

# Freckenham Conservation Area Appraisal

September 2010



Forest Heath  
District Council

# **Freckenham**

## **Conservation Area Appraisal**



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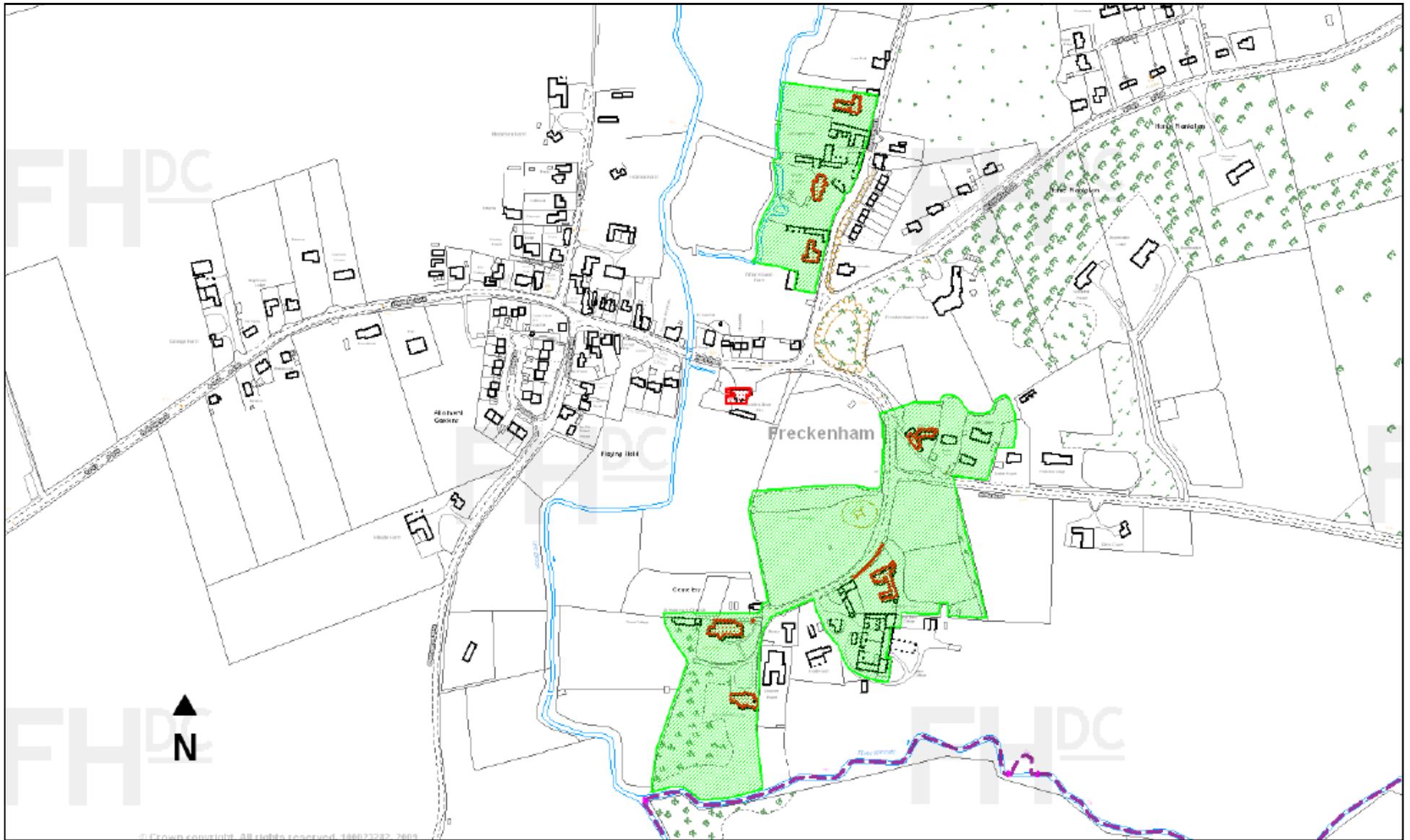
## **Freckenham Conservation Area Appraisal.**

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## Key Characteristics

- Village on the fen edge
- Area contains significant archaeological sites from the Stone Age, Bronze Age, Roman and Saxon Periods.
- Conservation area aligned on the edge of a low chalk escarpment formed by the Lee Brook. Mainly early 19<sup>th</sup> century farm buildings in the north and former manor buildings and lands to the south.
- Manor house, rectory, church and motte & bailey castle make an historic group on the top the escarpment.
- Church Tower provides a landmark seen from the south.
- Buildings of one or two storeys, of gault brick, stuccoed brick, rendered and painted timber frame, with gabled plain tile, gabled clay pantile and hipped welsh slate.
- Fine late 17<sup>th</sup> century manor house
- Important medieval church restored by G E Street in 1876
- 19<sup>th</sup>-century flint and slate 'model farm' buildings.
- Clunch boundary walls



**Conservation Area Boundary and Listed Buildings as designated in October 1993**

## Introduction

Within our cities, towns and villages are areas of special architectural and historic character, which are 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.

Conservation areas are '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*'

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

Critical to these decisions is an understanding and appreciation of an 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.

The Freckenham Conservation Area falls

into two parts, the one containing Church Lane and centred on the castle and manor house, and the other along the west side of North Street.

The survey of the village for the appraisal took place in March 2009. Public consultation took place in late 2009, with public meetings in December 2009 and April 2010..

Conservation Areas were introduced through the Civic Amenities Act in 1967 and there are now 13 in Forest Heath.

The Freckenham Conservation Area was designated on 20<sup>th</sup> October 1993. The area of the conservation area is 6.53 hectares

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

Designation introduces additional planning controls over the demolition of buildings, over minor development and the protection of trees. It is not intended to prevent new development or stifle the area's economic life or potential but it may mean a requirement for more exacting standards of design for alterations and new development. The District Council when exercising its planning powers will pay special attention to the preservation and enhancement of the conservation area according to the policies



*The Freckenham Village sign*

for the built environment set out in the Forest Heath Local Development Framework.

This appraisal is designed to set out the value and significance of the townscape characteristics of the Freckenham Conservation Area which will provide a basis, for local development documents and development control decisions. It takes into account the contribution made to the character of the area by important local buildings, local constructional detail, traditional materials, spaces formed by buildings and also the contribution made by trees, hedges and other natural or cultivated

features. Individual buildings will be mentioned and described which although not listed, contribute to the character or appearance of the conservation area because of their architectural interest or their contribution to the quality of spaces. These are identified on the appraisal map coloured blue and described as positive contributors (PC) to the conservation area, in the schedule of buildings.

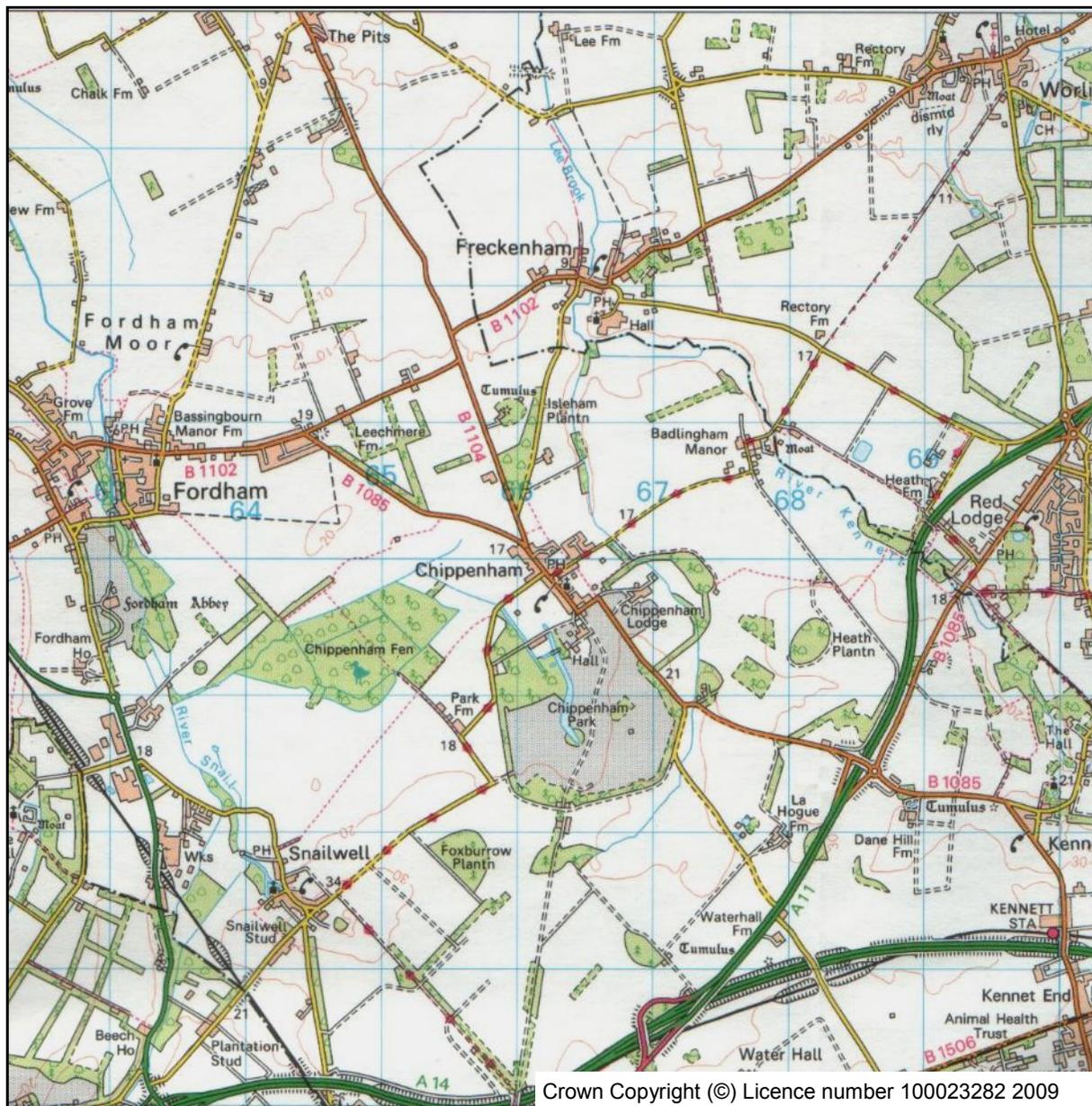
### Special Interest of the Conservation Area : Location & Context

Freckenham is a small village in the west of Suffolk, approximately 21 miles north-east of Cambridge, 22 miles north-west of Bury St Edmunds and 16 miles south west of Thetford. The parish has an area of about 2,600 acres. (1052 ha).

Freckenham is situated at the western tip of the Breckland where it meets the Fens.

The River Kennett flows from south to north-west through the parish and joins the Lee Brook, south of the village, which flows north to join the River Lark at Mildenhall. The A11, Norwich to London trunk road runs south of Freckenham at Red Lodge.

From the village centre there are roads to Fordham, Red Lodge and Mildenhall.



Freckenham Location Plan

## General Character & Plan Form

The village is a small compact development situated on the Worlington to Fordham Road in a shallow valley formed by the River Kennett. The castle, hall, church and rectory stand together on high ground south of the main settlement. 20<sup>th</sup>-century development has taken place along the roads emanating from the centre of the village. There was a population of 365 living in the parish in 2001.

## Landscape Setting

The village lies between the fen and the gently undulating Breckland Landscape Character Areas.

The two landscapes meet close to the line of the Fordham-Worlington Road north of the village where there the Beacon Mount, and the Parish Church crown a chalk outcrop. To the north-west the fen is characteristically flat, with dark peaty soils crossed by straight roads and very large fields enclosed by ditches filled with sedge and lined by alder and willow. North and east of the village are wide fields of sandy soil, with the characteristic Scots Pine shelter belts of the Brecks.

The Church tower and the castle mound are visible from the Chippenham Road, and there are good views of the church and castle from the car park of the Golden Boar Hotel.



*Fen setting*

## Historic Development & Archaeology

Freckenham in Old English means the village of a man named 'Freca', who may have been Saxon, or one of a long line of agriculturists and hunters who found conditions viable on the dry land at the fen edge.

Archaeological artefacts found locally include worked flints from the Mesolithic and Neolithic Periods, a coin hoard from the Iron Age; many Roman coins; Saxon pottery shards and coins that amply demonstrate the history of continuous human settlement within Freckenham from the Bronze Age to medieval times.

There is some slender evidence for a Saxon settlement immediately west of Chippenham Road where in the Dark Ages,

Freca may have been an inhabitant.

There was a manor in Freckenham in 895, recorded as having been given by King Alfred to the Bishop of Rochester. It is assumed that this manor possessed a manor house and a church possibly on the site of St Andrew's Church.

A manor of 10 carucates (a Dane Law area of land that could be ploughed by 8 oxen in a day) was recorded in 1066 as belonging to Orthi, a thane of Harold and 20 years later the manor is recorded as belonging to the Bishop of Rochester. (Freckenham remained in the Rochester Diocese until 1847). In the Domesday survey were 1 mill, 2 fisheries, 20 acres of meadow, 3 horses, 15 cattle 40 pigs, 230 sheep, 6 beehives, a church and a population of 32.



*Beacon mound ditch between inner and outer bailey*



14th-century Church of St Andrew

The site possessed strategic value, surrounded as it was on three sides by fen; in a commanding position adjacent to an old road junction covering the main east-west highway, and above the junction of two rivers and the river crossing. Its strategic value must have been recognised by the Norman conquerors who constructed a motte and bailey castle with a circular chalk mound some 12 m high and a level summit 12m in circumference. The motte or mound stood in the north-east corner of an inner bailey or yard, with an outer bailey to north, a strong ditch dividing the two. The motte is now known as The Beacon Mound.

Here the manor domain was established with fortified manor house, church and rectory, with the village arranged compactly along the Fordham-Worlington Road with the open fields on dry land to the east.

A market was granted to the Bishop of Rochester by King Henry III in 1219 which may have engendered the dispute over market rights between the Bishop and the Abbot of Bury St Edmunds in 1220.

Medieval life in Freckenham seems to have been fairly typical for the time, though the occupant of the manor and the size of the house might befit a tax collector rather than a feudal lord. There is evidence from the frequent appointment of rectors and vicars that the Black Death of 1348-9 took its toll of the village population of whom at least three were recorded to have taken part in the 'Uprising' of 1381. But the population appears to have recovered by the late Middle Ages when there was sufficient prosperity to provide for a new nave, chancel and tower for the church and for growth in the population from 27 taxpayers in 1327 to 38 in 1524. Sheep and barley were the chief agricultural products in the area and fishing appears to have been an important industry.

After the middle of the 16<sup>th</sup> century, in response to rising incomes from craft and trade there was a substantial rebuilding and enhancement of houses and farmsteads. This is born out in Freckenham where there is little evidence for the survival of houses built before this time and examples of 'listed buildings', i.e. The Golden Boar, Street Farmhouse and The Old Rectory, whose



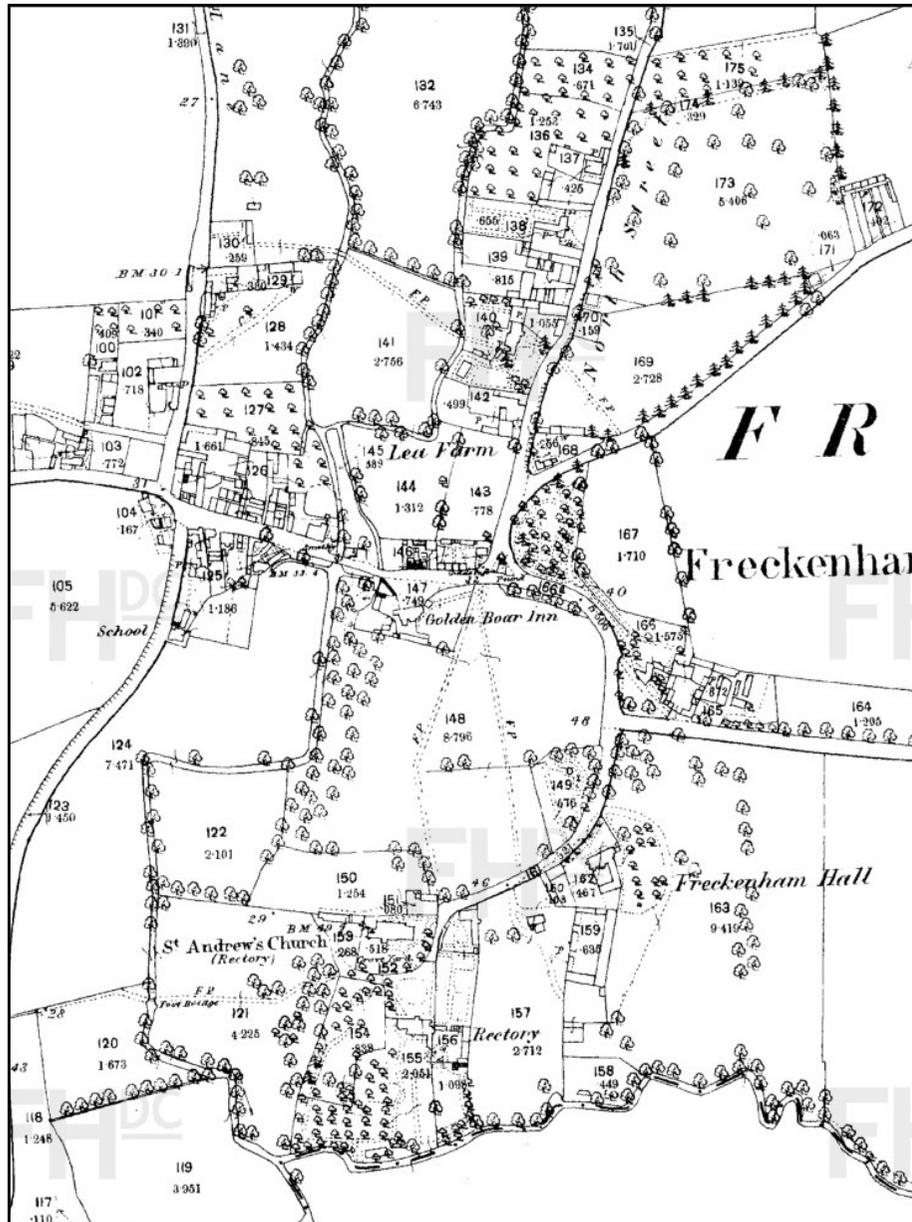
The Manor House

descriptions identify them as having 16<sup>th</sup>-century fabric within.

Following the Reformation, Sir Ralph Warren is recorded as the owner of the manor in 1537. Ralph was also Lord Mayor of London in 1537. The manor passed by marriage to Sir Richard Cromwell in 1584 and in 1600 to Sir Stephen Soame. His son was Sir Thomas Soame, Sheriff of London and MP in the Long Parliament of 1640.

Robin Payton is recorded as the owner of Beckhall a sub-manor of Freckenham in 1556 and Simon Ffolkes is named as the owner of Burton sub-manor in 1641. The principal manor house was probably where the late 17<sup>th</sup>-century Manor House stands.

The village grew slowly and quietly between the 17<sup>th</sup> and 19<sup>th</sup> centuries from 47 households in 1674 to 256 inhabitants in 162



First edition ordinance survey of 1885

houses in 1801 and 320 persons in 76 houses in 1901.

The main settlement was along The Street, to the west side of North Street and in Church Lane.

The Newmarket to Thetford turnpike opened in 1768 and ran across the eastern end of the parish and 4 miles to the north, a railway station at Mildenhall opened on the Bury St Edmunds to Cambridge line in 1885.

Lakenheath and Mildenhall Fens in the adjoining parishes were drained in 1759 and the landscape redesigned into large rectilinear open fields. A similar change came to Freckenham in 1820 when 2,368 acres of open field out of the 2,610 acres of the parish were enclosed by a Parliamentary Act of 1815, promoting the interests of the landowner while many small tenants lost their source of subsistence. The change in agricultural practice and the consequent increase in income may be reflected in the improvements made in the 19<sup>th</sup>-century to the farm houses and farm buildings at Lane End Farm, Street Farm, and White House Farm in North Street. Hall Farm buildings in Church Street appear to have been substantially rebuilt around a yard according to the emerging agricultural science of the time.

Clunch or chalk blocks are much in evidence in the locality, the chalk probably quarried from an area between Church Road and Mildenhall Road. There were two smock mills in Freckenham in the 19<sup>th</sup>-century, one opposite Grange Farm on Fordham Road, and the other on the county boundary on the west side of Chippenham Road.

A National School was built in 1839 in Chippenham Road which by 1891 was attended by 50 children. An elementary school was built in 1901 for 70 children.

The Village Hall and Reading Room was built in The Street in 1894. The village pound, where straying livestock were impounded

until claimed, was at the junction of The Street and Mildenhall Road.

St Andrew's Church underwent a major restoration between 1867 and 1870 under the direction of G E Street an architect of national reputation whose work was endorsed by the Ecclesiologist movement. The works restore the church to a Victorian stylistic ideal.

The thatch was removed from the roof in 1870 and replaced by tiles. In December 1882 the tower fell and was rebuilt under the direction of John Drayton Wyatt in the following year.

After two world wars the village expanded slowly with local authority estate development and low density housing on the main roads on the periphery of the



*Windows restored by G E Street in the chancel south wall*

settlement.

Notable buildings in the village and outside the conservation area are Freckenham House, Holmes Farmhouse and Selborne House.

### **Character and Interrelationship of spaces within the conservation area including views and vistas**

The southern arm of the conservation area revolves around the Beacon Mound, the half circular plan of Church Street following the line of inner and outer baileys on the eastern side of the castle mound. The western side of the castle is a fine open meadow sloping down to the Lee Beck. The meadow is crossed by a footpath from the Church to the Golden Boar and from this footpath there are good views of the village, and the landscape across the valley. Looking east is a view of the tree covered castle mound and looking south is an attractive view of St Andrew's Church and Glebe Cottage.

Further south along Church Lane is Well Cottage, partially hidden by trees and shrubs planted behind its curved flint and gault brick wall. Further south, the road is enclosed by the wooded mound to west, and to east, by the wide grass verge and curved 19<sup>th</sup>-century forecourt wall and



*View of the village from the Beacon Mound*

railings of the Manor House.

A view of the church in its large rectangular churchyard are obtained close to the gates of Hall Farm. There are views across the wall to south of the flint and slate farm



*Church Lane looking south from The Dell.*

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buildings of Hall Farm. There are enticing glimpses of the Old Rectory from the lane that leads to it and to Selborne House. There are good views of the church in its traditional setting from the churchyard and from its west side where there are fine views of the pasture in the river valley.

The small kinks in North Street occlude views from end to end. The land slopes east to west across the Street so that the houses to north are on a bank above street level. The bank and the forecourt walls to south form a loose linear space. There are serial views along North Street in both directions, and views through gateway of walls, yards and views of the meadow and Lee Brook.

### **Church Lane**

The medieval manor demesne contained the manor house or castle, the church and the rectory. It seems unlikely that the motte and bailey castle would have retained any military importance into the 13<sup>th</sup>-century. A fortified manor house may have been built, the castle having been abandoned in the late 12<sup>th</sup> century. The villagers probably occupied simple timber cottages, close to the river at the foot of the castle hill in The Street.

### **Buildings:**

The most significant building is St Andrew's Parish Church. It is probable that the foundations of the church recorded in



*St Andrew's Church from Church Lane*

Freckenham in the 1086 Domesday Survey lie under the present church. There is a nave, chancel, north aisle, west tower, south porch and north vestry. The general form and detail of the building is in the style of the Decorated period of 1300-1350. A church of this period is rare in Suffolk. However the whole may be the product of conjectural restoration and stylistic inflation on the part of the restorer G E Street. The church is built with flint rubble with limestone quoins and parapets. The original dressed stone survives in some window sills and jambs. It is a creamy, shelly, limestone, possibly from North Cambridgeshire. The 19<sup>th</sup>-century restorers stone is a finer grained darker limestone. The roofs were once thatched and are now plaintiled. The church is entered through the south porch on the south elevation which is architecturally the

most significant.

The church is asymmetrically placed against the north boundary of the churchyard, which has been substantially extended to the north and contains 20th-century monuments.

The south churchyard is contained by a flint rubble and gault brick boundary wall with gateways to north, east and south. Within are rows of fine headstones including a particularly good ensemble of late 18<sup>th</sup> and early 19<sup>th</sup> century limestone headstones with fine incised decoration south of the porch.

The war memorial in the eastern half of the south churchyard is a Celtic cross on a stepped base carved in granite.

The Old Rectory is south of the churchyard with its own gate and path leading to the priests door in the church. The house is set back some way and is partially obscured by trees when viewed from churchyard and the lane immediately east. The Old Rectory is part of an important group with St Andrews Church and the Manor House. Their sites have an historic relationship which may have been first established before the Norman Conquest.

The double-pile range of the Old Rectory dates from 1540, with an east and west wing with facades of circa 1830. Seen from the churchyard it was built with pleasing materials in a domestic scale with sedate and well ordered proportions.



*18th-century headstones in the Churchyard*

Located in a deep hollow below the west wall of the churchyard is the former stable of the Old Rectory, now in use as a house. Built in the 19th-century, it has a single width plan on one storey; a gabled pantiled roof with a gabled hay loft door dormer. The walls are made with clunch block, however the fenestration is modern.

Within the high gault brick wall of the former rectory's kitchen garden, on the east side of the lane leading to the Old Rectory, is Selborne House, in a prominent location adjacent to the church yard and Old Rectory. It is a bold intervention, unrelated in scale or form to its immediate neighbours with monopitched roofs and built in a brown brick with a red pantiled roof in an 1970's contemporary style.



*The Old Rectory*

The Manor House is set back on the outside of the bend in the Lane. The Manor House, its barn and outbuildings built against the Lane edge and the railings and their piers, seen from close to the churchyard gates, make an attractive architectural ensemble. The manor house forecourt is enclosed by fine 19th-century railings with spear top standards set on a ugly rendered brick wall. At each end are gault brick piers with stone urn finials. The gates have fine caged Regency cast iron piers with finials and the gates a swept top with spear top railings in the upper half, a floriate mid-band and a reticulated pattern lower section. The main range of the Manor House, obscures the rear 'L' shaped wing which may contain fabric from earlier phases of the building. The main range facing Church Lane has four windows at 1st floor level, almost

symmetrically spaced, and an off centre entrance door with a flat pentice porch. The roof is gabled with end stacks and the brickwork is laid in a random bond, with a 1st floor plat band formed from four courses of moulded brick. The three light windows have an horizontal emphasis with rectangular lead lights and square wrought iron casements. This all points to the range being constructed in the late 17th-century, though the design is conservative in comparison with the many hipped roof houses with tall cross casement windows built during the reign of William and Mary. The Manor House barn and lean-to open fronted cart shed are at the west end of the railings. Its north gable wall is built of clunch, a thin red brick and timber frame. The elevation to the Lane is built with narrow red brick and gault brick and has a



*The Manor House and railings.*

raking buttress. The roof is covered in gault clay plain tiles.

Behind the Manor House are the buildings of Hall Farm, originally the home farm buildings of Freckenham Hall, before they were separated and the Hall became the Manor House. The barn nearest the west boundary, has a double pile plan with a timber-framed, timber-clad range to north and an open fronted cart shed to south. South of the rear wing of the Manor House Barn is an open fronted timber-framed black weather boarded cart shed (2) with a corrugated iron roof. It has a north range built in pale red brick and corrugated cement sheet roof.

The principal farm buildings (1) have been converted to residential use. They are arranged around a rectangular yard; the principal 2 storey range to east comprised of the main barn in the centre with higher ridge and eaves to the flanking elements. The barn is built of random coursed flint rubble with a shallow pitched slate roof. The walls have brick ventilation slots. The outer wings also have shallow pitched slate roofs and windows with glazing bars in openings formed in red brick. The north, south and west ranges are single storey, with random coursed flint walls and shallow pitched slate roofs. There are large roof windows on the north side.



*Hall Farm Buildings (1)*



*Hall Farm Buildings, Cart Shed (2)*

### **North Street**

North Street followed the Lee Brook north to the medieval northern great fields of the manor. The houses and farm were on the west side of the street with yards and



*Manor House Barn (3)*

gardens sloping down to the brook. The 1885 1st edition Ordnance Survey map shows Lane End within an orchard with a courtyard on its south side enclosed by an 'L' shaped service range. Lavrock House also possessed a south yard enclosed by an 'L' shaped service range. There were two ranges of buildings set at right angles to North Street between Street Farm & Lavrock House. Street Farm appears to be set in gardens and White House Farm appears to be much as it is today, with a stable yard on the north side. The field to the south is entitled 'Lea Farm' though it is not clear whether White house Farm was then called 'Lea Farm or it was elsewhere in The Street. Today's Lee Farm is some distance to the north beyond the end of North Street.

## Buildings

*Lavrock House* is an imposing early Victorian Villa that visually dominates the north end of the street. Its walls are of stucco, its roof is hipped, shallow pitched slate with deep eaves in a crisp Neo-classical style in the early Victorian fashion. It has sash windows with margin lights at ground floor level. It has a fine portico porch with Doric columns. Its northern boundary is formed by a high clunch block wall, once the back wall of stables and implement sheds of Lane End. The forecourt retains its original arrangement for the entry and exit of carriages, and flanked by gault brick walls to north and south, and along the line of the street. To south is a yard with a long range of single storey shelter sheds and stables and 'L' shaped in plan. They are built of flint



*Lavrock House*

rubble and gault brick with a hipped slate roof to west and pantiles along the street. Access is via the yard south of Lavrock House and from the former farm yard on the south side of the buildings.

It is assumed that the land, recently developed with Wellington House and Brooklands was occupied by farm buildings belonging to Lavrock House. These two new houses, although somewhat out of scale in a village street carefully follow a vernacular tradition in their form and use of materials, and the preservation of the street frontage of the farm yard buildings built against the edge of the road.

Only the Double Roman pantile roof of Street Farm and the central axial chimney stack are visible from the Street above the east boundary wall and hedge. The



*Shelter Sheds and Stables adjacent to Lavrock House*

boundary wall is built of clunch blocks and is set against the edge of the carriageway. The two storey farmhouse has a lower 17th-century service range to south and a two cell, late 16th-century, timber framed lobby entrance wing to north. The windows are modern casements though the entrance doors and gabled porch are 19th-century.

*White House Farm* is the gateway building in The Street, seen from the south. It is a plain and unpretentious late Georgian farmhouse, built with gault brick, with a hipped slate roof and sash windows on its Street elevation. The back is not for show and has a plain lean-to roof and casement windows.

North of the Farmhouse and within its curtilage is a long and low range of single storey farm buildings, also early 19th-century, built with an 'L' shaped plan in gault



*North Street from the Mildenhall Road .*

brick with a hipped slate roof.

## Elms Road

Elms Road is the road east to Red Lodge and Heringswell. The 1885 map shows the Dell on the corner with Church Lane with a group of buildings to east enclosing a rectangular yard. A double set of tracks link the grounds of the Dell to a peripheral path around the wooded pit to north-west.



*The Dell, Elms Road*

## Buildings

*The Dell* from the entrance drive looks like a pretty Victorian cottage, with a picturesque gabled porch and small pane casements. However it has a 17th-century timber frame and a substantial rear wing. The front range is rendered with a steep pitch plain tile roof



*White House Farm, Farm Buildings and clunch block boundary wall of Street Farm*

and the rear range has a pantiled roof.

There is a substantial 19th-century boundary wall with gate piers, built of flint rubble and gault brick, curving along the road frontage from north of the entrance in Church Lane to the rear gate in Elms Road.



*Drift Cottage*

The out buildings shown on the 1st edition Ordnance Survey map appear to have been swept away and in their place are five modern houses.

*Drift Cottage* is set far back from the road though its picturesque cottage character positively contributes to the appearance of the conservation area. It has one and a half storeys, gabled shingle roofs with gabled dormers, rendered walls and small pane casements.

## Green Spaces

The following areas make a significant contribution to the character and appearance of the conservation area and are shown on the conservation area appraisal map as open space to be retained.

## Motte & Bailey

The tree covered mound and the areas of pasture between Church Lane and the Lee Brook may contain below ground archaeology. The areas of pasture which may be part of an ancient fortification should not be developed nor planted with trees in order to preserve the form of the earthwork and below ground remains.

**The Manor House** is listed Grade II\* because of its special architectural and historic interest. The gardens provide an appropriate spacious setting for a country



**Local Detail**

*Weather Vane, Barn adjoining Lavrock House to the south*



**Local Materials**

*Welsh slate on a hipped roof*



*Red clay pantiles*



*Double Roman red clay tiles*



*Fine Regency gates & piers of the Manor House*



*Clay plain tiles and local red brick*



*Interlocking clay tile*



*Clunch or hard chalk block wall*



*Urn Finial on terminal pier*



*New & old, St Andrew's Church*



*Coursed flint and gault brick wall*



*Gault brick wall*



*Weatherboard gable, red brick and clunch wall*

house with its current status as an historic building. The present use of the house as a dwelling in single owner occupation is the traditional use and the one best suited for the long term preservation of the building. Development within the grounds would therefore reduce its appeal to an owner able to maintain it and compromise its long term viability

### **Old Rectory Garden**

The extensive garden provides a setting appropriate for an historic house, the size and quality of the Old Rectory. The present use of the house as a dwelling in single owner occupation is the traditional use of the house and the one best suited for its long term preservation. Development within the grounds would therefore reduce its appeal to an owner able to maintain it and would compromise its long term viability.

### **Churchyard**

The churchyard should remain undeveloped in order to maintain its character and preserve the setting for the church. There is some scope for the provision of a small building north of the tower if a site for an implement shed or church WC is required. Any such building should be built with good materials and be carefully detailed in a vernacular style.

### **Lavrock House Garden, Street Farm Garden,& White House Garden**

In order to protect the setting of these three listed dwellings , their gardens should remain undeveloped except for alterations and extensions associated with single owner occupation of the building.

**Intrusion or damage,** None

**Neutral areas:** None

**General Condition of the buildings:** Good

**Buildings at Risk:** None

**Pressure for Change:** Pressure may arise because of the sale of land or from change from agricultural uses to residential uses. The desirability of preserving green spaces and conserving and enhancing the conservation area while maintaining high standards of design and detailing should be taken into account when determining planning applications.

### **Community Involvement**

The Parish Council and residents were consulted from November 2009 to January 2010 on a Draft Appraisal. With Public Meetings taking place in December 2009 and April 2010.

### **Boundary Changes**

The following areas are added to the Conservation Area:

1. Lane End and its garden. Although altered so as to be no longer listable, the house retains its original door and window openings and its 19th-century form. Also it has a charming, rustic barn attached to its north elevation. It acts as an eye stopper in views north along North Street.
2. North Street section of the conservation area should be joined to the Church Lane Area. This would include the island with the village sign, the chalk pit, the north and west slopes of the castle mound and the curtilage of the grade II listed Golden Boar Inn.
3. Selbourne House was built in the walled garden of the Old Rectory and has a visual impact on its setting and that of St Andrew's, Church and the Manor House. In order to ensure that proposed changes to Selbourne House affecting the preservation of the garden walls and the setting of the listed buildings are given the full consideration, it is proposed that the conservation area should be extended to include both Selbourne House and its garden.
4. An area containing the historic buildings along 'The Street' to the junction with Chippenham Road and Mortimer Lane.



Lane End, North Street



West slope of the Beacon Mound



Selborne House

## Local Generic Guidance

As well as below ground, archaeology relates to standing buildings.

### 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

When considering change the Local Planning Authority has a statutory duty to have regard to the areas special historic and architectural interest. Applicants 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.

### Brickwork

Local brick can be red or yellow and laid in English bond or Flemish bond. Before the 20<sup>th</sup>-centruy they were laid in a line and sand mortar using a mix of approximately 1:3. 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 repoint. Rendering stores up problems for the future.

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

### **Car parking**

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

### **Extensions**

Alterations should be necessary for the viability of the building. Where proved necessary, extensions on 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**

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.

Thatch

Thatched roofs should be preserved. When

necessary they should be replaced with the type traditional to the location. (i.e. long straw, reed or combed wheat reed). The style of the thatch should be that traditional for the material.

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 tiles used on slopes not visible from the conservation area.

Concrete tiles will not be permitted.

Variation in profile and colour of pantiles should be preserved.

Chimney stacks & pots

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

Dormers 17<sup>th</sup>- and 18<sup>th</sup>-century dormers of the pedimented type should be retained. Historic tiled or slated gabled or penticed 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 roof lights are preferred.

### **Shop fronts**

Shop fronts of merit should be retained or restored when unsympathetically altered. 20<sup>th</sup>- century shop fronts should be retained in significant 20<sup>th</sup>-century buildings. The presence of surviving blind boxes, shutters and stall risers should be investigated.

Strident display fascias and internally illuminated fascias will not be permitted and standard corporate shop fronts will be resisted.

**Satellite Dishes and Meter Boxes** 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 Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) 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.

### **Buildings making a Positive Contribution**

These buildings have been identified as Heritage assets that make a positive contribution to the character of the Conservation Area and as such their demolition will rarely be acceptable.

### **Key Open Spaces**

In areas identified as open space to be retained on the appraisal map development that proposes to infill or adversely affect the openness will be resisted. Important trees will be protected from felling or development that could adversely affect their well being or result in pressure for removal, reduction or crown lifting.

## 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](mailto: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](mailto: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](mailto:info@spab.org.uk)

Georgian Group,

6 Fitzroy Square, London W1T 5DX

Telephone 087 1750 2936: Web [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

Victorian Society,

1 Priory Gardens, Bedford Park, London W4 1TT

Web [Victorian-Society.org.uk](http://Victorian-Society.org.uk)

Department of Culture Media & Sport (DCMS) [www.culture.gov.uk](http://www.culture.gov.uk)

Suffolk Record Office, 77 Raingate Street, Bury St Edmunds

IP33 2AR

Telephone: 01284 352352 (Searchroom)

## Appendix II, Bibliography

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- ◇ English Heritage Pastcape (<http://www.pastscape.org.uk>).
- ◇ English Heritage Listed Buildings on Line (<http://lbonline.english-heritage.org.uk>).
- ◇ English Heritage Images of England (<http://www.imagesofengland.org.uk>)
- ◇ 1855 Ordnance Survey Map, Suffolk Record Office, Bury St Edmunds.

## Church Lane: Listed Buildings and Buildings that Positively Contribute to the conservation area (PC)

Building Name/ No	Status	Age	Height	Wall Materials	Roof form/ material	Architect	Notes
The Manor House	GII *	Late C17	2 Storeys	Red brick	Gabled plain tiles		
Wall & gates, railings - the Manor House	GII	Early C19		Red brick, stone & wrought iron			
Hall Farm buildings 1	PC & Listable	C19	2 storeys	flint & gault brick	Gabled slate		arranged around 4 sides of a yard
Hall Farm buildings 2	PC& listable	C18	1 storey	Black weatherboard and red brick	Corrugated iron		
Manor House Barn 3	PC & listable	C17	2 storeys	clunch & red brick	gabled plain tiles		by the road
The Old Rectory	GII	C16 & C1830 facade	2 storeys + attics	gault brick	gabled plain tiles		
St Andrews Church	GII	Medieval - restored 1867		Field stone with lime-stone dressing	Gabled plain tiles	G E Street - 1867 major restoration J O Wyatt 1882 rebuilt towerc	
Church yard headstones	Within curtilage of listed building	C18 & later		limestone			Cherubs and death heads
War Memorial	GII	1918		Granite			

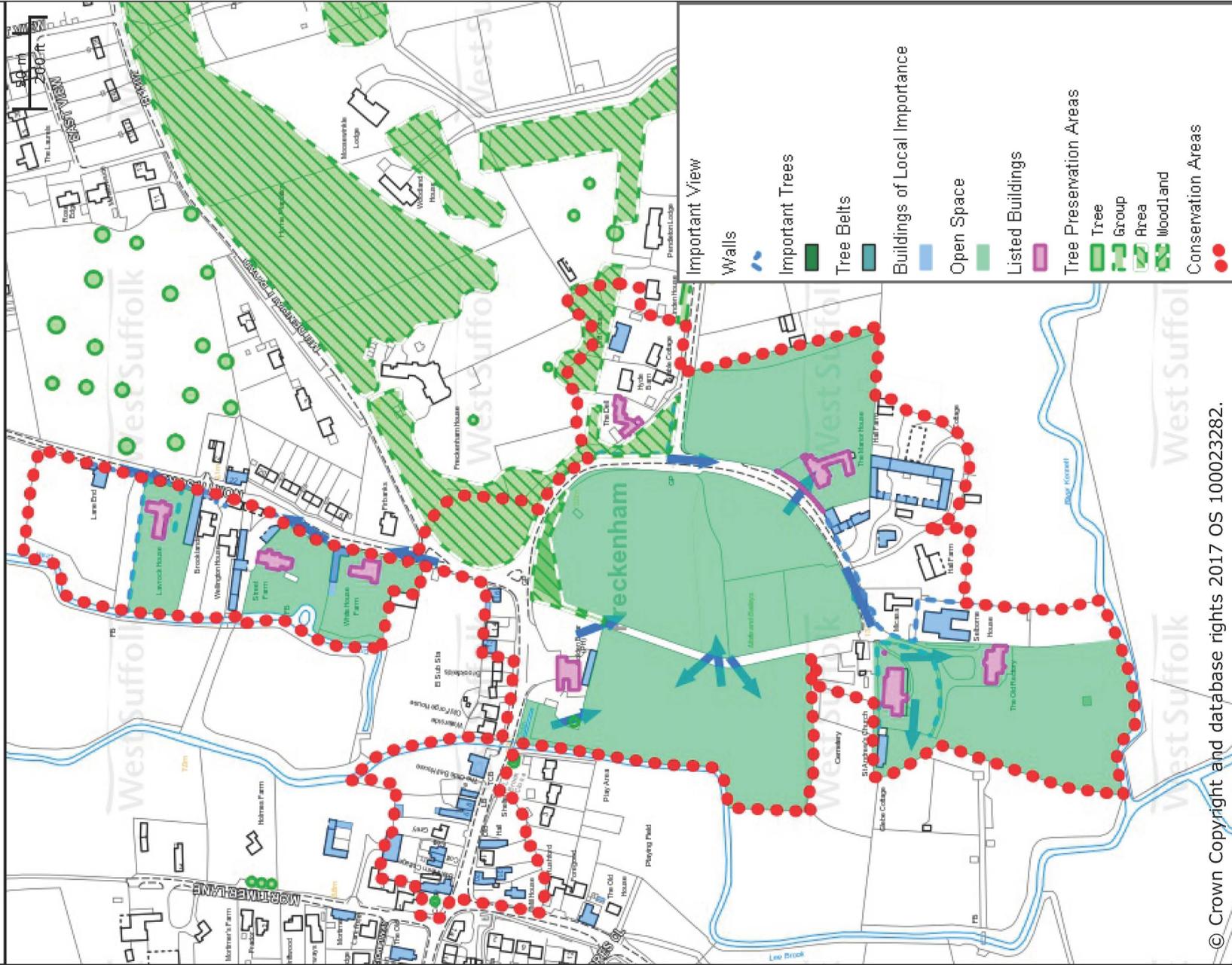
## Elms Road: Listed Buildings and buildings that positively contribute to the character of the conservation area (PC)

Building Name/ No	Status	Age	Height	Wall Materials	Roof form/ material	Architect	Notes
The Dell	GII	C19 with C17 & C18 core	2 storeys	rendered timber frame	gabled plain tiles		Flint rubble & gault brick garden wall
Garden Wall of the Dell		C19		Flint rubble and gault brick			
Drift Cottage		C18 and later	1 1/2 Storeys	Colour washed render	Shingles		Attractive vernacular form with dormers

## North Street: Listed Buildings and Buildings that positively contribute to the character of the conservation area (PC)

Building Name/ No	Status	Age	Height	Wall Materials	Roof form/ material	Architect	Notes
No 22	PC	C19	1 storey	rendered	Hipped slate		Not in CA but looks like a lodge
Lavrock House	GII	C1830	2 storeys	stuccoed walls	hipped slate		high clunch boundary wall
Barn South of Lavrock House	Curtilage & PC	C1830	1 storey	flint & gault brick	gabled slate & pantiles		gault brick boundary wall, weathervane on barn
Brooklands		Late C20 early C21	2 storeys	black weatherboard	gabled pantiles		
Wellington House		Early 21 Late C20	2 storeys	black weatherboard	gabled pantiles		
Barn East of Wellington House	PC	C19	1 storey	flint rubble	gabled pantiles		
Street Farm Stable	Curtilage & PC	C20	1 storey	painted blockwork	gabled cement sheet		
Street Farm open fronted shed		C20	1 storey	concrete block	gabled cement sheet		
Street Farm	GII	Late C16 altered C19	2 storeys	rendered timber frame	double romans pantile		
White House Farm House	GII	Early C19	2 storeys	gault brick	hipped slate		
Shelter Sheds , Stables, North of White House Farm	Curtilage & PC	Early C19	1 storey	gault brick	hipped slate		cart shed & stable
Lane End	To add to CA as PC	C19	2 storeys	rendered brick	concrete interlocking tiles		crumbling clunch boundary wall
Barn - Lane End	To add to CA as PC	C19	1 storey	clunch	gabled pantiles		

# Freckenham Conservation Area (Sept 2010)



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