

Exning Conservation Area Appraisal

Exning Conservation Area Appraisal.

March 2012



Forest Heath
District Council

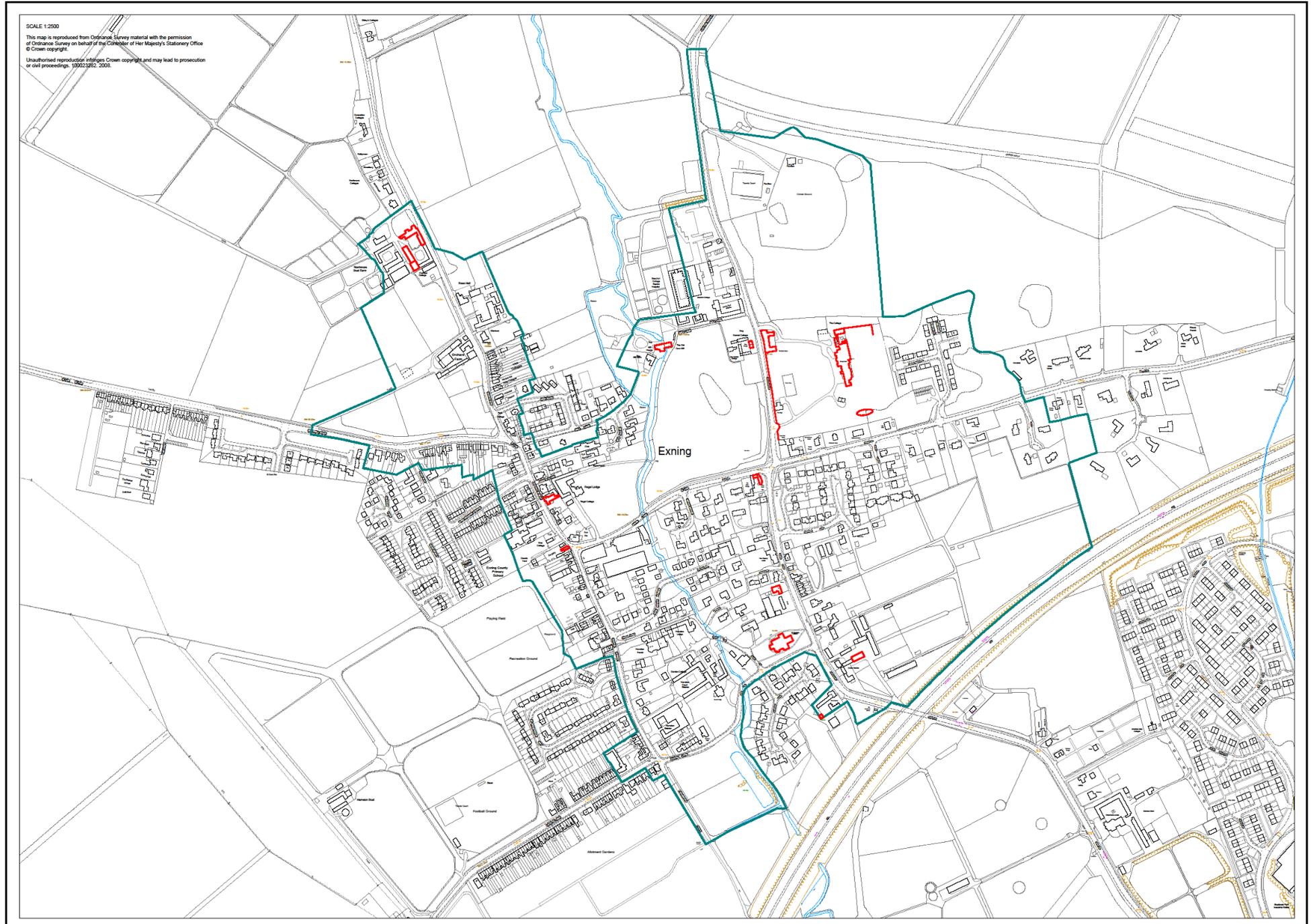
Exning Conservation Area Appraisal

Contents

Character Summary	4	Local Details	22
Boundary Map	5	Local Materials	22
Introduction	6	Green spaces	22
Special Interest of the conservation area		Extent of loss Intrusion & Damage	23
Location & Context	7	General condition of the Area	23
General Character & Plan Form	7	Buildings at Risk	23
Landscape Setting	7	Problems Pressures & Capacity for Change	23
History, Development & Archaeology		Community Involvement	23
History of Exning	7	Boundary Changes	23
Archaeology	10	Local Generic Guidance	23
Spatial Analysis		Appendix 1 Useful Information	25
Spaces	10	Appendix 2 Bibliography	26
Views	10	Appendix 3 Buildings contributing to conservation area	27
Character analysis and key buildings		Appendix 4 Conservation Area Appraisal Maps	36
Burwell Road, North End Road, Oxford Street, & Chapel Street.	11		
Church Street, Church Lane, Ducks Lane, St Martin's Close & Frogmore	12		
Cotton End Road, Swan Lane, Windmill Hill, and Church Street.	14		
Brookside, Beechwood Close, George Gibson Close, New River Green, and Saxon Close.	20		

Character Summary: Key Points

- Roman and Saxon Archaeology
- St Wendred's Well
- Developed along two roads either side of The New River running north to south through the village
- The River contributes a continuous natural landscape element through the village forming a series of interconnected linear spaces
- The surrounding countryside connects with the significant areas of paddock and pasture within the village
- Village Housing, single width, two storey plan with gault brick walls and slate roofs predominating.
- Exning House is a grade II* listed mansion, built in the English Baroque style in the early 18th-century and extended to the design of Philip Webb in the late 19th-century. It is set within a 55 ha landscaped park originating in the early 19th-century.
- The Parish Church of St Martin originated before the Norman conquest and contains a substantial quantity of Romanesque material
- Legacy of fine buildings for the equine industry from the early 20th-century
- Striking groups of buildings in Cotton End and North End Road;
- Georgian and Victorian boundary walls in clunch and brick
- Well designed open plan, low density, landscape dominated, late 20th-century housing estates



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 Exning Conservation Area includes Windmill Hill to Saxon Close; Cotton End to the cricket ground; North End Road to Northmore Farmhouse; Burwell Road as far as No 73, Oxford Street; the whole of Oxford Street; the whole of Chapel Street; the whole of Church Street and Frogmore to its end.

This includes the Rossdales Equine Hospital; the Northmore Stud Farm; the Exeter Racing Stables; Marsh Stables; Harraton Stables; Chapel Street; and Harraton Court Stables, Church Lane. It also includes Regal Lodge and its parkland; Glanely Rest (Exning House) and the Parish Church of St Martin and its church yard.

The survey of the village for the appraisal took place in October 2010 and public consultation will take place in 2011.

The Exning Conservation Area was first designated on 29th January 1974 and has an area of 67.46 Ha. 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 Exning 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, 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



Exning Village Sign

Forest Heath Local Plan

SPECIAL INTEREST OF THE CONSERVATION AREA

Location & Context

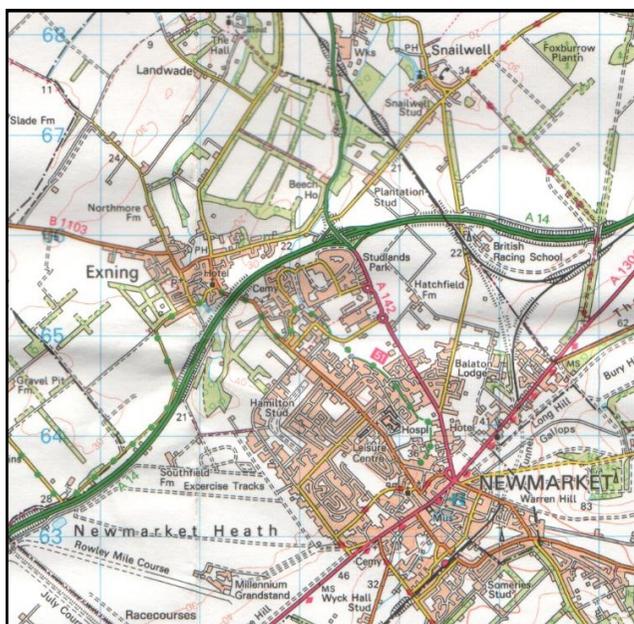
Exning is a secluded village in the west of Suffolk, 2 km north of Newmarket town centre and 15km south-west of Mildenhall. It is located within a shallow valley, formed by the New River which flows gently through the centre of the village. The

surrounding land is arable and pasture for the equine industry. The soil can be a shallow silt or a fine loam over chalk.

The A14 dual carriageway carried on a high earth embankment and bridge runs along the southern border of the village.

General Character & Plan Form

The village grew along two parallel roads running north to south on each side of The New River with a straggling hamlet at its north-east end. Race



Location plan

Horse owners, trainers and jockeys came to Exning as an alternative to Newmarket. They left a valuable legacy of fine houses and stables built by the order of wealthy financiers and aristocrats attracted by royal patronage.

The surrounding countryside seeps into the heart of the village where it connects with the paddocks and pastures used in the nineteenth and twentieth centuries for breeding and training race horses. Little remains of the medieval great fields of the manor which surrounded it. An impression of the ancient landscape can be had looking back to Exning from the Burwell Road. The New River runs north to south through the village where Exning Manor House and church were once located together at the south end of the village on either side of Ducks Lane. The property boundaries in the east to be medieval burgage plot boundaries. The village developed further along Chapel Street and Oxford Street running parallel to the river on its west side. In the 19th-century, a number of yards enclosed by small rows of houses or stables were there on the west edge of the village, and while the buildings have disappeared, the spaces remain.

Landscape Setting

The village lies within a shallow depression in an open flat rural landscape interspersed by low hills, containing large arable fields or pasture enclosed by large belts of woodland. The A14 trunk road runs on a high tree covered embankment immediately south of the village and forms a strong visual barrier on the south side of the village, restricting views to south of open countryside and the urban fringe of Newmarket.

HISTORIC DEVELOPMENT & ARCHAEOLOGY

History of Exning

The archaeological record shows that there has been human activity in the area from Lower Palaeolithic times with early bronze age burial mounds, a large late bronze age hoard and significant enclosed (defended) early iron age settlement. Living on dry land near the edge of the

watery fen, provided iron age man with a defensible site; potential for growing food crops; and a ready supply of fish and wild fowl. The Icknield Way, an ancient track following the chalk uplands from Norfolk to Wiltshire ran through the area. Both track and fen provided the means of transport for travellers on foot and boat.

There is evidence of a large Roman settlement and a Roman villa in Exning.

St Etheldreda, daughter of Anna, King of the East Angles was reputedly baptised in Exning. She was renowned for her healing powers, derived from the waters of St Wendreda's Well. St Wendreda is an obscure Anglo Saxon saint who is thought to have been born in Exning in AD630. The well has also been known as St Mildred's and Minzin well.

William Rufus gave the Church of St Martin to Battle Abbey in 1095. By then the church and its churchyard were well established. The earliest surviving fabric is in the 13th-century tower and chancel.



Exning in 1736

4 mills and a fishery yielding 8,200 eels were recorded in the Domesday Survey of 1186 for Essellinge. When written in 1158 the village was called Exningis meaning in Old English (settlement of) the family or followers of a man called Gyxen.

Medieval Exning

There was a manor and two sub-manors in the 13th century. Exning Manor was granted to Mathew, Count of Boulogne in the 12th-century and Edmund de Kemesech owned Well Hall al Coggeshalls and William Gardinis held part of Jardens al Gardeners the two 13th-century sub-manors.

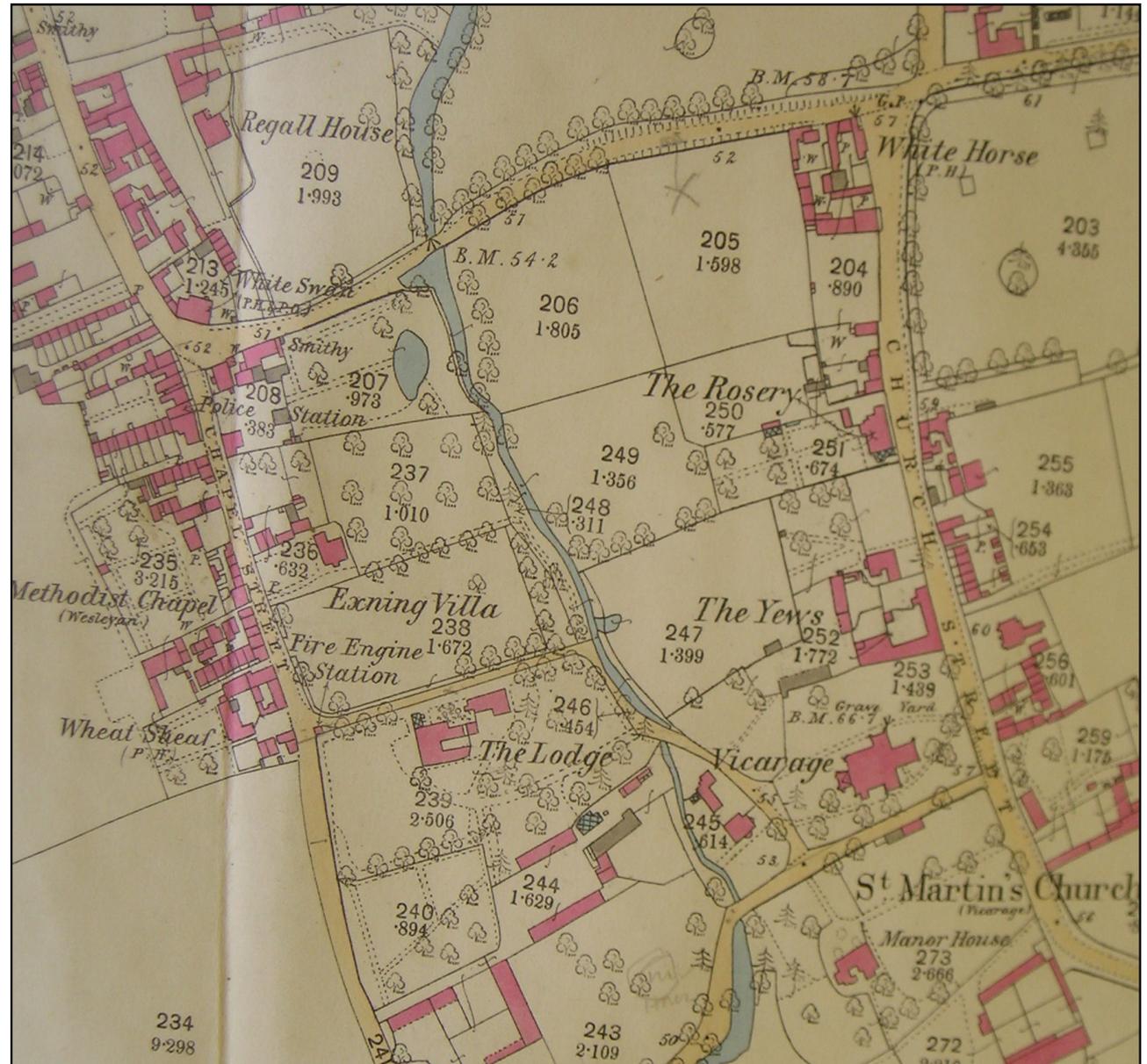
Sir Robert de Lisle, Lord of the Manor of Exning gave part of his manor as a dowry to Richard Argentein in 1220 who established a “new market” (Novum Forum) and the manor of Newmarket. The market grew up at the southern end of Exning along the Icknield Way. Exning Manor passed through several owners until the 17th-century when Walter Cotton owned it and in whose family it remained until 1909

The inhabitants of Exning were concerned with agriculture on seven large open fields of about 200 acres each; in contrast to the inhabitants of Newmarket whose agricultural activities were restricted by the size of the manor to one open field of 182 acres and who turned to trade for a living.

The manorial demesne appears to have been immediately south of St Martin’s Church. The Manor House is identified in a location now occupied by Nos 12 & 23 St Martin’s Close and included a dovecote built in the 17th or 18th – centuries in clunch rubble.

Exning in the 17th-Century and Later

The population remained at around 100 for the 500 years following the Norman Conquest from when it grew steadily from 69 dwellings in 1674 to 123



1st Edition Ordnance Survey Map of Exning, 1886.

dwellings in 1801 and 703 dwellings in 1901.

By 1600 the population began to feel eclipsed by Newmarket, which had found Royal favour in the person of James 1st for hawking and coursing. The patronage resumed following the restoration of Charles II and while Newmarket grew by a half again, Exning was described in 1764 as a 'town of no note'.

Communications were improved by the construction of Turnpike Roads to Newmarket and London (1724) and Bury St Edmunds to Newmarket in 1770. The village is two miles from Newmarket Station with lines to Ipswich and Cambridge and Bury St Edmunds (opened 1851-54). The opening of the railway made a significant impact on the viability of race horse training in the area.



Exning House (formerly Glanely Rest)

A workhouse for 136 inmates was opened in 1836 and the school board established in 1873 when it built two schools. An infants school followed in 1889.

Exning House was built by Francis Shepheard in 1735 to the design of the mason, Andrews Jelfe. From that time it was occupied by the principal landowners in the village. It was at the centre of a 700 acre estate and from the early 19th-century was set in an extensive park.

The Shepheard family were wealthy landowners, possessing several manors and much property, sufficient for the illegitimate daughter of Samuel the surviving brother of Francis to be described as an heiress and win the hand of Charles Ingrham one of the many sons of Lord Arthur Ingrham of Temple Newsam in Yorkshire.

The estate was sold in 1794 to John Dobede whose son Henry, sold the Hall in ruinous condition. The Hall and estate were acquired by Capt E.W. Baird in 1882.

In 1886 Baird commissioned Philip Webb (the Arts & Crafts Architect and friend of William Morris) to repair and extend the House (re-christened



Frogmore

Rossetti Hall). (The works of Philip Webb are of a high quality and few in number).

Over 4000 acres of land were enclosed in 1812 when the majority of the population remained concerned with agriculture. Following the trend in Newmarket, racehorse trainers and Jockeys were moving in to Exning at the end of the 19th-century (4 are recorded in the Kelly Directory for 1900). Their stables were at Beaufort Cottage, Cotton End; Northmore, North End; Regal House, Swan Lane and The Lodge, Duck's Lane (Harraton House etc).

William James Tatum, 1st Baron Glanelly a shipping magnate and thoroughbred racehorse owner acquired Exning Hall and the Le Grange Stable in Newmarket. Between 1919 and his death in 1942 his horses won 6 Newmarket Classic races. Later the Hall was inherited by the Gibson family of Lanwade Hall who put it to use as a home for the elderly and built sheltered housing named after the principal benefactor in the grounds east of the Hall in the early 1960's.

There were several yards or courts off Chapel Street and Oxford Street on the west side of the settlement. They were lined on one or two sides by small terraced houses and their gardens. They had names like La Grange Place, Dennis Yard and King's Court. Some of the yards remain, accommodating larger houses or commercial yards.

The cottages appear to have been swept away in the early 20th-century and filled by a small number of houses. Between 1886 and 1914, land was sold for artisan residential development in North End, Burwell Road, King George Avenue, and Lacey's Lane. Later in the century, the gardens and paddocks of training stables and several of the large houses from the Edwardian heyday were sold for low density residential development.

In 2005 there was a population of 1,960 in the parish. Today horse breeding, training and equine

medical care play a significant role in the working life of the village, The majority of the buildings are residential and many residents are working and bulk shopping away from the village during the day time. There is a post office and a convenience store, a hotel and several public houses in the centre of the village.

Archaeology

The County Historic Environment Record lists archaeological sites from the Palaeolithic, Mesolithic, Bronze Age, Iron Age, Roman, Saxon, and medieval periods. There are a series of cropmark sites including ring ditches and enclosures which are probably prehistoric. Bronze Age sites include several burials, some in former burial mounds, settlement evidence and a variety of artefacts including a significant Late Bronze Age Hoard. Regionally important Early Iron Age pottery in part of an enclosure ditch has been found. In the Roman period there was a settlement and villa complex. Exning appears to have been important with royal connections in the Saxon Period (see page 7). An early Saxon cemetery has been partially excavated. The medieval period is dominated by the Church of St Martin and the Manors and sub Manors. The main Manor was probably built on a former moated site now underlying the A14. The fish ponds in the south of the village probably date from this period and Exning House may have been the site of a sub manor.

SPATIAL ANALYSIS

Spaces

The two north south roads through the village form long linear spaces, contained by the buildings, and boundary walls, fences and hedges. Buildings do not exceed two storeys and the roads, often with footways are wide, making comfortable human scale spaces. Staggered alignments at junctions,

limit long views, except looking into Church Street from Cotton End and Swan Lane from Windmill Hill. The closest there is to a civic open space is by the War Memorial where the verge widens and the walls are set back from the carriage way forming a trapezoidal space.

Views

The tower of St Martin's Church is the principal landmark, visible from outside the village, from the Burwell Road and in winter, from the A 14. The Church is situated at the centre of its churchyard raised above the surrounding land by a flint retaining wall. From within the village the tower can be seen from Cotton End, Chapel Street, Church Lane, and Church Street



View of the water mill from Cotton End Road

There are picturesque views looking east in Mill Lane.

There are good serial views in Cotton End Road north or south of the striking Victorian stable buildings. Elsewhere, views are cut off by boundary walls, fences and hedges though allowing glimpses of pastures and paddocks, and significant historic buildings including Glanely Rest and The



View ESE from the Burwell Road

Water Mill across fields from Cotton End Road.

CHARACTER ANALYSIS & KEY BUILDINGS.

Buildings that make a positive contribution to the character of the conservation area are described in the character analysis below, listed in the table in Appendix 3 and indicated on the conservation area proposals map in Appendix 4.



The Primary School in Oxford Street

Burwell Road, North End, Oxford Street, Chapel Street Buildings

Oxford Street and Chapel Street are on the 'left bank' of The New River and appear to be the location, in the 19th-century of a number of stable yards and industries along the west side of the roads. This area became the location for the artisan village houses and shops set out in terraces and some in the confines of the former yards were built almost 'back to back'. By 1886 both sides of Oxford Street had been developed as far as No 27 where there was a smithy. Also the first phase of the school and school master's house had been built and development went as far south as Church Lane. Close by were the Fire Engine Station, the Wheatsheaf Public House, and the Methodist Chapel. The terraced housing in **North End** and **Burwell Road** was built between 1902 and 1926. Built of gault brick with slate roofs and set back from the footway behind small enclosed front gardens, the terraces face the high hedges and pasture of Orchard Farm and form an enclosed linear space of a pleasant human scale. In North



Terraced Houses in North End

End there are long views, populated by contrasting flint and brick farm buildings of Rose Hall and the timber-frame and clunch walls of Northmore Stud and its barns. Although the terraced houses have lost their original windows the structural openings remain and still enliven the facades of the terraces



Harraton Stables

with a regular visual rhythm from the repetition of vertically proportioned doors and windows in their original structural openings.

In **Oxford Street** the continuous traffic heading for Burwell is intrusive and the built up frontage on the back edge of the footway is fragmented by the many gaps between the buildings formed by access roads to land behind or between buildings. Buildings generally have two storeys.

There are some attractive individual buildings in the Street which include the Primary School with its iron railings, Gothic window heads under stilted arches with timber windows, gault brick walls and gabled slate roofs. The White Swan is set across the corner with Swan Lane closing the view north from Chapel Street. The building seems to have a 17th or 18th-century lobby entrance plan, and it is neat and well ordered in appearance. No 7 (incorrectly addressed as No 3), is a good solid Georgian vernacular house in red brick with parapet gables.

The conservation area includes both sides of



Looking South in North End



The White Swan at the junction of Oxford St and Chapel St.

Chapel Street north of Church Lane and on the east side almost to the A14 embankment. The street is enclosed each side by two storey buildings and brick boundary walls set on the back edge of the footway. The street view is of a pleasant low density human scale street with two storey buildings set parallel or gable on to the carriageway. There are gaps in the frontage at the entrance to the car parks for No 75 and the Methodist Chapel. Opposite the street frontage is maintained by the garden wall of No 32, formerly Exning Villa.

At the south end of the street, set back within a generous forecourt and painted steel gates flanked by acacia trees is Harraton Stables, built circa 1910. The design of the stables is bold; they are built in gault brick with red brick dressings and hipped slate roofs. The facade is asymmetrical with the central gabled element offset to the right, flanked by two storey wings with top hung casements with glazing bars. The carriage entrance to the internal court is through a semi-circular rusticated brick arch under a 2 ½ storey



The Wheatsheaf

pedimented gable.

No 32, formerly Exning Villa and built before 1886 is set within extensive walled grounds commensurate in area with the status of the house. It is built of gault brick with hipped slate roofs. It is a square 2 storey block of three bays, each with central entrance door to south with timber doorcase and sash windows within segmental arched openings with glazing bars. There is a subsidiary wing attached to north.

There is a picturesque view of the Wheat Sheaf Public House set back within its yard from within Church Lane where it joins Chapel Street. The yard is enclosed by 2 storey gault brick terraced houses to left and Nos 47-49 to the right.

Originally built of red brick with gault brick dressings, the elaborate flank of the east wing is painted yellow, disguising the detail of gable kneelers, moulded brick eaves and verge and dentil string course. The facade is dominated by a tall gabled brick dormer partly within the plain-tiled roof. Elsewhere the roofs are of pantiles and slate. The



No. 63 Chapel Street

pub also has a good range of flint outbuildings in the alley immediately to the north.

No 63 is a charming late Victorian house, set back from the road behind a small shop (vacant at the time of survey) The house is built of red brick with a gabled slate roof and sash windows with glazing bars within structural openings with wedge lintels. The ground floor sashes have margin lights.

No 75, Whitehall is an imposing building of two storeys and five bays set back within a small forecourt enclosed by painted spear topped steel railings. Possibly the former police station? The roof is gabled and plain-tiled, and the walls painted stucco with rusticated quoins. The windows have large pane horned sashes and the central doorcase has pilasters, entablature and cornice.

Church Street, Church Lane, Ducks Lane St Martins Close, Frogmore

The manor house was situated south of St Martin's Church where Nos 13 and 23 St Martin's Close stand today. The manor demesne probably extended south from the church to Frogmore, including a range of buildings which included the 17th-century dovecote, now in Marsh Stables and the fish ponds in Frogmore. The land between Chapel Street and Church Street contained large houses in extensive grounds through which The New River continued its southerly course. Immediately east of St Martin's Church was the Vicarage, and to north The Yews and The Rosary in Church Street and The Lodge to the east in Church Lane. (See 1st edition OS map)

The area was extensively developed with horse racing training establishments in the early 20th century; The Lodge, adjoining the west end of Church Lane was extensively enlarged, with a range of two storey stables and additional residential accommodation. The buildings are now

in residential use as Harraton House and Harraton Lodge.

Harraton Court Stables contain a magnificent stable range and trainers house built for the third Earl of Durham east of the Vicarage circa 1909 and Harraton Stables in Chapel Street.

The west end of **Church Lane** is narrow and enclosed by brick, flint and clunch walls against the flank walls of Harraton House and Harraton Lodge. The Lane turns abruptly south to run along the west bank of The New River towards the west end of the churchyard. Here the absence of through traffic, the human scale of the gently curving space; the views towards the church; The New River and reflections on water; white painted guard rails, flint walls and garden weeping willows contribute to an environment of high quality.

Access to Harraton House and Harraton Lodge from Church Lane is close to where the Lane crosses The New River. The tenure of the House and Lodge has been divided and the houses face south into an informal garden and parking area.

The south side of the space is garden land over which is a good view of the back of Harraton Court Stables. Bridging The New River and rising steeply is Brookside, its well spaced chalet bungalows visible from the lane through tousled branches in winter.

The Old Rectory has a high gault brick garden wall along Church Lane, with two pedestrian gates with Gothic arched openings to the front and rear. Together with the churchyard walls, they form a small irregular linear space at the west end of the churchyard.

West of Church Lane, Ducks Lane follows a 'S' shaped meander, its northern third following The New River enclosed to north by the gault brick wall of Harraton Lodge with its notable red brick lacings and the stained timber fences of the Old Rectory. The New River widens to the south, providing a foothold for trees and ducks. Towards the west end of the lane on its north side is a terrace of similar materials and style to Harraton Lodge and to south there are intermediate views of Frogmore and the A14 on its embankment beyond. To north, Ducks

Lane bounds the east wall of the Churchyard, where a substantial flint rubble wall holds it above the adjacent footway and forms a tight linear space with the flint and brick wall opposite.

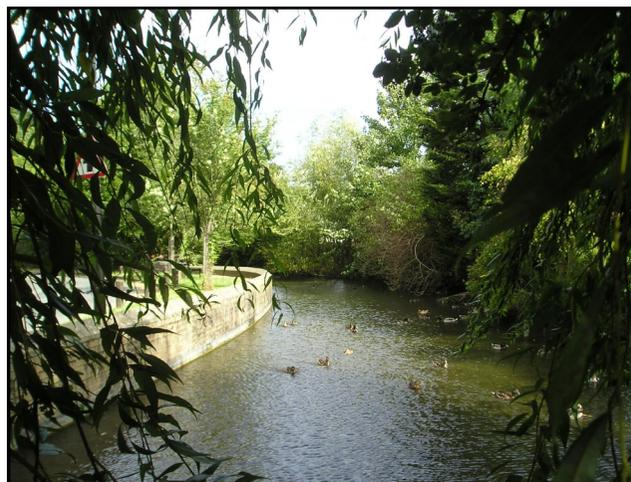
Church Lane Buildings

The Old Rectory is the former Vicarage, designed by Henry Hakewill in 1820 and enlarged by William Fawcett in 1903. It is an elegant building, visible from the west churchyard. It is built in gault brick with a hipped slate roof with wide bracketed eaves. The 5 bay facade is articulated with shallow pilasters. The 1st floor windows are a mix of large pane sashes and sashes with glazing bars. The garden entrance is within a semi-circular bay; ground floor widows have casements with large panes and semicircular top lights.

Harraton House Stables look northern French in character; laid out in a long rectangle and out of sight from the public realm in the conservation area. The stables have hipped and gabled slate roofs with dormers and pediments half way along the roof. The east side of the quadrangle contains a



Church Lane



Ducks Lane



The Old Rectory, Church Lane



Harraton Lodge, Church Lane

clock tower with a pyramidal slate roof, gault brick walls with red brick dressings. The former trainers house (Harraton Lodge) is reached via Ducks Lane. The entrance is to west, though visible from the gate, is a finely proportioned gault brick house with red brick lacings with slate roofs and parapet gables. The windows are the typical Edwardian

sash window with small panes in the outer sash and large panes on the inner.

The Lodge is now Harraton House and Harraton Lodge. Seen to left from the parking area, the first built element is Harraton House which is two storeys high and built with gable walls with stone



Exning House

eaves balustrade, and white stucco walls, with rusticated quoin pattern at the corners. There are two storey canted bays with large pane sash windows.

To right is the later element, constructed with half timbered 1st floor and gable spandrels above a red brick ground floor storey.

The roofs are plain-tiled with half hips and gables. The windows have large pane casements and mullions and transoms. The former two storey stable range, identified by the patent ridge ventilator, links the half timbered 'Lodge' with the stuccoed 'House'.

Cotton End Road. Swan Lane, Windmill Hill and Church Street:

Cotton End Road is the route from Exning to the neighboring manor of Landwade and the name of the road commemorates the Cotton family, lords of



Beaufort Cottage Stables

the manor of Exning until 1909.

Francis Sheppard chose to build Exning Hall on the east side of Cotton End at its junction with Windmill Hill. His successor, John Dobede, following the enclosures in Exning of the early 19th century, chose to lay out a 55 ha park on the east side of the road. The legacy of enclosure and imparkment are the high hedges and extensive walls that enclose Cotton End Road, restricting sideways views and enclosing the space. The road is wide enough and straight enough to appear open, glimpsed views occur through hedges and over walls, of the parkland and cricket pitch to east. The road however, is not straight enough to avoid the surprise evoked on turning the corner, by the tall rectangular profiles of 9, 11 and 27 Beaufort Cottage Stables on the west side of the road. At its south end, Cotton End Road widens out to provide a space and setting for the War Memorial. This sits comfortably on a strip of land on the west side of the road. The memorial is in the form of a cross on a stepped base. It was made from white granite and dedicated in 1921.



War memorial

Back towards the war memorial cross roads is an important group of buildings and walls.

Close to the junction with Mill Lane, behind high enclosing walls is Dog Kennel Cottage, with twin gables, slate roofs and fretted undulating barge boards. The walls are of pale red brick and the casement windows have brick hood moulds.

Across the road from the kennel are the former Stables and Coach House of Exning House. They have a courtyard plan, with a two storey stable block with a hay loft, built at right angle to the road, a single storey stable range along the road and a single storey coach house parallel to it. Seen from the road, the roofs are of slate with parapet gables with brick tumbling. The brick tumbling establishes a mid 18th century date and the gault brick parapet dormers suggest refurbishment in the 19th-century.

Further towards the cross roads is a modern vernacular style house which has been designed to reflect the local vernacular and borrows from the Coach House for detail.

On the east side of the road between the Coach House and Cotton End House is a fine grade II



The Old Stables, Exning House



Exning House Park

listed boundary wall with typical mid 18th century brick piers with wide limestone caps. The wall is ramped either side of the piers.

A second version of this wall type occurs on the west side of the road, where the wall is lower, is also ramped at piers or corners and has been augmented with additional brickwork on top of the 18th century wall. This wall is not consistently 18th century in character, though it makes up for this in quality and length, being almost continuous from the bridge over The New River in Swan Lane, to the Old Watermill gate in Mill Lane. The texture and patina of the wall in Mill Lane is of an exceptional aesthetic quality, enhanced by the change in road level and the Park landscape at its end.

There is also an extensive 19th-century orange brick boundary wall with cap base and piers that runs north from No 27 to the edge of the conservation area.

There is a good view of the Old Watermill from its gate in **Mill Lane** and also from Cotton End Road

opposite The Lodge. The war memorial enhances the view from Cotton End towards Church Street.

The War Memorial is a granite cross on a rectangular stepped base, repositioned since its dedication in 1921.

The west front of Exning House (formerly Glanely Rest and now divided into flats) is partially visible from Cotton End Road looking east and the rear elevation can be seen from **George Gibson Close** where it closes the view south between the houses. The original Late English Baroque house by Andrews Jelfe is at the south end. It has a pediment over the central three window bay, two windows in the outer bays and rusticated limestone quoins and architraves. It has three storeys on basements. The stone open entrance porch has Corinthian columns and a segmental pediment and is reached by limestone steps. The roof is of slate and the walls, tuck pointed red brick. The main banks of chimney stacks are internal.

Seen from the west the Webb extension abuts the Jelfe house, with a two storey bow fronted wing

with a stone and brick parapet, with sash windows lining through. Seen from the east the junction looks a little clumsy, with a two storey entrance porch with a stone pedimented verge, 6 pane sash window with a pedimented stone architrave and double ground floor door with a large semi-circular fanlight. The idea may have been to establish a new entrance of significantly greater visual weight than the existing entrance.

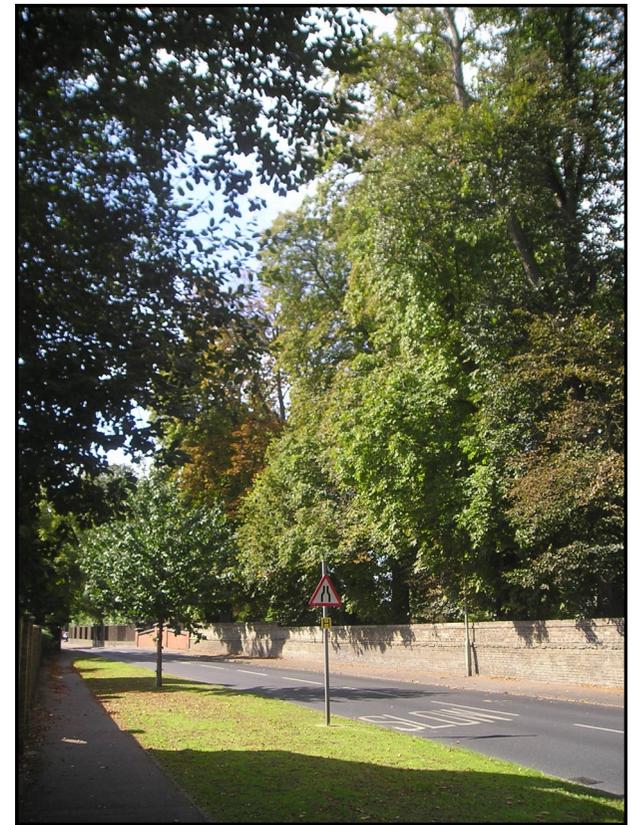
The English Heritage list description describes the building, and points out that the style of Webb's work adjacent to the 18th century building shows



Exning House & George Gibson Close



Cotton End House



Trees in Swan Lane

Renaissance influence and graduates to the Arts & Crafts style towards the kitchen end. Whatever conclusion is drawn on the artistic merits of the Webb work it is of outstanding historic interest and the desirability of preserving it in detail should be given high priority.

The garden wall at the north end of the house is also included in the list at grade II*.

The last of the group of buildings in **Cotton End Road** is Cotton End House, on the corner with Windmill Hill. It is 19th century, built with hipped slate roofs and gault brick walls. The garden is hidden behind a gault brick wall with a high laurel hedge.

Swan Lane is a busy road carrying traffic between the A 14 and Burwell. The northern side is enclosed by walls and stained timber fencing from the car park of the White Swan to the bridge over The New River. The bridge has a red brick parapet wall from where the boundary continues in gault brick to Cotton End Road. The character of the road is improved by the mature parkland trees of the

perimeter belt of the grassland north of Swan Lane.

On the south side of the road there are industrial warehouses against the back edge of the footway up to The New River where there is a view south of the water and vegetation. Beyond that is the boundary wall of Swan Grove and its vehicular visibility splay.

Windmill Hill is a busy road carrying traffic from the A14. The road is wide with a footway and houses set well back from the road with treed gardens contributing to a landscape dominated character. Most of the modern housing is in small developments described below. Chefs Cottage is a mid 19th century house with a hipped slate roof and gault brick walls, There are symmetrically arranged large pane sash windows under segmental arches and a pretty pedimented timber door case in an Ionic entablature carried by fluted pilasters. Within is a 6 panel door. On the corner with Cotton End Road is a 19th century, former three stead, slate roofed, coursed flint rubble barn.

In the late 19th-century **Church Street** was the

principal route to Newmarket and contained important buildings including the White Horse public house, the Rosary, The Yews with its barns and stable yard, the Manor House with its extensive stable yard and St Martin's Church and Churchyard.

It is still the main route for traffic into Newmarket, and is busy with traffic. It passes under the A14 at its southern end, marking the limit of the village.

The road is wide and the buildings well spaced with yards and gardens with large trees which allow the landscape to dominate. There is a footway and verge on each side and buildings are set back behind small front gardens. The road curves gently through the village, allowing long views in each direction adding to its spacious quality. Gardens and grounds contain mature trees contributing to a landscape dominated streetscape. Both sides of the south end of the Street are enclosed by substantial walls set on the back edge of the footway.

On the west side of the road is Marsh Stables



Chefs House



Clunch walls in Church Street



The Yews

enclosed by clunch boundary walls. The north boundary wall is also a fine clunch wall. The conservation area boundary has been drawn to include a range of stables with pantiled roofs and a 17th century dovecote, out of sight from Church Street. It also is built of random coursed clunch blocks on a square plan and has a half hipped plain-tile pyramidal roof. The boundary wall continues in brick along the back edge of the footway to enclose the gardens of houses in St Martin's Close. (possibly the boundary of the manor demesne)

The church is situated in the centre of a level grass

covered churchyard, raised several feet from the surrounding foot way in Duck's Lane and Church Street within a flint rubble retaining wall. Asphalt paths lead from Church Street around both sides of the church, where there is a low density scatter of lime stone head stones, dating from the early 19th century. The monuments are distributed more densely on the north side of the church where there is a box tomb and a large Victorian monument surmounted by a shrouded chalice.

The church is built with flint rubble and lime stone dressings. Its form derives from successive

changes and additions. The nave was replaced in the 14th century making the earliest element the 13th century chancel. The 14th century west tower is a strong uncluttered vertical element. The nave is flanked by north and south aisles, with a south porch and north and south transepts. Each addition is visually in scale and contribute to the over all massing of the church.

There are good views of the church from locations in Church Street, including a view across the adjoining garage forecourt and in Church Lane.



Church of St Martin seen from the east



Church of St Martin seen from the west



The Rosery Hotel



House north of Rushbrook House (Exeter Lodge?)

the south end of the building. Its scale is relatively large and looks like the first phase, (possibly of a cross wing) of a large scale building. It has a half hipped plain-tile roof with gabled roof dormers and external gable end stacks. The subsequent additions are vernacular in scale with a long north-south range with gabled cross wings and dormer. The front boundary wall is remarkable, built of flint with brick pilasters and brick lozenge panels and a corbelled half round brick coping. The brick work has been painted and what remains unpainted is a dark red brick.

A long and visually significant 19th-century, flint rubble wall runs from the gate to No 21a to No 19.

The White Horse Public House is situated in a visually dominant position on the corner with Swan Lane, and visible in views from Cotton End Road and Windmill Hill. The building has 3 storeys and is built with painted brick and gabled slate roof. There is an 18th-century 1 ½ storey range to south with rendered walls, corbelled brick eaves and slate roof.



Exeter Stables



Westwood House

There is also a good view of the Yews and its flint rubble boundary walls across the garage forecourt. It has lost the land and attached yard that it had in the late 19th century to development. The steep pitched hipped roof and symmetrical composition

suggests that there may be a late 17th century house within.

19th century map evidence suggests that the first phase of the Rosery was the 2 ½ storey element at



The North End of Church Street

There is an interesting mix of materials and age in the buildings on the east side of the road. The high red brick boundary wall obscures views. Exeter Stables cover a big area with stables and paddocks between the Road and the A14 embankment. The paddocks are included within the conservation area for the contribution they make to a low density, landscape dominated, rural character for the village. The western boundary of Exeter Stables runs along the back edge of the footway and include the flint rubble and brick wall left of the red brick wall. The half hipped pantile gable of the 17th-century barn on rising ground behind Exeter House is visible from Church Street.

The Three cell House (Exeter Lodge?), immediately north of Rushbrook House is set parallel to the road in a small front garden contained by a low red and gault brick wall. It has an off centre axial stack on the line of the entrance door and a red brick north gable that looks 17th-century in character. The roof is covered with interlocking concrete tiles, and it has gabled roof dormers and small pane casement windows. It is important in the view west from Ducks Lane.

Further north, there are more brick boundary walls



Brookside

in the road and a mix of houses ranging from No 4 to No 20, Westwood House. Westwood House is set well back within a front garden enclosed by high gault brick walls with heavy square gate piers with stone caps. The house has a hipped slate roof and gault brick walls. It has timber windows with large



Beechwood Close

pane sashes with margin lights.

The Priory Stables are immediately north of Westwood House and between the stables and the road is a gault brick terrace with a gabled slate roof. The terrace is set back from the footway edge in a small gardens with low boundary walls. The windows are mainly replacements. At the end of the row are three more houses built on the back edge of the pavement. No 36 has a slate roof with a parapet gable and stone kneelers. The walls are built with gault brick and it has large pane sash windows. No 38 has gault brick walls with red brick dressings, parapet gables and a pantile roof. It has replacement windows within original structural openings. No 40 is a 20th-century house with a half hipped plain-tile roof. The walls are of white painted



George Gibson Close

brick and the structural openings contain replacement uPVC windows.



Swan Grove

20th-century estate development within the conservation area

Brookside, Beechwood Close, George Gibson Close, New River Green and Saxon Close.

Materials

The materials used in 20th-century housing estate development in Exning comprise Interlocking concrete tiles and Stonewold concrete slates, weathered to a pale brown or pale plum, Sand faced Flettons, pale brown or pale yellow.

1-4 Brookside. Small infill development of detached two storey houses and chalet bungalows with integral double garages. Set out in a landscape dominated open plan setting.

1-25 Beechwood Close. Probably developed in the third quarter of the 20th-century, it is a low density, development of detached single storey and two storey houses laid out in short rows at right angles to each other, in a landscape dominated open plan settings. There are several fine mature beech trees in two small green areas adjacent to

Church Street and Westwood Stables. A third green area is at the top of the site parallel with the road.

The roofs of the houses are gabled and covered in concrete tiles, faded from brown or plum colour. Walls built with pale yellow or dappled brown sand faced facing bricks. There are some instances of brown hung concrete plain tiles. The doors and windows are standard catalogue painted timber with horizontal proportions.

1-33 George Gibson Close, is sheltered housing for the elderly set in the grounds east of Glanely Rest and built by the George Gibson Almshouses Foundation in the early 1960s. The houses are set on ground rising to the east, and enclosed by the trees within the former park of the House. Apart from the wardens house, the houses are of a character-full design, with steep pitched, hipped, plain-tile roofs with tall end stacks. The roofs dominate the red brick ground floor storey. The corners of the houses are articulated with recessed brick quoins; the windows have sashes with glazing bars and there are six panel part glazed entrance

doors. The houses are semi-detached and set close together in a roughly 'T' shaped plan. There is an attractive view of the House from George Gibson Close. There is a block of flat-roofed lock



Plain tiles



Red clay pantiles



Welsh slates and conservation roof lights



The New River in New River Green

Exning Conservation Area Appraisal (March 2012)



Base of Cast iron vent pipe



Polychrome brick lacings



Gault brick, clunch and random coursed flint

up garages to south of the almshouses which does not enhance their setting.

1-35 New River Green is an attractive low density, development of detached single storey and two storey houses laid out around the perimeter of the site in a landscape dominated open plan settings. The houses were laid out in c.1978 to take full advantage of the site; the road weaving left and right to cross The New River which has retained grassy banks and where there is a small island and landscaped area with garden trees. The houses are arranged around the perimeter of the site, set well back in generous gardens generally without boundary hedge or wall against the asphalt footpath

Generally the houses have gables, though a few have hipped roofs. They alternate, with flank walls or gable walls to the road, some set back in the interests of spatial variety. The palate of materials was standard for the 1970s, with concrete tile roofs, sand-faced Fletton facing bricks, or a pale yellow clay brick, and standard catalogue sourced, horizontally proportioned windows.

1-13 Swan Grove is a late 20th-century development of large houses laid out informally along the east and south side of the road in a low density open plan setting without boundary walls,

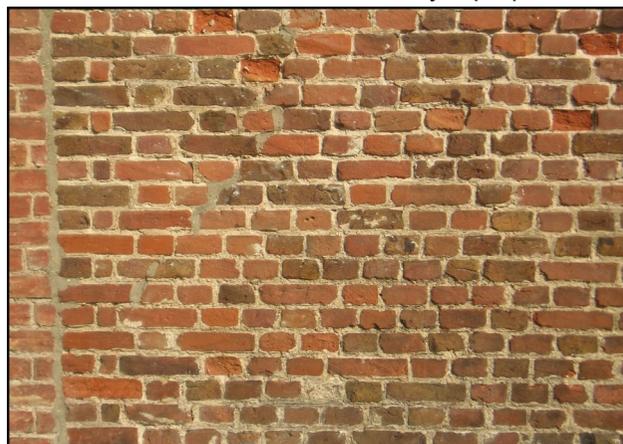


Rendered masonry with inscribed date



Gault brick and red brick in polychrome scheme

hedges or fences between front gardens. Houses have gabled roofs built with interlocking concrete tiles. Walls are of pale yellow facing brick or rendered and painted 1st floor story. Windows are of stained timber in vertically proportioned



Beautiful local red brick, laid in English Bond and pointed with lime putty/sand mortar.

openings.

Local Details

Early 20th-century painted cast iron sewer vent pipes. Red brick lacing courses in gault brickwork

Prevalent traditional building materials

For roofs, Hand made red plain-tiles, red clay pantiles, half Roman red clay interlocking tiles, half Roman, gault clay interlocking tiles and Welsh Slate

For walls: gault brick, red brick, random coursed flint, clunch with lime putty based mortars., colour washed or white washed lime render.

Black, red or white painted weatherboard fixed horizontally. Black stained or white painted feather edge weatherboard fixed horizontally

Stained vertical timber boards with cover strips



Exning House Park



New River Green



Orchard Farm



St Martin's Churchyard



Watermill Field

Important Greenery & Green spaces include:

George Gibson Close, Regal Lodge Paddocks, Exeter Stables, Frogmore, Harraton Lodge, Beechwood Close, Exning House Park, Watermill Field, Orchard Farm /North End Fields, St Martin's Churchyard and New River Green.

Extent of loss, intrusion or damage

Generally the surface finish of footways in the conservation area is of a low specification.

There has been a substantial loss of original timber joinery for windows and doors. of non-listed buildings

Loss of front gardens and walls for off road parking spaces and the Former Exning Manor House south -west of the church;

Painted Brickwork.

General Condition of the area:

Building at Risk

There are no listed buildings at risk in Exning.

Problems, Pressures and Capacity for Change

There are a number of opportunities for enhancement in the public realm such as new footway surfaces in the village and churchyard. The bus shelters are looking tired and replacement with new well designed shelters made with quality



Conflict between sustainable disposal of rubbish and environmental quality

materials would contribute to the enhancement of the area.

There is a small development potential on the garage site in Church Street.

Minor maintenance required on the historic brick walls.

Community Involvement

Draft appraisal published on the web and parish meeting with comments invited.

Boundary Revisions Approved:

The historic extent of Exning House Park to include Green Walk and park to the West of the cricket ground.

LOCAL GENERIC GUIDANCE

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

Applications for conservation area consent should be able to justify their proposals. Alterations should be necessary for the viability of the building where proposed alterations affect architecturally or historically significant landscape. Flexibility in approach is desirable with a willingness to abandon conventional design solutions in favour of an imaginative approach. Generally new windows and doors should reflect the predominant style and proportion of the building

Archaeology

The conservation officer or the County

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

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

Pointing lime mortar should be used when repointing historic brickwork. The existing mortar should be analysed to obtain a good match. Lime putty made from a slaked lime should be used, though only when the risk of frost has passed. The face of the pointing should be slightly recessed to minimise the thickness of the joint. The technique of pointing with an incised fine lime putty joint over the brick coloured pointing is known as 'tuck pointing'. This should be preserved.

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 repaint. Rendering stores up problems for the future.

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

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-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.

Variation in profile and colour of pantiles should be preserved

Concrete tiles will not be permitted unless their use is intended to extend or enhance an estate identified as positively contributing to the character of the conservation area.

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.

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 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.

APPENDIX 1

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

Suffolk County Council Archaeological Service.
9-10 The Churchyard, Shire Hall, Bury St Edmunds,
IP33 1RX. Tel 01284 741230.
Email: archaeology@suffolk.gov.uk
Website: www.suffolk.gov.uk/environment/
archaeology.

SCCAS Historic Environment Record.
Dr Colin Pendleton, Tel 01284 741232.
Email: colin.pendleton@suffolk.gov.uk
Or see www.heritagegateway.org.uk

APPENDIX 2

Bibliography

Brown, Hayward & Kindred, *Dictionary of Architects of Suffolk Buildings, 1800-1914*. Ipswich, 1991.

Department of the Environment, *Fourth list of Buildings of Special Architectural or Historic Interest*, London, 1972.

Department for Communities and Local Government, *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* London, March 2010

Department of the Environment Transport & The Regions, Department for Culture Media & Sport, *Planning & The Historic Environment-Notifications and Directions by the Secretary of State*, London 1997

Dymond, David & Martin, Edward, *An Historical Atlas of Suffolk*, Suffolk , 1988.

English Heritage, *Understanding Place, Guidance on conservation area appraisals*, London 2005

English Heritage, *Understanding Place, Guidance on the management of conservation areas*, London 2005

English Heritage, Kate Clark, *Informed Conservation*, London 2001

Forest Heath District Council *Forest Heath Local Plan*,

Goult, Wendy, *A Survey of Suffolk History*, Suffolk Record Office, Ipswich

Lloyd, Nathaniel, *History of the English House*, London 1975

Pevsner, N., Radcliffe, Enid *The Buildings of England-Suffolk*, Harmondsworth, 1975.

Department of Culture Media & Sport (DCMS)
www.culture.gov.uk

Williamson Dr.T, *A Survey of Historic Parks and Gardens in Suffolk*, 1993

B