe map for the parish of Gazeley showing Middle Green & Lower Green

road on the outside of the curve. The space opens out at the junction with Burgate Road and the entrance to Hall Farm. Here there is a view to the north, over a gate into a paddock and of Mill Farm beyond. On the south side of the road the space expands into Hall Farmyard and its orchard beyond the farm boundary wall. From Upper Green to Middle Green the road is enclosed by mature clipped hedges and high trees and where there is a fine view north beyond Middle Green.

At Middle Green the buildings are set back from the road behind hedgerow, flint walls and picket fences. There is an attractive variety of spatial arrangement here with the building frontages aligned and parallel with the road to west, and to east are set square to the road. Some are set back forming a secondary space (Nos. 35, 38 & The Grange) while others (Chapel Hall & The Grove) are against the back pavement edge or close to it.

The spaces between buildings are pleasing in their irregularity and leave no room for infill development. On the west side of the road, there are three narrow driveways to Nos. 56; to Nos. 48 & 52 and to Spinney Bungalow. These provide a layer of spatial complexity and short views from the road looking west.

Between Middle Green & Lower Green the road is straight with good long views, enclosed in either direction by a bend in the road. Here too, the road is enclosed by hedgerow and high trees punctuated by the gaps for footpaths affording distant views to east over open fields to west, views across the pasture north of Lodge Farm.

The churchyard is in Lower Green and open to the road. It is rectangular in plan and visually cramped by the large scale of the church.

To north is a small triangular space containing a green with the War Memorial at the junction with Gazeley road. The space is enclosed by cottages to north and hedgerow to east. There are attractive views south of Lodge Farm across a meadow from Gazeley Road.



(fig 9) 'Linear space' in Desning Hall Road, Lower Green

Pages Lane is an informal and irregular linear space with a small triangular green where the lane turns southeast. The former farm buildings of Lodge Farm & South Farm and their boundary walls form an irregular linear enclosure with attractive serial views in either direction full of rustic charm.

Within the roads of the conservation area there is the sense that beyond the enclosing field boundaries is wide open space below high skies and distant views.

There are a wide variety of spaces between the cottages and the farmstead buildings which are appropriate to their historic locations, and their visual and economic status. These are very important to the character of the conservation area

and should be preserved.

Character analysis

Former Uses

The enclosure award map (fig 8) shows the roads and tracks and field boundaries extant in 1823, which form the framework for the present landscape. Upper & Lower Green was each occupied by two farmsteads, Hall Farm & Mill Farm in the former and Fyson's Farm, (now South Farm) and Lodge Farm in the latter. Each farmstead expanded significantly following the 1823 enclosures.

There is little surviving archaeological evidence above ground of any medieval settlement at Higham Hall other than two ponds which resemble fishponds on the 1845 tithe map.

In 1874 Thomas Reynolds was milling, malting and farming at Mill Farm. His windmill was on the far side of the field from Mill Farm, reached by the track that ends now at 58 Middle Green. As well as the farmsteads at Upper Green there was a scatter of labourer's cottages around the junction of Desning Hall Road and Burgate Road in c.1800.

The Barclay family chose to allocate most of the estate cottages to Middle Green, though not exclusively, with a group at the junction of Gazeley Road and Desning Hall Road, and three in Upper Green. Middle Green appears to have been chosen because there were several cottages and two yards there prior to 1830. (One now contains



(fig 10) Old Hall & Garden Cottages, Upper Green, possibly the site of the medieval manor house

Nos. 50 & 52 Middle Green and the other The Gables & the Apiaries Middle Green). By the time of the first Ordnance Survey map (1884-1892) there was the School (1867), the Baptist Chapel (1879) and the Post Office.

Landownership in Lower Green appeared in 1823 to have been divided across Pages Lane between Fyson's Farm and J Gurney of Lodge Farm consolidated from the field strips that ran parallel to Gazeley Road & Desning Hall Lane.

Arable crops were mainly grown so barns, granaries, stables and implement sheds would have been significant among the farmstead buildings.

At some time prior to 1900 a chalk pit was opened in Upper Green south of Desning Hall Road, and

provided lime and chalk block for building. Close by, north of Desning Hall Road a gravel pit was also worked.

Buildings

Three historic building types are prevalent, farm houses, farm buildings and estate cottages.

The **Upper Green** farmhouse at Hall Farm (*fig 10*) appears to be of two main phases; an 18th-century double pile plan range facing south and a late 19th-century 'L' shaped plan extension facing north with a further extension to east. The east wing has a slate roof and the other wings have pantiled roofs. The walls are red brick, (painted to west) and there are good late Victorian large pane sash windows under flat gauged brick arches. The south range has two storeys with a 1½ storey north outshut. The late Victorian extension to north has two storeys in an 'L'-shaped range with a two storey bay window to the north.

The farm buildings and flint boundary walls (proposed for inclusion in the conservation area) are to the north of the farmhouse. (See *page 23*) On the opposite side of the road and well set back from Desning Hall Road is Mill Farm. A house worthy of a prosperous miller and maltster stands at the end of a drive. (*fig 11*) It has an 'L' shaped plan, of two storeys to rear and three storeys facing the road. The rear range was built with flint rubble and a slate roof and the main range was built of stucco with stone dressings and a hipped slate roof. There is an attractive single storey range to



(*fig 11*) Mill Farmhouse, Upper Green

south rebuilt with flint rubble, red brick dressings and pantile roof, and behind a flint wall, a second element of black weatherboard and pantiles. The three storey range was built in the mid-19th-century; it has a single pile plan, a symmetrical façade with a hipped roof and eaves with paired console brackets and with gault brick end stacks. It has three bays with rusticated quoins, stone architraves and sash windows with glazing bars. The windows diminish in size upwards. The central door has a flat porch canopy carried on console brackets.

The farm buildings form a courtyard partially open to the south. The buildings are shown on the 1845 tithe map (*fig 8*). The central part of the north range is a three stead barn with vent loops; some with brick quoins. This appears to be the oldest building

in the farmstead. Elsewhere the buildings that form the south end of the courtyard are single storey, flint and pantile buildings with black weather boarded gables. The road boundary is formed by a flint rubble and brick wall. The farmstead and its farm buildings are a surprising omission from the list of buildings of special architectural or historic interest.

There has been much reconstruction and new building of cottages in Upper Green. West End House and Weatherbeam have plain tile roofs, diagonally set chimney stacks, flint rubble walls with brick dressings, gabled half dormers and hipped tiled porches in common suggesting they were 'estate built' in the early 20th-century. Hill House reflects the traditional design in scale and massing though looks a little alien in character with its use of stained timber and modern brick.

No 10 Upper Green (*fig 12*) has the standard character of the estate cottage. It was built in about 1820 of flint rubble with brick dressings and with end stacks. It has a rear addition for utilities resulting in an 'L' shaped plan. There are 3 windows to the road at ground floor level with an off centre entrance door and porch. The windows have small pane metal casements under segmental brick arches at ground floor level. The gabled porch is an estate standard, built of flint rubble with brick quoins, parapet gables, brick kneelers and basket arch over the entrance. There is a low flint rubble boundary wall enclosing a small front garden.



(fig 12) No 10, Upper Green , a 19th-century 'Higham Estate' type cottage

Willowbank house and its adjoining outhouse appear in the 1823 enclosure award map. In winter the house could be seen from the road close to its driveway reflected in an old and tranquil pond (fig 24) . It has a pantile roof, three single storey timber canted bay windows with slate roofs and sash windows with glazing bars. It has been rendered and painted in pink, somewhat out of place among the flint and brick of Higham.

Across the Denham Road and west of Old Hall are Nos. 72 & 74. The former has the appearance of an estate cottage, built in flint rubble with brick dressings, a pantile roof and gabled porch with a basket arch. However it appears to be new. No. 74 is also new and composed of several vernacular elements built of flint and brick and

black weatherboard.

The west side of **Middle Green** contains most of the early 19th century estate cottages. They were set in generous gardens, historically used to grow vegetables and perhaps keep a pig. All the cottages have flint rubble walls, red brick quoins and window arches. They form a significant group



(fig 13) 19th-century Higham Estate flint & pantile cottage with the typical open porch in Middle Green

with the other estate type cottages across the road. Nos. 54 and 55 is a two storey pair with a rear outshut, end stacks and a slate roof. There is a central gabled double porch.

Nos. 48 to 52 is a terrace running at right angles to the street. No 48 has 1½ storeys with gabled half dormers and a concrete tile roof. 49-51 are single storey and 52 is 1½ storey with gabled half dormers, pantile roof and a north outshut roof.

Nos. 43 to 46 (fig 13) is a 1½ storey terrace running parallel to the street. The range has a pantile roof with ridge chimney stacks set alternately along and across the roof. There are three light small pane timber casements, in half dormers at first floor and under segmental brick arches at ground floor. Each house has a gabled flint rubble porch with an entrance under a brick basket arch.

No 39 is two storeys and set end on to the road. It was built with flint rubble with brick quoins and notably with brick hood moulds over large pane sash windows. There is a small parapet gable facing north and at ground floor level, a canted bay window with a hipped slate roof.

Between the 19th-century buildings is modern infill, generally in harmonious scale and materials. New Cottages are in an estate 'Georgian' cottage style and the row ends with a small group of 'inter war' rendered and tiled houses. The Post Office is shown on its present site on the first edition Ordnance Survey map of circa 1894. The post office and shop is a simple rectangular building with rendered walls and a concrete tiled roof. It presents a neat gable to the road with a double shop front with glazing bars and a close studded timber-frame gable. There is a George V wall post box in the north wall and within the forecourt is an unlisted, Type K6, red telephone kiosk (fig 24) , of the type designed by Sir Giles Gilbert- Scott in 1935.



(fig 14) Telephone box, post box and Post Office reflected in the 'Post Office Pond' in February

There is greater variety on the east side of **Middle Green** with just two flint and brick estate type cottages at Nos. 35 & 38; 20th-century infill, a 19th-century school and a chapel. The sequence from the north end of the group begins with The Grove (fig 15), an elegant mid-19th century house, set back behind a high flint wall and a red brick wall



(fig 15) The Grove, Middle Green

with iron railings. The house has stucco walls and a hipped slate roof with end stacks. It is built on two storeys with a rear outshut. There is a good two storey, three bay façade with a 1st floor plat band and chamfered quoins. The windows are large pane sashes with architraves and at ground floor level, architraves and key blocks. The central entrance door has a simple door case with pilasters and entablature.

South of The Grove is the 19th-century flint and brick boundary wall of The Grange, (a mid 20th-century 1 ½ storey red brick and concrete pantile house). Nos. 35 & 38 were once each a pair of 'estate' cottages with gabled porches at each end. They have two storey ranges facing the road with axial chimney stacks. No 38 also has an end stack to south. They have pantile roofs and flint walls with brick quoins and segmental arches. No 35 has



(fig 16) Former Baptist Chapel, Middle Green

modern stained timber two light casements with glazing bars. No 38 has uPVC windows. No 35 has one gabled flint and brick porch, and No 38 has two.

The former Baptist chapel (fig 16) is now a house (Chapel Hall) and stands end on to the street against the back edge of the pavement. Rebuilt in 1879 in red brick with a slate roof, the building has a rectangular plan with a lean-to porch and Sunday school to south and utilities to rear. The gable faces the road with stone kneelers and oculus above three semi-circular headed windows flanked by shallow brick pilasters supporting semicircular stone arches. The residential conversion has resulted in uPVC windows and roof windows to light an inserted floor.

The school (fig 17) was built in 1861 in a high Victorian style and enlarged in 1892. It was



(fig 17) Former village school

constructed with flint rubble, brick quoins and hood moulds and a 'fish scale' slate roof. The school room was to north and the schoolmaster's house was to south. The architectural composition is dominated by the entrance porch with a clock tower surmounted by a short slate spire topped by a weathervane in the form of a wise old owl. The residential conversion has resulted in the introduction of uPVC windows and two hipped roofed dormers into the school room roof. Their eaves appear to have been designed to reflect the eaves of the spire.

Tucked in between the chapels and the school is The Bungalow, a single storey house with entrance porch facing the road. Possibly built in the inter-war years, the house is constructed of flint rubble with red brick dressings and flat clay pantiles. It has

three light timber casement windows with glazing bars and a boarded entrance door with a diamond light. There are brick hood moulds over the door and windows. The whole is dominated by stepped brick gables.

The church (fig 18) and its former vicarage are detached from **Lower Green** in a rustic setting. The church was designed by Sir Giles Gilbert Scott



(fig 18) St Stephen's Church, Designed by Sir Giles Gilbert Scott & built in 1861

in 1861, who is reported to have resolved "that the building should be a gem among the many which have made his name famous". The church is listed grade II and is designed in the 13th-century gothic style. It has a nave, chancel, north aisle north vestry and organ chamber, west tower and south porch. It is built with flint rubble with limestone bands & dressings. It has plain tile roofs with parapet gables. The round tower is unlike any medieval tower in Suffolk. It has a short shingle spire and arcaded belfry stage in the Early English style. Inside the tower is a vaulted baptistery with a font designed by Scott. There are boarded doors with decorative ironwork and painted glass windows by Clayton & Bell. The whole is of very high quality workmanship, attributable to the contractors, Holland of Gazeley and Ratte & Kett of Cambridge.

Adjoining to the south and hidden from the road by beech hedges is the former vicarage (Old Parsonage House). It also was built to the design of G G Scott in 1861 and is listed Grade II (as The Vicarage) for group value with the church. It can be seen from the churchyard and has an irregular plan of two storeys and was built with flint rubble & bands of brick and with fish scale slate roofs. The chimneys are flint rubble & brick. There are mullioned windows of various Gothic forms with deeply recessed casements of metal and wood. The entrance bay is set forward and gabled with the doorway and hood mould pointed in the 13th-century style. The boarded door has foliate iron

hinges and above an oriel window with a slate pyramidal roof. Also within the curtilage of the 'The Vicarage' is a garage block with flint rubble and brick walls and gabled fish scale slate roof.

The farm stead at Lodge Farm is set in open countryside surrounded by pasture and grassy plantations preserving its rural character. The flint rubble boundary walls in **Pages Lane** (fig 24) are historically and visually significant.

The farmhouse is substantial and has a late 17th-century form with a wide single pitch roof over a single pile plan. The plan has an 'F' shaped form over two storeys, with short gabled wings to rear and a later range to west. The house has rendered walls and plain tiled gabled roofs. The west range has a slate roof. The windows have horned sashes with glazing bars, the larger windows also having margin lights. There are single storey canted bay windows to east and west. The entrance has a 6 panel door with architraves and porch canopy carried on console brackets.

South of the house is a range of slated brick and flint rubble stores and an 8 bay timber-frame, weather boarded and pantiled open fronted store. Between the house and store is a high flint rubble and brick wall enclosing the south garden. East of the garden wall, high on a pole is a ruined square planned dovecote with a pyramidal roof.(fig 24) North of the house is a flat-roofed garage constructed against a 19th-century flint and brick



(fig 19) Lodge Farmhouse



(fig 20) C17th & C19th Grain Barn with St Stephen's Church across the meadows

wall with red brickwork.

To the west is an exceptional and Grade II listed 17th-century thatched aisled barn (fig 20). The presence of aisles is suggested by the length of the roof slope and the half hip at the north end. The 19th-century flint rubble and brick banded walls replaced the 17th-century timber-frame walls and at the south end the barn was shortened in the 20th-century where there is a new wall with stained timber vertical boarding. The weathervane on the south gable peak is in the form of a deer.

West of the barn on the other side of a track is a yard enclosed by flint rubble walls, built up on the north, south and west sides with flat roofs to form animal shelters or stores. Immediately to the west of the shelters is 30 Pages Lane (fig 32), a Grade II listed 16th-century house, built with a rendered timber frame and a half hipped thatched roof. It is a 1½ storey, 2 cell house with 19th-century end stacks. There is a good flint rubble and brick boundary wall along the north-west boundary with Pages Lane.

South Farmstead lies on the opposite side of Pages Lane and consists of the former farmhouse, stable and implement sheds, barn and cottages. They have recently been converted from agricultural to residential use. The farmhouse (fig 21) has a 1½ storey three cell plan with a rear wing and an off centre axial stack. The building is likely to have C16th origins. It is timber framed and

rendered with a thatched roof. It has small pane sash windows under eyebrow dormers and with side hung external shutters at ground floor level. A single storey pantiled and rendered wing with attractive Gothic detail and a porch, project to the north-east.

The farmhouse is enclosed by a flint boundary wall, replaced in part by a high 'Leylandii' hedge. Immediately north of the farmhouse is a single storey, 'T' plan range of former stables and stores, built of flint rubble and brick with gabled slate roofs. The range has recently been altered for residential use, retaining the original openings with red brick quoins and segmental brick arches.

The five stead barn (*fig 22*) retains much of its original external form though none of its original appearance or external cladding survive. The main barn has black weather board and cement rendered walls with pantile roofs. The east out shuts appears to have been rebuilt with flint rubble walls with brick quoins and slate roofs. The former cart entries are weather-boarded and part glazed with mullioned windows on two storeys. Attached to the north corner is an open fronted cart shed. Adjoining the barn are Nos. 28 & 29 Pages Lane, mid 20th century rendered and concrete tiled semi-detached cottages. They stand behind a flint rubble wall with a brick coping and a 19th century outhouse at the end of the garden (*fig 24*) The building has a pitched pantile roof and walls of chalk block and brick.



(*fig 21*) South Farm, Lower Green, behind the old flint farmyard wall



(*fig 22*) Barn conversions at South Farm, Lower Green

War Memorial Green

The estate cottages north of the war memorial green form a picturesque group set back behind pretty gardens enclosed by timber picket fences at the entrance into the village from the turnpike road and the railway station.

Four of the cottages, No 21-24 Lower Green, are shown on the 1845 tithe map. By 1892 they had been extended to the north probably with a wash house and closet. Some time later the east cottage was replaced by an extended No 21, and separated from No 22 by a through passage. The original cottages are in the center of the existing group built in two storeys of flint rubble with brick quoins and lintels and under a pantile roof, each with the 'hall mark' open gabled flint and brick porch. The cottages have central axial chimney stacks with square plan grouped shafts. The windows are two light small pane casements. The east range is also of flint rubble, brick and pantile and is substantially two storeys with a single storey range to the north. The principle façade is to the east and has 6 bays. The second bay is gabled and contains a shallow single storey porch. The windows are two light casements with horizontally proportioned lights suggesting a mid-20th century construction phase. The ground floor widow openings have brick hood moulds.

The westernmost cottage (No 26) is 20th-century. The walls were faced in flint rubble with brick

dressings under gabled pantiled roofs. The house has a two storey 'L' shaped plan. The windows are modern timber casements in openings with brick hoodmolds.

The Cottage, Lower Green, is in an isolated location north of the War Memorial (fig 23), well set back from the road among pine trees. The Cottage, built after 1892, looks late Victorian in appearance with a touch, stylistically, of the Arts & Crafts Movement. It is built of red brick with a steep pitched plain tile roof. The plan is irregular, allowing four steep gables. There are three tall red brick chimney stacks. The windows have timber casements with transoms and glazing bars under gauged red brick segmental arches. The entrance is to the north through a boarded door under a brick 'Tudor' arch.

At the centre of the green, carved out of Portland Stone is the War Memorial to the men of the village who lost their lives in the 1914 -1918 War. It has a square



(fig 23) War Memorial Green, Lower Green

Local Details (Clockwise) (fig 24) Picket fences, weathervanes, red phone box, eyebrow dormers dovecote, hallmark estate porch, ponds, flint rubble walls.



tapered shaft on a stepped base with a pedimented cap carved with trailing ivy.



(fig 25) Water reed thatch, red brick banding & flint rubble



(fig 26) Old & new pantiles, red brick and flint rubble and black stained timber weatherboard



(fig 27) Stucco on brickwork, slate roofs and gault brick chimney stacks in Middle Green.



(fig 28) Pantiled roof, clunch block and timber-framed & weather boarded walls



(fig 29) Decorative bands of Fish scale slates at The Old Parsonage House, Lower Green



(fig 30) Plain tile roofs and rendered timber frame at Lodge Farm Lower Green



(fig 31) Flint rubble walls



(fig 32) Rendered timber frame and long straw thatch at the Thatched Cottage, Lower Green

PREVALENT LOCAL BUILDING MATERIALS

Prevalent Local Building Materials

Important Open Spaces and Trees

Woodland and brush to the south of Desning Hall Road.

The area of woodland and brush is an important element in framing the view of Upper Green from the west and a valuable wildlife habitat

Paddock West of Mill Farm.

An important element of open space in the setting of Mill Farm and for views of the village south from the footpath north and east of Upper Green.

East Garden of Mill Farm House

An important open space which contributes to the setting of Mill Farm House and views of its fine east elevation.

Desning Hall Road Hedgerow & Verges.

The road between the three Greens is lined each side with historic managed hedgerow of mixed species containing mature hedgerow oak trees (*fig 34*). They are a significant element in the traditional Suffolk landscape and a majestic visual element in the rural landscape of the village. West of the road between Middle and Lower Green is a strip of derelict orchard scrub trees following a pre-enclosure field boundary, which is important for its visual appearance and for wild life.

Garden of Old Parsonage House

The open space is important for the setting of the house and to provide garden land commensurate with the status of the house, a Grade II listed building.

The Churchyard and Hollow Way Immediately to East

The open space is also important in providing a setting for the church and to allow unrestricted views from footpaths from the north.

Meadows South of Lodge Farmstead

Crossed by two footpaths, the open space allows views from the north of the



(fig 33) Orchard north of Lodge Farmhouse



(fig 34) Hedgerow and oak trees in Desning Hall Road.



(fig 35) Meadows south of Lodge Farmstead

buildings in and around Lodge Farm and South Farm (fig 35) . Conversely there are good views of the church across the meadows from the south.

Gardens & Paddock East of Lodge Farm.

The open space preserves the historic relationship between the house and its farm buildings; to provide garden land commensurate with the status of the property and to preserve its traditional setting. The land contains fine mature trees which contribute to the appearance of the conservation area.

Orchard North of Lodge Farm

This is a beautiful Arcadian hedged enclosure containing a plantation of ? walnut trees? The meadow contributes greatly to the setting of Lodge Farm House, the war memorial and Nos. 21-26 Lower Green. (fig 33) Its orchard and hedgerow trees make a significant contribution to the character of the conservation area. Conversely there are fine views of lodge farmhouse across the meadows.

Garden Land of the Residences at South Farm and the Former Farm Buildings.

The open space preserves the historic relationship between the house and its farm buildings and provides garden land commensurate with the status of the property and its setting

Extent of loss Intrusion & Damage

The overhead power lines and telephone lines are visually intrusive (fig 36)

The increase of heavy traffic passing through the village along a narrow road constructed to a standard inadequate for heavy goods and agricultural vehicles causes damage to roadside verges and the appearance of the street scene.

Excessive speed through the village creates danger and detracts from the enjoyment of walking between the 'Greens' where there are no footpaths

General Condition of the Area

Generally the buildings are in very good condition and the front gardens well maintained

The redevelopment of the buildings in Lower Green within the station complex and adjoining the station has been carried out sympathetically. It is hoped that the station buildings will attract new businesses to the village.

The surrounding farming activities generally harmonise with the residential focus of the village.

There is some concern over the traditional farm buildings at Hall Farm where there appears to be some movement in the clunch and flint rubble walls, an element of redundancy and problems of alternative use close to a working farm.

Buildings at Risk

The former railway station buildings, proposed for

inclusion within the conservation area are currently unused and a acceptable new use needs to be found for them.

Problems Pressures & Capacity for Change

The problem of increasing heavy traffic and excessive speed within the village needs to be addressed. It should be tackled with sensitivity avoiding the proliferation of inappropriate road signage and road humps.

Rural post offices are subject to a programme of rationalisation and closure. The closure of the Moulton Sub- Post Office and Store would be damaging to local social and economic vitality.



(fig 36) Visually intrusive overhead power lines and telephone

The village pond by the Post Office is not presented to best advantage. There is the potential for enhancement here to make it a focal point within the village.

The traditional character of the vernacular buildings has been well maintained and while there has been a significant loss of original timber doors and windows many have been conserved. Should their continued retention be threatened or the proliferation of satellite dishes become an issue then such works can be resisted following consultation locally by the removal of permitted development rights by the District Council through the use of an Article 4 Direction.

Community Involvement

The Parish Meeting and the Agent for the Higham Estate were consulted by letter in November 2006. Their detailed written responses were incorporated into the public consultation draft of the conservation area appraisal which underwent a public consultation in March 2008. Comments received were considered and amendments made by the Council prior to adoption in May 2008.

Boundary Changes

Hall Farm buildings

The draft appraisal proposes that the farm buildings at Hall Farm are included in the conservation area. (figs 37 & 38). They retain much of their 19th-century form and are important as a group with the Hall Farm House.

The farm is still a working farm fattening pigs, which has necessitated changes to the traditional buildings and the construction of new buildings. The existing buildings are the product of several phases of enlargement dating from before the 19th-century. Much of the 19th-century arrangement survives.

They were arranged in an 'E' plan, with the corn barn to the north and the parallel rows of the shelter or implement sheds running north to south forming two south facing yards. All but the west range have survived. The barn appears to be of a half aisled form, partially built of clunch and flint rubble and partially of timber-frame with vertical weatherboards. It has a gabled slate roof. The west range (formerly the central range) is built of clunch blocks with a pantiled roof. The northern range is linked to the east end of the barn with a short flint, timber and pantile link. The range is built with a hipped slate roof and weather boarded walls. The most southerly component is a stable with hayloft, built with flint rubble with gault brick dressings and hipped slate roofs. Also sections of the farmyard wall survive along the north side of the farm drive & against the road north of the north farm entrance. Between the barn and Desning Hall Road is a small orchard,

Station Area

The draft appraisal proposes to enlarge the conservation area to include the area between the A14 slip road and Lower Green. The A 14 slip road runs on the line of the turnpike road opened in 1770. The toll house was built at around this date at the junction with the Gazeley Road, at the half way point between Bury St Edmunds and Newmarket. The railway came in 1854



(fig 37) Hall Farm Barns from the west



(fig 38) Hall Farm buildings from the south.

though the station and the Station Inn were not opened until 1891. At the time of survey the former use of the various buildings is speculative.

Partially hidden from the road by garden shrubs, Tollhouse Cottage is listed Grade II (*fig 39*). It is built of clunch blocks with a fish scale slate roof. The plan is pentagonal with spayed angles to give 10 unequal sides on two storeys. The roof has a pyramidal form with a central chimney in gault brick. It has small pane casements, mostly renewed c. 1980 and set in openings with pointed arches some having retained raised clunch keystones. The single entrance porch and flat-roofed extension to south were built c.1980. It was known as 'Round Lodge' in 1845.

The Forge was built after 1845 and before 1892. With the exception of the sliding forge door, it has changed little externally since it was built. It has a simple rectangular plan with a gabled pantile roof and walls of flint rubble with red brick quoins and segmental arches. The forge chimneys are internal and to the rear.

Opposite is the Station Inn and stables (*figs 40 & 41*). The main element has a slate roof and is built of gault brick with red brick quoins and gault brick wedge lintels with key blocks. It has a rectangular plan of two storeys, with a hipped roof with high internal chimney stacks. There is a two storey canted bay window to north, a central single storey open porch to west, a two storey single pile gabled wing to south and two hipped roof two storey wings attached to the east elevation. The windows are predominately three pane

sashes mixed with casements with transoms.

The stable range is to the south and set back and parallel with the road. It is built of clunch block with red brick quoins and a slate roof. The range is 6 bays on a single storey plus a central half bay, raised half a storey and gabled. This bay contains a first floor semi-circular headed window with an off-centre entrance door below. The windows have two lights. At its north end the roof has a parapet gable while at its south end the roof is hipped where the range turns at right angles into a two storey building with walls of flint rubble and brick quoins, under a hipped slate roof. The south elevation contains a wide glazed opening suggesting a carriage entrance for a coach house.

There are three buildings within the former railway yard beyond the original gates and railings. They are the former station building (*fig 43*), a warehouse and a large lighting showroom (*fig 43*). The warehouse is not of interest.

At the time of survey, the former use of the lighting showroom is unknown, it could possibly have been a train shed. Map evidence suggests it was built between 1845 and 1892. It has gault brick walls and a sheet metal roof. The west gable contains four large openings with semicircular arched heads. The two outer openings are wider than the two inner openings and there is a large blind oculus in the gable. The north flank wall contains seven Diocletian windows.

The station building (*fig 43*) is a minor architectural



(*fig 39*) Tollhouse Cottage from the former turnpike road



(*fig 40*) Former Station Inn



(fig 41) Former stables of the Station Inn



(fig 42) Former railway shed now a lighting showroom.



(fig 43) Former station building

gem! It is located on the north side of the railway line and appears to be the product of two main construction phases; the first executed in a pale gault brick with brick dressings with hipped slate roofs. The phase 1 building had a two storey element with an 'L' shaped plan and a single storey range to east. This building had wide eaves with paired eaves console brackets. The ground floor openings had paired sash windows with red brick surround and stone key blocks. Later an additional single storey elements and a second floor were added to east of the original range in a darker gault brick and with a slate gabled roof and gault brick end stacks.

The railway bridge over the line west of the station appears to have been substantially altered since 1854.

Hollow Lane East of the Churchyard

The hollow way is possibly a remnant of the medieval landscape, it provides a wild life habitat and an attractive woodland 'backdrop' for views of the church from the west.

LOCAL GENERIC GUIDANCE

The following general advice is offered to encourage good practice in conservation areas in Forest Heath District. For further advice contact the Conservation Officer at the District Council.

Understanding

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

Applicants for conservation area consent should be able to justify their proposals. Alterations should be shown to be necessary for the continued viability of the building where proposed alterations affect architecturally or historically significant fabric and 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 and the locality

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. 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 bricks 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. Ordinary Portland cement should not be used on a building constructed with lime mortar.

Pointing

Lime mortar should be used when re-pointing 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 when found.

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 historic timber-frame or masonry buildings, it will crack, let in 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.

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.

Repairs

Historic doors, door surrounds and windows should be repaired rather than replaced. Traditional and proven materials are best for repairs.

Roof

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

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 and normally they should be retained.

Dormers: 17th- and 18th-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 if a roof light is necessary.

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 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 whole terraces. Planning permission may be required and the Conservation Officer of the District Council should be contacted for advice prior to installation.

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

The replacement of traditional timber windows by uPVC windows is discouraged. Traditional windows should be repaired or if beyond repair replaced on a like for like basis. This may be eligible for grant aid from the District Council. 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.

Views

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

Walls

Flint, Clunch or brick boundary walls are a very

important element of the areas character and should be retained. Demolition may require conservation area consent, and the advice of the Conservation Officer should be obtained prior to demolition.

SUMMARY OF ISSUES

Heavy Lorries

Heavy Lorry traffic through the village is seen by the local community as a threat and a nuisance.

Wirescape

Electricity & telephone services are provided above ground. The poles and wires diminish the attractive appearance of the conservation area.

Doors & Windows

Traditional timber windows and doors are being replaced by new UPVC units because they are perceived to be maintenance and draught free. The new windows are not usually visually compatible with the character of buildings in the conservation area and are discouraged.

Extending the Conservation Area Boundary

As a result of undertaking this appraisal the boundary of the conservation area has been extended to include the buildings at Hall Farm, the buildings in the area and the hollow way east of the church

Article 4 Direction

Consideration will be given to the service of an Article 4 Direction in the conservation area in order to remove permitted development rights on

dwelling which allow the replacement of doors and windows and a change in the colour and materials of external walls and roofs which are visible from the streets in the conservation area. This would give authority to Forest Heath Council to prevent the removal of chimney stacks, the removal of doors and windows and their replacement with uPVC and the rendering or painting of bricks work and flint work or the removal of flint or chalk boundary walls.

Appendix 1 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
Switchboard: 01473 583000
Minicom: 01473 584030

English Heritage,
East of England Region,
24 Brooklands Avenue,
Cambridge CB2 2BU
Tel: 01223 582700

English Historic Towns Forum
PO Box 22,
Bristol, BS16 1RZ
Tel 0117 975 0459

Commission for Architecture & The Built Environment
1 Kemble Street, London WC2B 4AN
Telephone 020 7070 6700
Web: enquiries@cabe.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY
Telephone: 020 7377 1644. Web, info@spab.org.uk
Georgian Group,

6 Fitzroy Square, London W1T 5DX
Telephone 087 1750 2936: Web info@georgiangroup.org.uk

Victorian Society,
1 Priory Gardens, Bedford Park, London W4 1TT
Web Victorian-Society.org.uk

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11. Lloyd, Nathaniel, *History of the English House*, London 1975
12. Moulton Parish Council, *Moulton Parish Plan 2006* Moulton Suffolk, 2006
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14. Department of Culture Media & Sport (DCMS) www.culture.gov.uk

Appendix 3

Some listed buildings make a positive contribution to the character of the Conservation Area. These are mentioned in the text of the appraisal and indicated in the Higham Conservation Area built environment Map.

LIST BLIs?

- **Add maps x 2—Make arrows bigger, change purple added areas to May 2008 extension. Add views to Denham and Desning Hall from Upper Green (S & SW), Bury and Kings Forest to east and Ely to NE.**
- **Nat Env & Materials Map — amend listed thatched barn at Lodge Farm to have walls of weatherboard and flint, and adjacent stables modern timber under felt roof (no annotation).**
- **Make wall annotation more prominent and change key to 'Locally significant walls'.**
- **Advertise boundary change / inform residents.**