



# Moulton Conservation Area Appraisal

May 2008



Forest Heath  
District Council

# Moulton

## Conservation Area Appraisal



**Forest Heath**  
District Council

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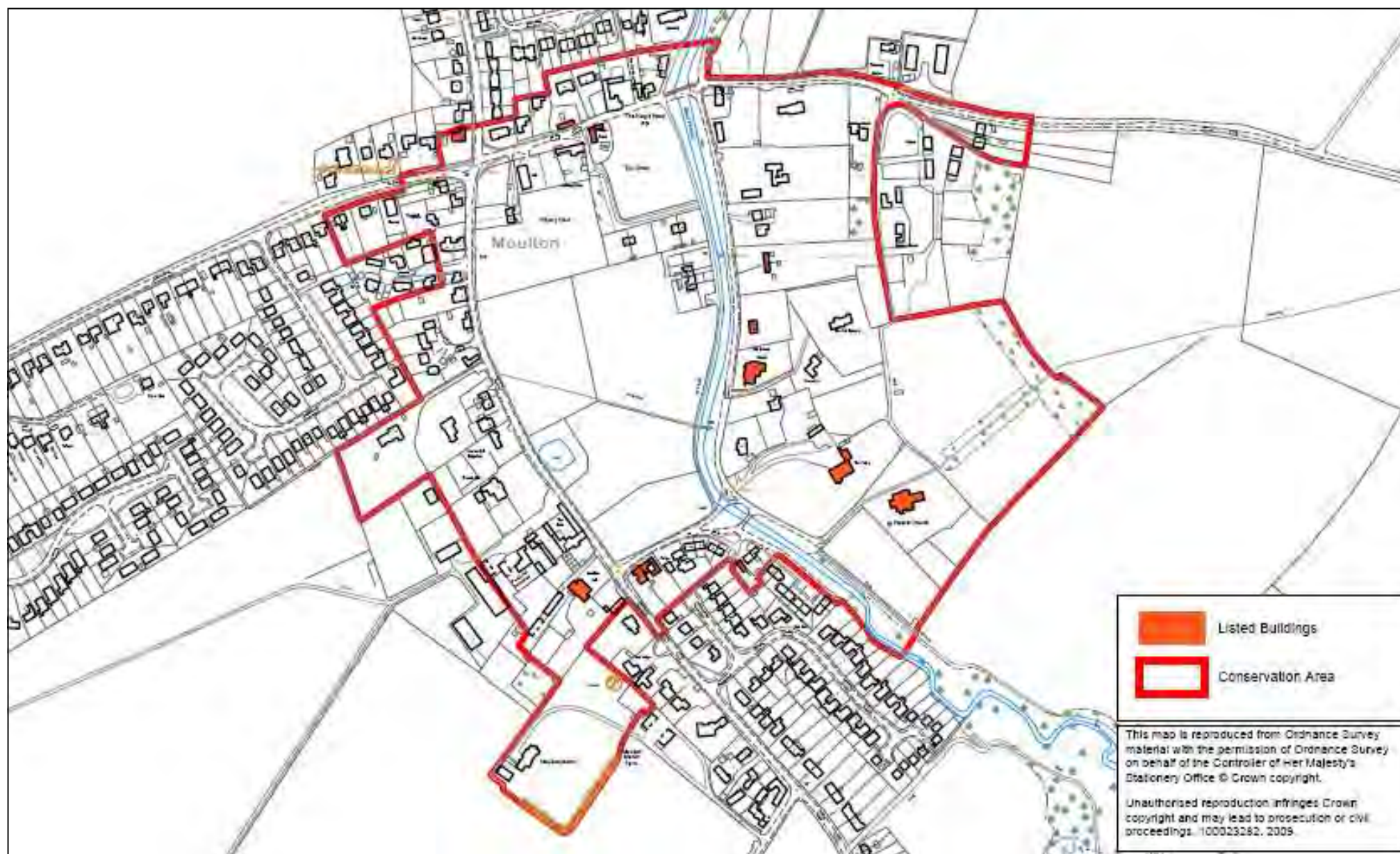
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## KEY CHARACTERISTICS

- Rural village
- Saxon origins
- Developed along a trade route at a river crossing
- Nestles in the folds of West Suffolk hills between Primrose Hill in the east and Folly hill and Thrift covert in the west.
- Meadows in the heart of the village; neither too manicured nor neglected, but with livestock, a pond, and recreation ground.
- Gently curving linear spaces with fine visual sequences in The Street and Brookside
- The River Kennett, its grassy banks, bridges and fords
- Low density landscape dominated area
- Attractive variation in spaces between buildings
- Two manors with extant manorial sites
- Medieval Packhorse Bridge & Georgian stone bridge in Brookside
- Medieval Church of St Peter
- Moulton Hall, a fine and unspoilt Georgian house
- Groups of timber-framed and thatched cottages
- Groups of 19<sup>th</sup>-century flint, brick and slate cottages.
- Extensive flint and brick boundary walls
- Restored village pump on The Green
- Fine green spaces
- Fine mature trees .

## INTRODUCTION

(Fig 1) Moulton Conservation Area Map



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 areas character, including its social and economic background and the way in which such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and its future.

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



(fig 2) The Village pump & the Packhorse Bridge, Moulton Village icons

of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' The Moulton Conservation Area was first designated on 13<sup>th</sup>

October 1988; variations were made on 30<sup>th</sup> January 1991. It presently has an area of 25.17 hectares.

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.

The Moulton Conservation area includes the land between The Street and Brookside and; and from Bridge Street and the Packhorse Bridge to Church Road. It includes the garden land of houses in those roads; St Peter's Church and churchyard; The Priory, Moulton Hall and French Hall and their curtilages.

The survey of the village for the appraisal took place in October and December 2006. The first public consultation took place on 12<sup>th</sup> December 2006 and subsequently on the internet in February 2007

This conservation area appraisal is designed to set out the significance of the Moulton Conservation Area which will provide a sound basis 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



(fig 3) Thatched cottages in Bridge Street

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.

When exercising its planning powers, it will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the Forest Heath Local Plan and the forthcoming Local Development Framework.

## SPECIAL INTEREST OF THE CONSERVATION AREA

### Location & Context

Moulton is a rural village in the west of Suffolk, 6 km east of Newmarket and 18 km west of Bury St Edmunds. Its northern and southern boundaries are coincidental with the county boundary with Cambridgeshire. The parish has an area of about 12.92 sq. km, which includes arable land, and the pasture and gallops of the stables and stud farms to the north and west of the village. Recent expansion of equine facilities in the parish brought new studs off the Cheveley Road and at Moulton Paddocks. The Animal Health Trust has its facilities north of the parish where

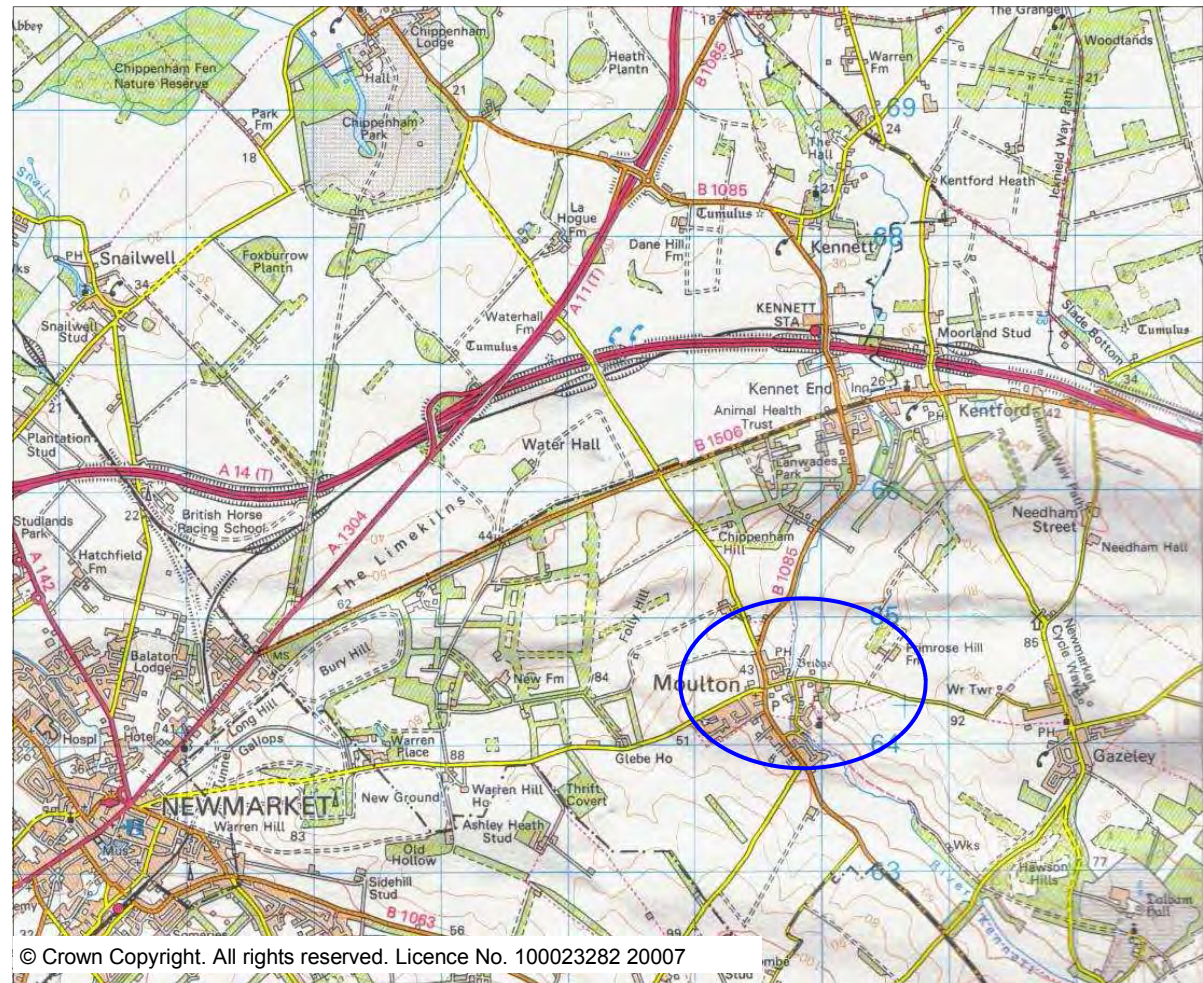
there are business units.

The parish church holds regular services and the village maintains a thriving shop and post office; primary school, village hall, forge and

engineering works and a public house.

There was a population of 1030 in 453 dwellings in 2006.

The village centre is located at the



(Fig 3) Location Plan



crossing of the Gazeley to Newmarket road and the B1085, Kennett to Dalham road.

### General Character & Plan Form

The village buildings were built on the outside edge of roads enclosing an extensive rectangular area of meadows

and playing fields. The River Kennett runs south-north on the eastern border of the meadows.

The historic centre of the village contains 16<sup>th</sup>- century to 19<sup>th</sup>-century vernacular buildings set around a central green area, comprising playing fields, private meadows and playing

fields, along four roads, in a low density, landscape dominated configuration.

There are significant areas of mid to late 20<sup>th</sup>-century residential estate development to north-west and south of the village centre.

### Landscape Setting

Significant landmarks and panoramas. The village lies on level ground in the shallow valley of the river Kennett, in a gently undulating chalk landscape and between two hills, Primrose Hill to the east and Folly Hill & Thrift Covert to the west. The terrain obscures some of the 20<sup>th</sup>-century estate development, hidden by folds in the valley. The approach from the south in particular, (from Dalham and Cheveley) offers the delightful sight of St. Peter's Church against an unspoilt, wooded hillside.

The best viewpoints are from the roads leading into the village due to their elevated position and from many of the footpaths: For example, FP7 above the church; FPs 1 and 11 along the ridge through Ashley Heath Stud and from Cheveley Road to Mill Road, Ashley; looking north from the open fields along BR14 with a distant view towards the



(fig 4) The village lies in a shallow valley between , Primrose Hill, Thrift Covert and Folly Hill

church.

## **HISTORIC DEVELOPMENT & ARCHAEOLOGY**

The northern boundary of the parish is formed by the Icknield Way, a route that originated in prehistoric times; was improved and straightened by Roman engineers and followed the chalk uplands that ran from Wiltshire to the Wash.

There is scattered archaeological evidence in the parish of activity in the Bronze Age & during the Roman occupation. The next physical evidence is that of the 12th century fabric in the church.

Moulton is recorded in the Domesday book. The name is Old English for the Farmstead of a man called Mula, or alternatively it may be derived from the Old English words 'Mula' plus 'Tun', which translates as a place where mules are kept.

The 1066 Domesday Survey of Moulton records the last Saxon Archbishop of Canterbury, Archbishop Stigand, as holding a manor of 7 carucates (very roughly 800 acres). The Domesday Survey of 1086 records the manor being held by Lanfranc the 1st Norman

Archbishop of Canterbury.

In the 13<sup>th</sup>-century this manor was also known as Stonehall Manor, which passed through the hands of (among others) the de Cockfields, de Beauchamps, de Chyverstons and Lutterell families.

There was also the sub-manor of French Hall which passed through the hands of the de Agnelli, Talmach, Staford, Trace and in the 18<sup>th</sup>-century, the Affleck family of Dalham. The two manors were joined in the 18<sup>th</sup>-century by the Duke of Rutland.

The site of the medieval manor domain may have been around St Peter's Church. The 1880s OS map records a moated site immediately north of the former rectory. Also to the south of St Peter's Church is Dovehouse Close where the foundation of a small square building is discernable in dry summers. There is a series of banks, hollows ditches, wells, foundations and enclosures in the meadows west of Brookside and east of The Street which might suggest the existence of a shrunken village there.

There are also accounts of the remains of a chapel within the 'Old Rectory' (The



*(fig 5) St Peter's Church contains 12th century fabric and has a 14th-century tower*

Priory) of a crypt, a stone piscina and Gothic style windows. These may have been robbed from an Anchorite cell known to have been against the west wall of the north aisle of the church.

In the later middle ages the two manors and their domains were on the west side of The Street towards the southern

edge of the village. White Hall or Moulton Hall was built against the west side of Dalham Road where Nos 4 & 10 are now. It burnt down during renovations in 1921. The present Moulton Manor was built within the same grounds, where there is a high earth mound which map evidence suggests was built after 1838.

The manor lands consisted of the manor domain and four great common fields which survived until they were enclosed in 1841 (See fig 6). Of these fields, 'Chippenham Field' was between Newmarket Road and the Icknield Way; 'Market Field' was west of the village between the Newmarket Road and Cheveley Road; 'Lidgate Field' was between Cheveley Road and Ashley Road and the 'Bury Field' was north-east of the village between Kentford Road and Gazeley Road. The grant of a charter for a market to John de Agneus of French Hall in 1297 is reflected in the naming of one of the open fields.

In the 14<sup>th</sup>-century, 18 taxpayers were recorded living in the parish during the period when the church tower was built in the 'Decorated' style. Later in the 15<sup>th</sup>-century, the church was radically rebuilt east of the tower, with a nave, clerestory, aisles, transeptal chapels



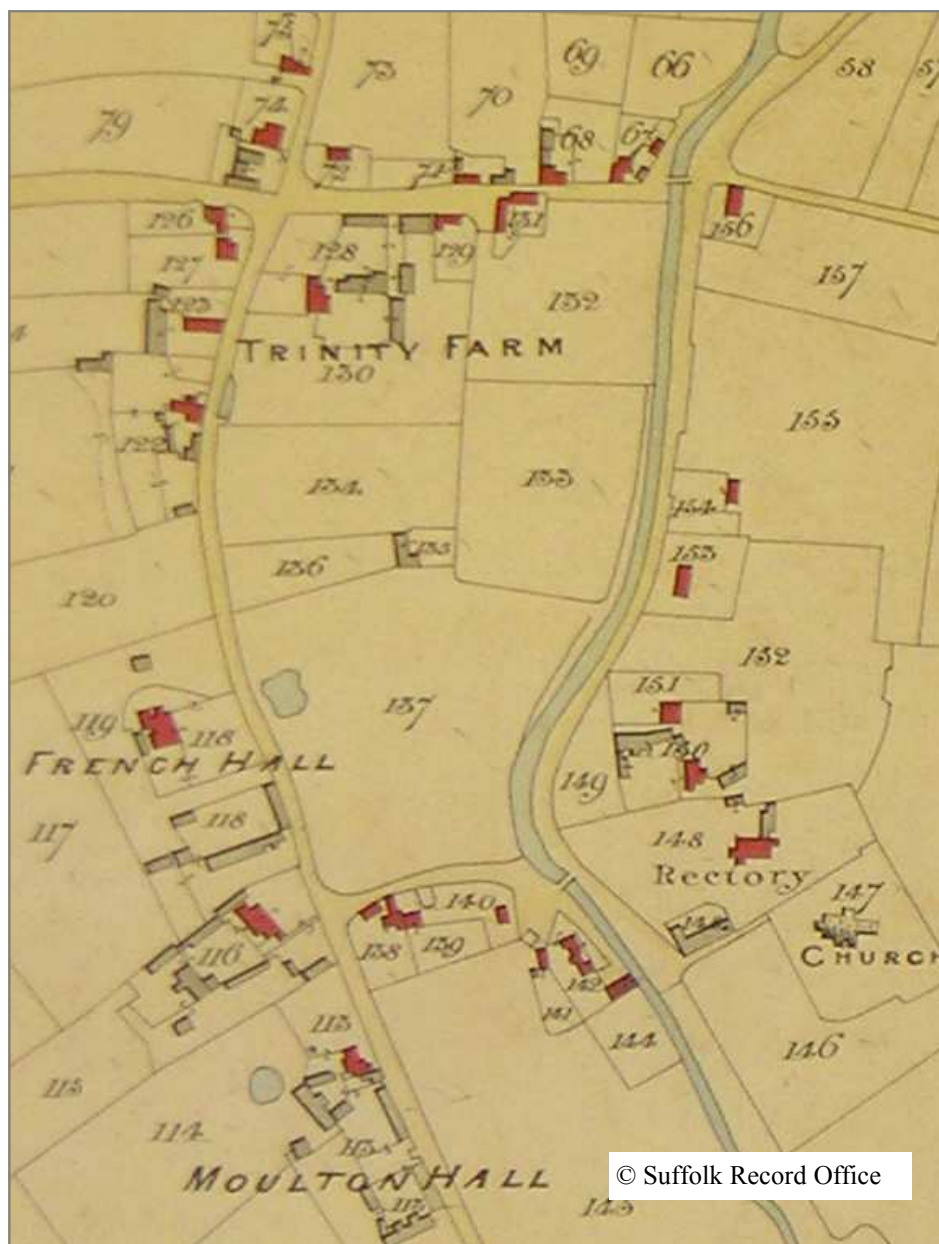
(Fig 6) Enclosure map of 1841 showing the location of the medieval open fields

and a chancel. The construction details of Packhorse Bridge suggest that it too was built at this time.

The 16<sup>th</sup>-century saw great changes caused by the Reformation and the

transfer of wealth from ecclesiastical to secular authorities.

It saw the construction of the first permanent houses for the population. These included Bridge Farmhouse in



(Fig 7) 1842 Tithe Map

Bridge Street, Nos. 17 & 19 Brookside, Nos. 23-25 Brookside, the rear timber-framed wing of The Priory, and Lanwades House, Kennett Road. In the late 17<sup>th</sup>-century there were 41 householders in 22 dwellings, additional village houses being built in Bridge St., Chippenham Road and Church Road.

By the end of the 18<sup>th</sup>-century the population had risen to 249. Moulton Manor & French Hall Manor had been amalgamated by the Duke of Rutland who now owned 45 cottages in the French Hall Manor estate. Moulton Hall and its farm buildings and French Hall had been rebuilt and there was 1000 acres of arable land mainly lying in open fields, 1000 acres of heath land and small amounts of meadow, pasture and common.

The 19<sup>th</sup>-century again saw major changes in the parish with the enclosure of the common fields in 1841. The pattern of ownership after the enclosures, and the location of dwellings at that time are shown on the enclosure map of 1841 (see fig 6 ) and the tithe map of 1842 (see fig 7).

There was a growth of social conscience among the land owners and a growth of charitable activity by landowners in favour of the village population. In 1831 there was a day school and Sunday School, in 1833, two day schools and two Sunday Schools, and in 1840 a school was built on glebe land adjoining the Old Rectory. In 1849 a public elementary school was built and classrooms added in 1877 and 1897. The Rectory was rebuilt in 1846 and the church comprehensively restored with a new south porch in 1851. In 1828 a small independent chapel was built north of Packhorse Bridge followed by a Methodist Chapel. In 1896 a new Methodist Chapel was built and the old chapel converted into cottages. The Wesleyan chapel in Newmarket road was built in 1912.

The Cambridge to Bury St Edmunds rail line opened in 1846 and the station at Kennett is 3 km distant.

The Shepherd & Dog beer house was recorded in 1841 as located over the brook and opposite the churchyard gate and 'recently closed'. The Plough alehouse was 'destroyed by fire' and rebuilt as the King's Head in 1891. Trinity Hall Farm was located on the south side of Bridge Street at its junction with The Street. The farmhouse was destroyed by fire sometime after 1846 and the farmstead razed to the ground by 1875. The village hall occupies the site of its barns and yards, and Nos. 3-5, The Street occupy the site of the farmhouse. Shortly after the fields within French Hall Manor, south of Trinity Farm, were enclosed and amalgamated into a parkland pasture.

Fidget Hall is shown on the tithe map and enclosure award map 2 km west of the village on the Newmarket Road. By 1855 its name had been changed to Moulton Paddocks when it was the racing seat of Sir Robert Pigot and by 1901 it had been enlarged into a substantial neo-Georgian mansion, owned by the financier the Rt. Hon Sir Ernest Cassell, the grandfather of Edwina, Countess Mountbatten of

Burma. During his tenure the estate gave employment to many of the village residents. The house was pulled down in 1950 and the land used as arable farmland until 2004. The site has recently returned to a stud use.

The building presently known as 'the Old Rectory' was built in 1938 when the former Rectory in Brookside was sold and renamed 'The Priory'.

### Archaeology

The map extract from the Suffolk Sites & Monuments Record for Moulton is attached as Appendix 3.

The mound in the domain of Moulton Hall has been excavated without conclusion. The mound may be a late medieval or 18<sup>th</sup>-century 'prospect' mound built to provide views over the manor lands.

## SPATIAL ANALYSIS

At the heart of the village is an extensive 'green' space, comprising playing fields and private meadows enclosed by the boundary hedges and walls of the buildings in Bridge Street to north; Church Road to South; The River Kennett and Brookside to East; and The Street to West.



(fig 8) View across meadows to The Street



(fig 9) Looking back across the central meadows to Brookside

**The central meadows** fall into compartments shaped by walls, hedges and hedgerow trees following historic boundaries. The north-west segment is

occupied by playing fields and the village hall, on the site of Trinity Farm.

To north-east is **The Green**, established as a public open space for at least 150 years. The southern two thirds is picturesque enclosed private pasture with a scatter of semi-mature trees. There are subsidiary spaces around the central space, formed by the roads, closes, yards and gardens of the village.

**Bridge Street** is a complex linear space, formed by garden boundaries and the face of buildings built along the pavement edge. At its west end there is the expanded space formed by cross roads with The Street, and enclosed by boundary walls most notable the high flint wall of No 3 The Street. To the east the linear space widens around a small green where there was once a junction with a road leading south by Bridge Farm (See fig 3). The space continues east, pinched by Bridge Farm against The King's Head and continuing on to the ford next to Packhorse Bridge and opening out to connect with Brookside & the Kennett, Bury Lane, and the long, narrow and 'sunken' Gazeley Road.

**Brookside and the River Kennett** form

a long and gently serpentine space from north to south. At its northern end is the space formed by the Packhorse Bridge and the junction with Bridge Street, Bury Lane and the Gazeley Road. There is a track on the west bank of the river, which begins in the Green as a tree lined avenue.



(Fig10 ) Brookside's gently serpentine course

On the east bank of the river is Brookside where the space expands into the gardens of houses, enclosed by hedgerow and well stocked with trees. The houses are irregularly spaced with the visual relationship of garden area to house size, satisfactorily commensurate with their status. At its southern end the space follows the river curving east where the hillside is steepest. Here is a bridge and a widening and flattening of

the space for a duck filled splash. Here also are the Priory gardens, behind a long flint wall and tree screen to west and walled to east. Around the corner, beyond the churchyard gate, there is a fine view of the church within its rectangular churchyard in an elevated position. A tree covered walk runs from the eastern edge of the churchyards between two old paddocks up to the brow of the valley.



(Fig 11 ) Gentle curve in The Street

**The Street** is a long linear feature, curving gently east. Buildings such as number 8-12 on the exterior of the curve are prominent in views along The Street. On its west side are road accesses to modern closes serving the late 20<sup>th</sup>-century developments of Mayes Meadow and Park Close. South



*(Fig 12 ) Views across the meadows of The Old School*

of No 20 is a long, enclosed and narrow footpath leading uphill to west.

The southern half of the west side of The Street contains the Historic spaces formed by the gardens of French Hall,



*(Fig 13 ) A view of the impressive sycamore tree and phone box in The Street*



*(Fig 14 ) The weeping willow in The Street*

French Hall Farmhouse and the farmstead buildings and yards.

Adjoining French Hall to the south is Moulton Hall, standing within elegant spaces formed by its parterre garden



*(Fig 15) The church tower seen from The Street*

and historic walls; coach houses and barns.

There are good views across the meadows from The Street of the houses in Brookside & Church Road, seen against a background of garden trees and of plantations on the valley sides. (fig. 9 & 12) Notable views from The Street are of the church tower and The Priory behind trees; and The Old School, seen from the footpath entry opposite Nos. 24 & 26 The Street.

There are also attractive serial views in The Street looking north and south, commencing with the view of the high flint boundary wall of No. 3 & 5, The Street; then of the telephone box and impressive sycamore tree in the meadows opposite the Post Office Stores; and further south of the farm pond and weeping willows.

In Brookside there are views looking west across the meadows to the buildings in The Street, including French Hall (seen through the Trees); Nos. 26-24; and the thatched roof of No 20.

There are also a series of glimpses of countryside seen between the buildings in Brookside and The Street which

continually remind the observer of the agricultural roots of the community and its rural setting.

The key landmark in the conservation area is the church and its tower, visible from many locations within and without the village. The key feature of the village is the River Kennett as it flows through the village, which grew around its crossing points, and gave it shape.

## CHARACTER ANALYSIS

Two separate character areas can be identified in the village; (a) the Church and its environs and (b) the village streets of Brookside, Bridge Street, Church Road, Gazeley Road, The Street, and Newmarket Road.

### The Church & Its Environs

#### *The Manor Domain:*

Standing on rising ground at the river edge, St Peter's Church and The Priory (the former rectory) were at the centre of the medieval settlement. Map evidence for a manorial moated site and the discovery of medieval gothic remains in the Priory suggest the prospect of significant archaeological remains in the area.

The 1842 tithe map (see fig 7 ) shows the property boundaries of the glebe adjoining the churchyard and the rectory garden. It shows a 'half moon' shaped area described as 'allotments on the green' and located in the bend in Brookside south-west of the rectory and its buildings; as yet unenclosed by the present fine flint wall. There is a rectory barn & yard north of the churchyard gate and a farm house, yard and buildings north of the rectory. A cottage & garden are shown where No 29 Brookside is now and 'a close' on land now occupied by the Old School and the Old Rectory. Hill Close and a plantation lay north-east of the churchyard on the hillside.

Five years after the map was drawn, the rectory and its grounds were



(Fig 16 )The ford in Brookside



(Fig 17 ) The Parish Church from the churchyard gate

substantially altered, the farmhouses and barns cleared away, the house remodelled on Victorian classical lines, and the gardens enclosed and laid out with lawns and garden trees. The elementary school was built in 1849 on the glebe adjacent to Brookside and in 1938 the former rectory was sold, became 'The Priory' and a new rectory built (now The Old Rectory) on glebe land in 1938.

#### *Buildings:*

The area is approached from Church Road and across the river via a modest concrete bridge with iron railings or through the ford. Here the river, with wide grassy banks is shallow enough to allow ducks to paddle. Along Brookside is the fine high, brick coped, flint wall



which runs from the former school boundary and round the walled garden of the Priory where it joins a brick section, which probably predates the flint walls. There is a gateway to the south-west with gate piers with moulded stone caps and a recessed modern brick section with piers and gates.

Around the corner to south are the mid-19<sup>th</sup>-century wrought iron churchyard gates, with moulded cast iron piers and pedestrian and carriage gates, complete with wrought iron overthrows and 'dog railings'.

From this location the *Church of St Peter* is a fine sight, standing up hill, set among trees, at the centre of the churchyard. The church is built of field stone under lime harling and with some ketton lime stone dressings and slate roofs. It contains 12<sup>th</sup> century fabric and has a 14<sup>th</sup> century, three stage tower, 15<sup>th</sup> century nave, chancel, north & south aisles, north and south transeptal chapels, clerestory and chancel. The 15<sup>th</sup> century work is tall in proportion so that the clerestory roof almost reaches the top of the tower. The church underwent a comprehensive restoration from 1851, when the south porch was added. It is possible that the character of

architectural detail, such as the slate roofs and battlemented parapet gables were added at this time. The porch was repaired in 1981. The church is listed grade I.



(Fig 18 ) Fine 19th-century head stones.

The churchyard is enclosed to east, south and west by ancient low flint walls and to the north by the high flint walls of the Priory where there is a rector's gate under a gothic arch.

*The war memorial* is made of Portland stone and consists of a cross on a tall shaft with a stepped base. It is located opposite the west corner of the south aisle, in a central position in the vista seen from the gate. The churchyard contains serried ranks of buff coloured

headstones among which is a good group of stones dating from the early 19<sup>th</sup>-century stones with incised decoration and gracefully curved tops to be found to the south of the church.

The Priory is a grade II listed house which until 1938 was the rectory of St Peter's Church. It seems that there has been a building on the site since medieval times. There is evidence that the building incorporates the remains of a medieval stone hall, which is incorporated into the range facing Brookside. This probably took place in 1846 when the priory was given a fine two storey, five bay façade, of gault brick with shallow pitched, hipped slate roofs with the deep eaves fashionable at the time. The window openings have



(Fig 19) View from the east looking down over The Priory

flat gauged brick arches and sash windows with slender glazing bars. The windows on the ground floor are almost of storey height. There is a handsome canted bay window facing the church. The rear range has a double pile plan and a 15<sup>th</sup> century timber-frame which is rendered and painted. Two modern conservatories are situated on the south-east wall. There is a further double pile plan service range to north-west with rendered timber-frame walls and plain tile roofs.

*The Priory* is set in a fine garden which is commensurate in size with the high status of the house. The drive follows the northern boundary with a branch to the surviving brick and pantile glebe barns. There is a walled garden to north-east with the shadow of a vine house on the north wall.

*The former elementary school and schoolmaster's house (Fig 12 & 53)* is large in scale and opulent in detailing. Set behind a hedge and parallel to Brookside it is a landmark visible across the central meadows. It was built in 1849 in a Gothic style with knapped flint and gault brick dressings, reflecting the materials employed in the construction of the parish church. It has a fish scale slate roof with decorated clay ridge tiles;

parapet gables with copings; carved kneelers and octagonal finials in limestone. The school masters house has a prominent central chimney with three clustered shafts of moulded gault brick on octagonal bases. Also hipped, slate roof dormers and three light lead lattice casements at 1<sup>st</sup> and ground floor. The central porch has a slate roof with parapet gables with stone copings and carved kneelers. It has a four centred brick arch and stone hood mould, and a panelled door with fanlight. The school room gable faces the road and contains a three light window under a two centred arch with limestone hood moulds.

Behind the Priory wall to left of the entrance is *No 31 Brookside*, a contextually designed modern bungalow built of gault brick with a slate roof and sash windows. The gable facing the road is of flint with gault brick dressings and a brick dentil verge.

To the left of No 31 and set back from the road is *No 29, Priory Cottage (known locally as 'the Dovecot')*. The two storey house was recorded as a cottage in 1841. It has a steep pitched, half-hipped roof, a form which promises antiquity in origin. It has been re-roofed with machine made red clay tiles, and



(Fig 20) *Priory Cottage*



(Fig 21) *The Stone Bridge in Brookside*

walls are covered with a hard painted cement render.

The group around the medieval manor demesne is completed by *Nos. 23-25 Brookside*. These are a grade II listed 16<sup>th</sup>-century lobby entrance plan form,

timber-frame house, set back and parallel with Brookside, behind a hedged garden. The reed thatched roof is gabled to south and hipped to north with an off-centre axial stack. The walls are rendered and the windows modern with glazing bars.

*Nos. 17 & 19 Brookside* is a sub-divided, grade II listed, 17<sup>th</sup>-century, lobby entrance plan house, set parallel to, but further back behind a thick hedge from Brookside. It has a gabled long straw thatched roof with a central axial stack. There is a rendered and pantiled extension to the north. No 17 has one and two light 19<sup>th</sup>-century windows with small pane casements. No 19 has 19<sup>th</sup> & 20<sup>th</sup>-century small pane casements.

Almost opposite the school in Brookside and leading to a footpath across the meadows is a grade II late medieval listed foot bridge known locally as ‘the pretty bridge’. It is built of flint rubble with straight parapets and with a shallow segmental arch of limestone.

## THE VILLAGE

**The Central Meadows, Gazeley Road, Bridge Street and Newmarket Road**  
A road ran east–west, from Gazeley to

Newmarket, between the medieval open fields of the village. The route may have been used by traders who crossed the wide and marshy River Kennett over Pack Horse Bridge and Dalham Road at the west end of Bridge Street.

Either side of Bridge Street was a scatter of cottages and Trinity Farm, a substantial farmstead where the village hall and playing field stand now. The



(Fig 22) *Nos. 2-10 Brookside*

1841 boundaries here survive, though to their south the fields of the central meadows were amalgamated during the late 19<sup>th</sup> century into a single pasture with parkland trees. A track, shown on the 1839 enclosure map ran south past the west face of Bridge Farm, along the western edge of ‘The Recreation Ground’ and then further south, along



(Fig 23) *Pack Horse Bridge*

the west and south boundaries of a field called Collins Close to end opposite the north boundary of the school in Brookside. Collins Close was developed after 1840 with 1-4 The Green and 2-10 Brookside.

Bury Lane, now a footpath, ran north from Packhorse Bridge to the medieval open field called Bury Field.

### *Buildings:*

*1-4 The Green, 1-3, & 2-10 Brookside* form a small group of 19<sup>th</sup>-century cottages, standing within relatively large gardens enclosed by fences or hedges. Nos. 2-10 Brookside is of 1 1/2 storeys with dormer windows and looks like a long low farmhouse divided into five

units. The others are of two storeys. All are built with flint rubble walls with brick dressings and black or red pantile roofs.

Packhorse bridge is a Scheduled Ancient Monument (fig. 23) and listed grade II\*. Built from flint rubble and brick in the 15<sup>th</sup>-century and repaired in the 18<sup>th</sup>-century, it has four arches formed with brick voussoirs, suggesting the width of the medieval stream. It has low parapets which splay outwards at each end.

The bridge with the adjoining buildings form a group. They include *Nos. 5 & 7 Brookside*, a pair of 18<sup>th</sup>-century cottages, rectangular in plan; set back and parallel to Brookside. They are built of flint rubble with brick dressings and a hipped black pantile roof.

On the other side of the bridge and set well back from the road is *Nos. 15 -18 Bridge Street*, fashioned from the independent chapel of 1828. They are built of flint with red brick rusticated quoins and a black pantile roof, hipped to the north and with two axial stacks. The building has modern small pane casements in original quoined openings with segmental brick arches. To the left of centre is a blocked one and a half storeys opening. The building has been



(Fig 24 ) No 7 Bridge Street, a 17th-century timber-framed, rendered and thatched cottage

extended in brick and black pantiles south for two bays.

On the Edge of The Green is the replica *village pump* set between parallel posts and rails. (See fig 2) The pump barrel with handle and spout are within a painted tongue & groove timber casing. Located where the village pump stood until the 1960's.

At the centre of Bridge Street is a picturesque group of buildings which are prominent in views east and west and from The Green. *Bridge Farm* is listed grade II and has a 16<sup>th</sup>-century 'L' shaped plan of 1½ storeys. It is set at right-angles to Bridge Street on the line of the lane heading south that originated there. Bridge Street widens



(Fig 25) The Kings Head built in polychrome brickwork and traditional flint and brick.

to form a small green here. The farmhouse has a thick, straw thatched, half-hipped roof with three thatched gabled dormers to east and west and rendered and painted timber-frame walls. It has two and three light timber windows with two pane casements.

Set against the pavement line opposite and complimentary to Bridge Farm is *No 7 Bridge Street*. A grade II listed, 17<sup>th</sup>-century, rendered and painted timber-frame and thatched, 3 cell, lobby entrance house. The roof is gabled and contains two gabled dormers each side with small pane casement windows and an off centre axial stack. It has 19<sup>th</sup>-century small pane casement windows at ground floor level.

West of Bridge Farm and set back on the south side of the Street, is a two storey terrace of houses built in three phases under a continuous slate roof. The house to the left is the least altered & built of gault brick, with red brick detail, including two canted hipped roof bays. It retains its original windows with outer sashes with small panes. It has brick dentil eaves and a 1st floor dentil course. The central house is rendered while that to the right is built of Fletton brickwork with brick dentil eaves and a 1<sup>st</sup> floor string course and makes a neutral contribution to the character of the area.

*The King's Head* public house is at odds with the character of the thatched cottages, both in scale and in detail. The present building replaced *The Plough* which was razed to the ground by fire in 1893. It is an architecturally showy building, built in red and gault brick under a slate roof. The side and rear elevations are in more appropriate flint rubble with red brick quoins and lintels. There is an attractive coach house and stable range at the rear, built with flint rubble, brick quoins and a red clay pantile roof in a single storey 'L' shaped plan. There is a small attractive beer garden behind a low flint wall to the west.



(Fig 26 ) Wesleyan Chapel in Newmarket Road

There has been a significant amount of infill along the north side of the street during the late 20<sup>th</sup>-century. Mainly single storey and built of brick and concrete tile, those set well back from Bridge Street have the least impact.

*Newmarket Road:*

*The Wesleyan Chapel* of c.1912 is a significant feature in Newmarket Road. Set back behind a low wall it was built with a rectangular plan on a north-south orientation in gault brick with a slate roof with decorated ridge tiles. Each side at the north end are 'L' shaped, gabled porches east and west. The principal north elevation has angle buttresses, a parapet gable with stone finial at the apex and a three light gothic



(Fig 27 ) Hempstead Lodge, 1 Chippenham Road



(Fig 28 ) Flint Boundary Walls in Newmarket Road

window with a brick arch and stone tracery. Above is a plaque under a stone trefoil canopy, The porches are elaborate with slate roofs with decorated ridge tiles and gable finials, and timber-framed gable spandrels over three light windows. The west elevation

has brick corbelled eaves and paired windows under red brick Gothic arches. There is a tall chimney to west. The east side is similar.

West of the chapel behind a wall with iron railings is *No 3, Newmarket Road*, a substantial house built possibly at the same time and in association with the chapel. It has hipped slate roofs with flank stacks and a central slate canopy over the entrance door.

Also possibly associated with the chapel are *No. 5 & 7 Newmarket Road*; two semidetached houses built of gault brick with a gabled slate roof. On the north side of Newmarket Road, opposite the bus shelter are the remains of the 17<sup>th</sup>-century flint boundary walls of No 1 Chippenham Road, (Hempstead Lodge). The fragment to the west is now within the garden of No 2a & 2b and is worthy of inclusion in the conservation area. The walls relate to the flint boundary walls opposite at the rear of No 2 and No 3 The Street.

*Hempstead Lodge* is listed grade II, It has an 'L' shaped plan of 1½ storeys; the range facing Chippenham Road being early 19<sup>th</sup>- century and the range facing Newmarket Road having a three



*(Fig 29 ) Surviving walls probably from the former Trinity Farm in Bridge Road*



*(Fig 30 ) No 3-5 The Street, in the prevailing 19th-century form with flint and brick walls, square plan & hipped slate roof*

cell plan of the 17<sup>th</sup>-century. It is built of rendered timber-frame with a plain tile roof, and off centre axial stack in the west range. The lodge has sash windows with glazing bars and gabled

dormers. To the west is a timber-framed outbuilding with rendered walls and pantiled roof. The south garden boundary is formed by hedgerow and to the east by an attractive timber picket fence on a brick plinth.



*(Fig 31 ) 2 & 4 Newmarket Road, a square plan 19th-century plan houses with a neat flint stable in its forecourt*

#### *The Street and Church Road:*

The traveller following the Kennett valley from Chippenham to Lidgate passed through Moulton via The Street. Church Road leads to the church and the rectory gate.

In the c19th Trinity Farm was on the east side of The Street at the north end and the meadows of French Hall Farm (see above) with a field barn at their

centre were to south. The west side of The Street contained village cottages, a malt house at the rear of 8-12 and a shop which became the post office by 1900. Further south were the buildings of French Hall, surrounded by a generous garden and orchard and its 'homestead' buildings. Immediately to the south was Moulton Hall and its thatched barns with Moulton Hall 'homestead farm' (house & barns), replaced in the 20<sup>th</sup>-century by residential development.

*The buildings:*

At the north end and built along The Street is a group of C19th houses, rectangular in plan and with hipped slate roofs. On the east side of The



*(Fig 32 ) No 1 Mayes Meadow; a pretty, modern cottage in the local vernacular style.*

Street, with the village playing fields in the background and a generous garden to the west is a pair of cottages, No 3 & 5, built on the site of Trinity Farmhouse. They have two storeys of flint with brick dressings and a hipped slate roof with central chimney stack. The facade contains two light casements and a central door with pentice canopy. The north garden of the cottage is enclosed along Bridge Street and The Street by a high flint wall, which is prominent in views from Chippenham Road at the approach to the conservation area. The west garden contains topiary trees and is enclosed to the west by a low flint wall with a brick coping.

Opposite and within the corner with Newmarket Road is No 2 and 4 The Street, a pair of houses with gault brick and rendered walls, hipped slate roof and sash windows.

No 6 is rendered and colour washed, with a hipped pantile roof and sash windows, some with small panes. It has a well conserved coach house set at right angles to The Street; built with flint and brick with a slate roof, and slatted stable windows and a boarded door. The east boundary is marked by a low flint wall.

Nos 8-12 are set gable end to the road



*(Fig 33 ) A fine Victorian shop window belonging to the historic post office in The Street*

against the back edge of the pavement. The north elevation reflects the character of its neighbours with a hipped slate roof. The steep pitched plain tile roof and off centre axial stack seen in the south elevation suggests 17<sup>th</sup> century origins, associated with the former maltings to the west. The gabled plain tile hipped dormers are mid-20<sup>th</sup> century. To south, against the pavement is a 19<sup>th</sup>-century flint wall with gault brick copings.

Immediately south is No 1 Mayes Meadow a pretty house in a modern contextual style and part of a small development. It is built of red brick with black concrete interlocking pantiles. The façade is built of flint and brick with

symmetrical fenestration of 2 light casements and a central entrance door under a flint and brick lean-to porch.

A post office has been here for over 100 years. *Moulton Post Office Stores (No16)* is mid-19<sup>th</sup> century in character with painted brick walls, 1<sup>st</sup> floor brick dentil band and dentil eaves course. The slate roof is hipped and there are rear external stacks. The façade is of three bays with sash windows with glazing bars at ground and 1<sup>st</sup> floor under segmental brick arches. There is a fine shop window with central glazed double doors and flanking windows with small panes and glazing bars. The building stands against the back edge of a wide pavement. Opposite is a 'unlisted' red K6 type telephone box of the type designed in 1936 by Sir Giles Gilbert Scott.

Nos. 18 & 20 grew out of 18<sup>th</sup>-century farm buildings. No 18 is ranged along the pavement edge incorporating the walls of a small flint barn and farm yard wall. 1 ½ storeys high, it has a gabled pantile roof with raking dormers at its north end.

It was extended south into a farm yard in the 20<sup>th</sup>-century, the extension having rendered walls, pantile roof and raking

dormer. There are sash windows towards The Street.



(Fig 34) French Hall seen from the French Hall Farmstead



(Fig 35) The Barn, French Hall, a farm building reconstructed for residential use retaining the old Farmstead boundary wall

*No 20, Cherry Tree Cottage* is picturesque, with thatched roofs and an asymmetric composition. It has an 'L' shaped plan set end on to the road enclosing a small forecourt. The east range is 1 ½ storeys and incorporates an 18<sup>th</sup>-century shelter shed or cart lodge and has rendered walls and a hipped roof. The west range was added in the late 20<sup>th</sup>-century and also has rendered walls and a thatched roof. The boundaries to the road are enclosed by a flint wall with brick copings, which continues south along The Street. The wall has been broken between Nos 18 & 20 to form a visibility splay for the access to Park Close.

*Park Close* is a modern development of four cottage style dwellings arranged around an informal part gravel part grass court. The walls are constructed with red brick and the steep pitched gabled roofs are clad in concrete pantiles and have end chimney stacks. The roof windows and garages are unduly prominent seen from the drive. A footpath runs along the southern boundary of No 20, enclosed by thick hedges, it runs uphill and westward, in to what was once Market Field, but is now Larkhill a late 20<sup>th</sup>-century housing estate. It marks the historic northern boundary of the French Hall domain



and its manor house, farm buildings and the 20<sup>th</sup>-century infill development.



(Fig 36) Former cow sheds of French Hall Farm



(Fig 37) French Hall Farmhouse, converted from a barn and cart shed retaining original external walls and roofs

Nos. 24 & 26 are a substantial pair of late 19<sup>th</sup>-century estate cottages, set back from the road behind a flint garden wall and parallel to The Street. They are visible in views from The Street and from across the central meadows. They were built with a hipped slate roof, internal stacks and gault brick walls. No 26 retains 2 original sash windows with glazing bars and gauged brick arches, but has a modern extension to the south which makes a neutral contribution to the character of the conservation area.

To the west is No 22, a substantial two storey house, built in red brick with a red pantile roof and casement windows with glazing bars.

To the south of nos. 24 & 26 is 26a (Russet's) a C20th redbrick bungalow with a black tile roof and immediately to the west no. 22a (Milburn House) a late C20th two storey house both of which make a neutral contribution to the character of the conservation area.

*French Hall* is a substantial two storey, late 19<sup>th</sup>-century farm house, probably the product of several building campaigns over the centuries. The principal elevation faces east, it is asymmetric with a 2 bay hipped roof



(Fig 38) Moulton Hall with an east facing parterre garden

range to left and a single gabled bay to right. The plain tile covered roof is hipped to south and west and the walls are painted brick. However the rear wing is gabled, built of flint with brick quoins. It has 19<sup>th</sup>-century large pane sash windows. The house is set in an elevated position in the centre of extensive gardens, enclosed by high flint rubble walls and screened from The Street by trees and shrubs. To the west of the house is an orchard, also enclosed by 1 m high flint rubble walls and flint brick and tile domestic outbuildings in the north-east corner.

South-east of French Hall and separated from it by a wide access road are extensive former farmstead

buildings with an 'E' shaped plan; with two yards facing north-west, enclosed by low flint rubble boundary walls, and barns, shelter sheds and stables. Modern C20th agricultural buildings are to the west, outside the conservation area.

The farm buildings were constructed in the 18<sup>th</sup> and 19<sup>th</sup>-centuries; of flint rubble with red brick quoins and red clay pantile roofs.

The east yard comprises stables to the east (painted white) and barns to the south and west. The west yard was a stockyard and contained a barn on its west side, with a long outshut over cattle sheds to the east. The outshut has gone and the barn converted into French Hall Farmhouse. It has painted flint walls, boarded gables, pantiled roof and gabled dormers. To its north is an open fronted cart shed with flint walls and hipped pantile roof.

North of the yards are two flint and pantile buildings, one hipped and the other gabled and between the two is a white painted render and pantiled building. The farm buildings and farm yard walls, ranged against the pavement edge of The Street are important townscape features and



*(Fig 39 ) Moulton Hall Homestead boundary wall is continuous with French Hall farmstead wall in The Street*

historic elements of past agricultural practice, one of significance to the life of the village community.

*Moulton Hall* is listed grade II and stands in an enclosed garden south of French Hall Farm. It was built in the mid-18<sup>th</sup>-century, possibly when the manor was amalgamated with French Hall Manor by the Duke of Rutland in the mid-18<sup>th</sup> century.

The house is a classic Georgian House, and the finest in Moulton. It has a double pile plan of 2½ storeys arranged parallel with The Street with double gables to the north and façade facing east. The house is built with soft



*(Fig 40 ) A fine group of straw thatched cottages with eyebrow dormers in Church Road*

coloured red brick, and the roof covered with contrasting dark brown plain tiles. The façade is 5 bays with central door and end stacks. There are three attic dormers with alternating segmental and triangular pediments. The windows are boxed sashes with glazing bars. The inner sashes at ground floor level have 9 panes. The central panelled door with fanlight has a pedimented door case with attached shafts in the Ionic Order. There is a late 20<sup>th</sup> century glass & timber conservatory on the south side of the house and a single storey brick extension to the north.

There is an attractive parterre between the house and the road with lawn, box hedging and topiary. The south

boundary is formed by a timber fence and boundary shrubs.

To the west of the house are walled yards containing a fine range of barns with alternating flint rubble and weather boarded walls within the curtilage of the 'listed' manor house. The most westerly barn is an open fronted timber frame barn with weatherboard walls and thatched roof and the most easterly barn is flint walled with a pantile roof. Further to the south is No 2 Dalham Road a house made out of a former stable in a yard belonging to the Manor. It was built of flint rubble with brick quoins and plain tile roof. The gable spandrels are rendered timber frame.



(Fig 41 ) Crooked Cottage & 16 Church Road, characteristic designs of 17th-century & 19th-century Moulton

There is a fine red brick wall which begins at the south end of No. 4 Dalham Road and continues to the north boundary of No, 2. The wall of No, 4 was built in the 17<sup>th</sup>-century using 50mm deep bricks in English bond. Here there is also a section of flint rubble wall, and a section with shallow piers. The wall formed the east boundary of Moulton Hall's home farmhouse garden. The wall of No 2 is built of flint rubble and was the east boundary of the stable yard. The conservation area boundary has been drawn to include the wall of No 2 and No 4 and to exclude the house at No 4 which is modern.

**Moulton Manor:**

The present Moulton Manor was built in 1921 within an historic enclosure which contained the 'post medieval' White Hall and a unexplained earth mound of some age. The new house was not however on the same site as the former house.

**Church Road:**

Nos 2-4 and 6 Church Road are a pretty group of unspoilt, thatched, grade II listed, cottages on the corner of Church Road with Dalham Road, forming a group with Moulton Hall and its brick and flint boundary wall. Nos.2-



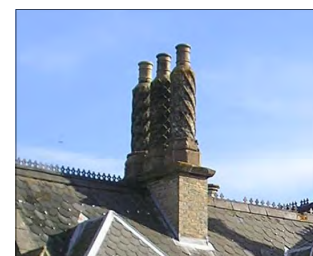
(Fig 42 ) The bridges across the River are a significant feature in the local scene



(Fig 43 ) Flint rubble boundary walls



(Fig 45 ) Sedge Ridges in water reed thatch.



(Fig 44 ) Chimneys as they are an important roofscape element



(Fig 46 ) Gabled dormers in straw thatch

4 were built in two phases, No 4 in the 17<sup>th</sup> century and No 2 in the 19<sup>th</sup>-century. The former has flint rubble walls with gault brick quoins and No 4 a rendered timber-frame, unified by an impressive long straw thatched roof with an elaborate sedge ridge. The cottages are 1½ storeys and have small pane casements, in eyebrow dormers in the thatch.

No 6 is single storey and also grade II. It was built in the late 17<sup>th</sup> century with a rendered timber frame with a combed wheat reed thatch roof with elaborate ridge and set at right angles to No 4. The gable wall facing the road contains a simple boarded entrance door and a three light casement window with leaded lights.

At the east end of Church Road is No 14, *Crooked Cottage*, a grade II listed building, which dates from the 17<sup>th</sup>-century, and has a 1½ storey, 3-cell, lobby entrance plan. It was built with a timber-frame and set gable end to the road. It has a thatched roof and eyebrow dormers with 20<sup>th</sup>-century small pane casements.

Adjoining to the east is No 16 & 18 Church Road, a pair of cottages built of flint rubble with red brick quoins and a



(Fig 47) Thatch



(Fig 49) Plain or peg tiles



(Fig 48) Fish scale slates



(Fig 49) Flint rubble with limestone dressings



(Fig 50) Red clay pantiles, brick corbel eaves course, flint rubble walls with red brick quoins and segmental brick arches



(Fig 51) Traditional painted timber casement windows and simple boarded door.

slate roof. The roof is hipped to the west and gabled to the east with three ridge stacks. The fenestration is modern. Nos 14 -18 form a group with *The Priory* and its enclosing flint wall.

## LOCAL DETAIL

Brick and flint rubble walls mark ancient boundaries and are a significant, frequently occurring, local detail. Usually built with brick copings, in some instances they have only a rough flint capping.

Elaborate sedge ridges are a significant and regularly occurring feature on

thatched roofs, and though not strictly traditional they are attractive and of interest. Also there are a few instances of thatch eyebrow dormers.

Chimneys are an important feature in the village both individually and seen in a group. They are important elements in the conservation area roofscape. In many buildings their position in the roof indicates the date and internal arrangement of a building.

Sash windows occur in openings formed usually with segmental brick arches. The corners of flint walls are formed with red or gault brick quoins.

There are a few traditional gabled dormers with plain tiled roofs. Traditional 17<sup>th</sup> & 18<sup>th</sup> century dormers have often been replaced by larger windows with eyebrow dormers.

### **PREVALENT TRADITIONAL BUILDING MATERIALS**

Roof pitch is governed by the material used. The steepest pitches were used for thatch which forms a special and significant component of the village scene.

Straw thatch would have been common

the straw laid on deep and without the sculpted sedge ridges commonly used with reed thatch. Reed was often used near wetland where it is to be found. It is frequently used today as it lasts longer than straw. Visually reed appears thinner and crisper than straw. Re-thatching with long wheat straw is preferred by Forest Heath Council where it already exists or in areas

where it is indigenous.

Hand made red clay peg tiles also require a steep pitch. They were used on the most prestigious houses. Hand made tiles are visually more attractive than machine made tiles because of their irregularity of profile and variation in colour.



*(Fig 53 ) Graz zing meadows at the heart of the conservation area*

Pantiles were first imported in the 17<sup>th</sup>-century and came into use later than plain tiles. They require a roof with a less steep pitch.

Welsh slate is not an indigenous material though it became widely used after the arrival of the railways facilitated its transport. It is light in weight and requires less timber to support it and can be laid to a shallow pitch. It is a uniform blue grey colour and the slates are sometimes laid in diminishing courses. They can be cut into a curve on high-status buildings and laid in a 'fish scale' pattern. Poorer quality imported slates have a pink/rust tinge or fade white after a few years.

Timber-frame walls are usually built with oak or elm and in-filled with hazel wattle and lime/clay daub. This was in turn covered in a lime based render and painted with lime wash. In C20th inflexible, un-porous cement renders and masonry paint has been used. These can cause problems with damp and are not normally recommended.

Relief decoration was applied in the 17<sup>th</sup>- and 18<sup>th</sup>-centuries and is known as pargetting. They may also have been clad in painted or tarred oak or elm boards.



*(Fig 54 ) Brookside and Packhorse Bridge*



*(Fig 55 ) Trees in the gardens east of Brookside seen from across the central meadows*



*(Fig 56) St Peter's Churchyard with headstones, boundary walls and trees*

18<sup>th</sup>-century timber-framed industrial buildings were usually built with pine and clad in pine boards.

In Moulton, the brickwork is a warm red soft brick laid in a white lime mortar. Also commonly used is a pale yellow brick made with gault clay which is low in the minerals that colour brick red. The mortar can be painted and pointed up to form an apparently fine mortar joint known as 'tuck pointing'.

There is no local freestone for building, so any that was used will have been imported from another area. The church quoins, windows and jambs are made from imported limestone. Stone or flints from the fields were widely used in conjunction with brick for walls of

buildings and for boundary walls. The brick is used for capping, corners and forming door and window arches and are laid in lime mortar. In places hard chalk blocks are used to build boundary walls or walls for buildings where they would not be visually prominent. This material is known as clunch.

High quality flint work like that used on the church, has lime stone capping and quoins. Also the flint may be sheared open and squared and set shiny face out, a process known as flint knapping.

Painted joinery is invariably pine, though in the C17th & early 18<sup>th</sup>-centuries, oak may have been used.

## GREENERY & GREEN SPACES

### Central meadows between Bridge Street, Church Road, The Street and Brookside.

*'The green meadows lie in the heart of the village; neither too manicured nor neglected, but with livestock, a pond, and recreation ground.'*

**The central meadows** are the most significant feature in the village and give

it its shape and character. The northern third is occupied by a mown grass area comprised of the village green and playing fields. Boundaries here are formed by mature hedgerow with mature trees. Further south are private meadows with scattered semi-mature parkland trees, many replacing elms planted in the 19<sup>th</sup>-century, and lost to Dutch Elm Disease in the late 20<sup>th</sup>-century. The meadows appear to have originated with the establishment of parkland in the 19<sup>th</sup>-century following the enclosures of 1841. There is a fine mature sycamore tree opposite the post office and weeping willows around the pond.



(Fig 57) Unsightly wirescape in The Street



(Fig 58) The buildings in Park Close make a neutral contribution to the character of the conservation area

### Brookside

The River Kennett, its bridges and grassy banks are important linear feature of the conservation area. The river flows from Church Road in the south to Gazeley Road in the north.

### Gardens, East of Brookside

These gardens generally are well wooded and their trees provide an attractive green backdrop to the village as they rise up the valley sides. Also the gardens of the listed buildings here contribute to the setting of the buildings. For example the fine wooded gardens of the Priory and the important walled garden to its east are quintessential

features of the English Rectory garden.

### **St Peter's Churchyard**

A fine rectangular space enclosed by flint walls, with splendid headstones and monuments including the war memorial. There are mature churchyard trees including several yew trees, providing a fine setting for the medieval Church of St Peter.

### **French Hall Gardens**

The scale and spatial layout of the gardens are commensurate with the size and status of the house, including the orchard to the west and walled garden which are enclosed flint walls.

### **Moulton Hall Gardens**

The scale and spatial layout of the gardens are commensurate with the importance of the building reflected by its grade II listed status, providing a fine setting for the house and the trees that form a backdrop to the conservation area. It is thought the gardens were laid out in the 1940's by a Major Daniels when the farm buildings were removed.

### **EXTENT OF LOSS, INTRUSION OR DAMAGE**

Generally the character of the

conservation area has, been eroded by inappropriate infill development out of harmony with the mass, scale, materials and detail of the traditional buildings which make up the villages historic environment.

There has been a significant loss from buildings of original traditional windows and doors and their replacements are often out of character with the historic buildings in the conservation area. There are locations where work is carried out which conflicts visually with the conservation area. For example the visual appearance of the wood yard at the junction of Bury Lane and Gazeley Road and the appearance of the Forge at 5 Church Road. However the perceived conflict should be balanced against the contribution made to the local economy and maintaining the vitality of the village and the contribution to visual diversity.

The flint and clunch walls are suffering from decay and neglect in some locations. A comprehensive survey of the walls and their condition would help to establish priorities and direct resources for repair and preservation.

Electricity and telephone services are



*Fig 59 ) Traffic congestion in The Street*

provided by overhead lines. The wirescape and poles are unsightly and their appearance is incompatible with the historic character of the area. When resources allow, the utility companies should be approached to prepare a scheme to remove the poles and to place the cables underground.



## **NEUTRAL AREAS**

Parts of the conservation area that make a neutral contribution to the areas character include the land at the rear of 26 & 24 the Street & Park Close. These areas neither have a negative impact or make a positive contribution to the areas character.

## **GENERAL CONDITION OF THE AREA**

The general condition of the area is excellent. Work to convert the redundant farm buildings of The Barn east of French Hall Farmhouse is in progress and it is hoped that the historic layout and character of the buildings will be conserved.

The flow is low in the River Kennett in summer months.

## **BUILDINGS AT RISK**

There are no buildings at risk in the conservation area

## **PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE**

The Moulton village Plan of 2006 indicates a significant proportion of the population is over 60 and only 15% of

the employed worked in the village. There is a risk that the village would appear moribund and deserted during working hours and that the majority of economic activity will take place outside the village.

Opportunities to provide additional employment facilities are limited within the conservation area though facilities could be provided elsewhere in the village.

There is a perceived need for homes for young people or small family homes in the village. In the conservation area opportunities for additional development or infill are limited because of the need to protect the significant green spaces, and preserve the diverse spaces between buildings.

It may be difficult to maintain the viability of the Post Office Stores against competition from supermarkets in the area. Should the post office close the fine shop front should be retained.

The village hall is in a prominent location in the conservation area. It is soon to be replaced. The design of the new hall should conserve and enhance the character of the conservation area employing a high standard of design,

and be of an appropriate scale employing local materials.

There is pressure to improve local facilities including sports facilities. The provision of sports facilities within the conservation area, particularly tennis courts, all weather pitches and flood lighting, without mitigating measures would have a detrimental visual impact on the character of the central area. Floodlighting should be resisted

Traffic flows and speeding traffic in The Street conflict with pedestrian safety at peak times. There is a dangerous junction between Brookside & Gazeley Road and where The Street, Chippenham Road, Bridge Street and Newmarket Roads cross. This may lead to calls for unsightly additional road signs and carriageway modifications.

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

## **COMMUNITY INVOLVEMENT**

A parish meeting was held on 12<sup>th</sup> December 2006 to discuss the appraisal.

A consultation took place on the draft appraisal in March/April 2008 . After consideration of comments received and subsequent amendments the appraisal was adopted by FHDC in May 2008.

## **BOUNDARY REVISION**

The boundary of the conservation area has been drawn to include the historic core of the settlement and areas of architectural or historic interest, including the survival of historic boundary walls. As a result of surveying this appraisal the boundary has been modified to include:

- The flint walls of No 2b Newmarket Road.
- The land containing Moulton Manor, the Mound and possibly the below ground remains of White Hall and its curtilage buildings

## **LOCAL GENERIC GUIDANCE**

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

## **Understanding**

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

## **Alterations**

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

## **Archaeology**

The conservation officer or the County Archaeologist should be consulted about the need for prior archaeological evaluation and mitigation to protect archaeological remains within the conservation area. Archaeology is also concerned with standing buildings.

## **Brickwork**

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

## **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 when found.

## **Rendering**

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

preserved. Avoid rendering old brickwork or flint work, bite the bullet and repoint. Rendering stores up problems for the future. Avoid hard cement renders on 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**

Colours should be appropriate to the building's period. Bright artificial colouring on walls should be avoided. Choose paints which allow the passage of water vapour. Lime washes are recommended for longevity and hue where the structure of the building is suitable.

### **Repairs**

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. Concrete tiles will not be permitted. Variation in profile and colour of pantiles should be preserved

### **Chimney stacks & chimney pots**

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

### **Dormers**

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

### **Roof lights**

Dormers are generally 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 may be acceptable.

### **Shop fronts**

Shop fronts of merit should be retained or restored when unsympathetically

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

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

#### **Satellite Dishes and Meter Boxes**

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

#### **Streetscape**

Traditional, natural materials such as stone flags, granite curbs and sets and bound gravel finishes are preferred for paving. The location of street signs should be carefully considered, and duplication avoided to reduce visual clutter.'

#### **Windows**

Should the Council serve a direction under s.4 of the Planning Act, the removal or alteration of windows of architectural or historic significance will not be permitted. The replacement of traditional timber windows by uPVC windows will also not be permitted.

#### **Views**

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

#### **Walls**

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

### **SUMMARY OF ISSUES**

There are few if any opportunities for development within the conservation area for new housing or employment uses. To ensure its continued vitality development opportunities should be pursued elsewhere in the village. The village hall site is in a prominent location in the conservation area and it is important that the design of the new building will be influenced by its surroundings and relate well in its context in massing, scale and materials. The new car park and setting of the hall should be attractively surfaced and landscaped.

Planning controls exist to protect the special architectural and historic interest of listed buildings and commercial property where Permitted Development Rights do not apply. Where breaches of planning control occur the local

authority will use its powers to protect the character and appearance of the conservation area.

Consideration will be given to the service of an Article 4 Direction in the conservation area in order to remove permitted development rights on dwellings which allow the replacement of doors and windows and a change in the colour and materials of external walls and roofs which are visible from the streets in the conservation area. This would give authority to Forest Heath Council to prevent the removal of chimney stacks, the removal of doors and windows and their replacement with uPVC and the rendering or painting of brick or flint work and the removal of flint or chalk boundary walls.

## **APPENDIX 1 USEFUL INFORMATION**

Forest Heath District Council  
District Offices, College Heath Road, Mildenhall, Bury St  
Edmunds,  
Suffolk, IP28 7EY  
Tel: 01638 719248  
Email; [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  
Email: [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.  
Email: [info@spab.org.uk](mailto:info@spab.org.uk)

Georgian Group,  
6 Fitzroy Square, London W1T 5DX  
Telephone 087 1750 2936  
Email: [info@georgiangroup.org.uk](mailto:info@georgiangroup.org.uk)

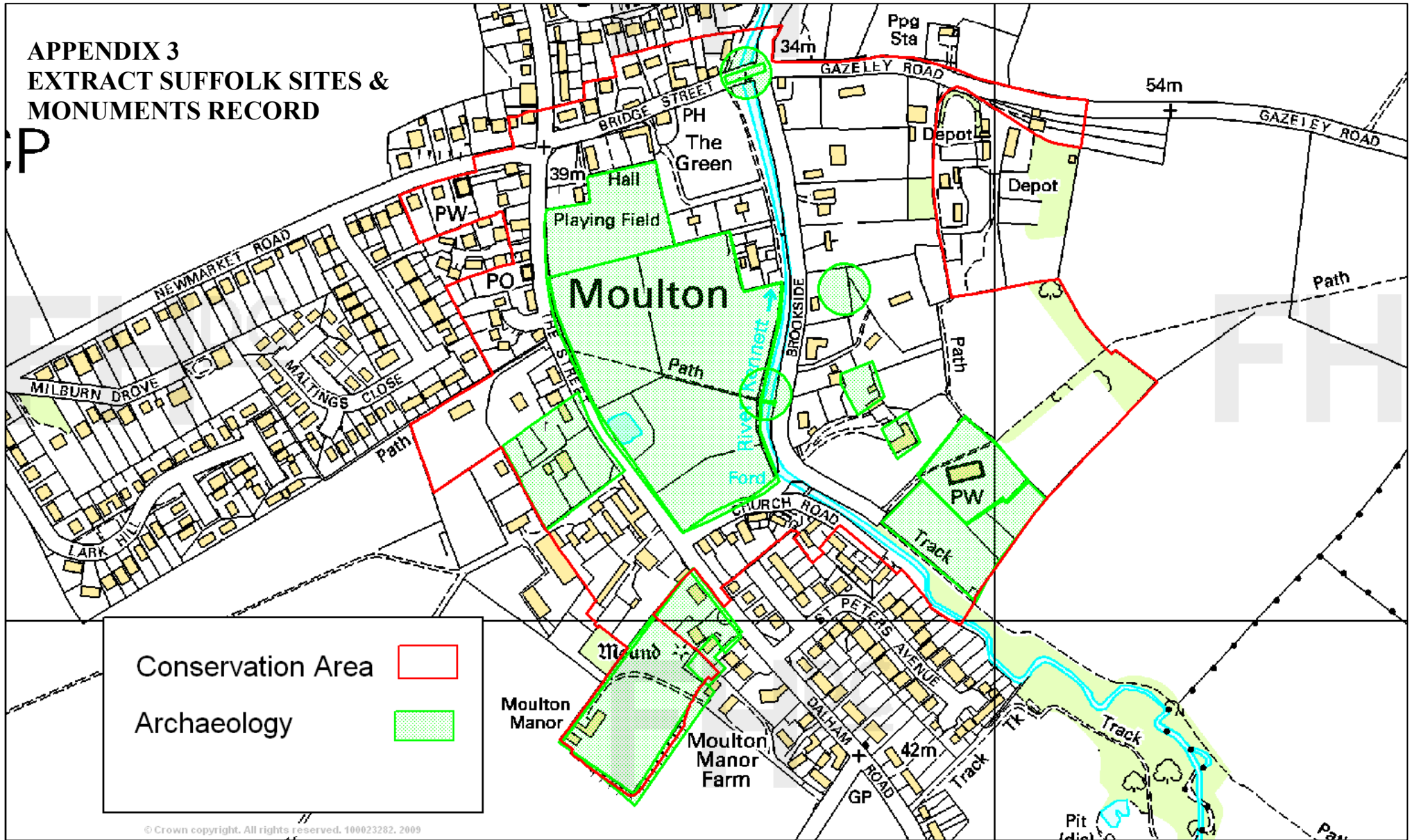
Victorian Society,  
1 Priory Gardens, Bedford Park, London W4 1TT  
Email: [Victorian-Society.org.uk](mailto:Victorian-Society.org.uk)

Department of Culture Media & Sport (DCMS),  
2-4 Cockspur Street, London, SW1Y 5DH.  
Tel. 020 7211 6200  
Email: [enquiries@culture.gov.uk](mailto:enquiries@culture.gov.uk)

## APPENDIX 2 BIBLIOGRAPHY

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**APPENDIX 3  
EXTRACT SUFFOLK SITES &  
MONUMENTS RECORD**



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## **Suffolk County Council Sites & Monuments Record**

### **MUN 013** Moulton Manor, White Hall

Earthwork –circular mound approximately 15feet high within the grounds of Moulton Manor

### **MUN 13** Moulton Manor formerly White Hall or Stonehall

Claimed site of the Manor of Moulton or Stonehall Manor. Moulton hall in late C18 and C19th.

### **MUN 029** Rectory (1846-1930s). The Priory (1938-present)

Stone & timber-frame building remains.

### **MUN 030**

Three sides of sub-rectangular moat with one small internal building shown on 1880s OS map

### **MUN 031** French Hall

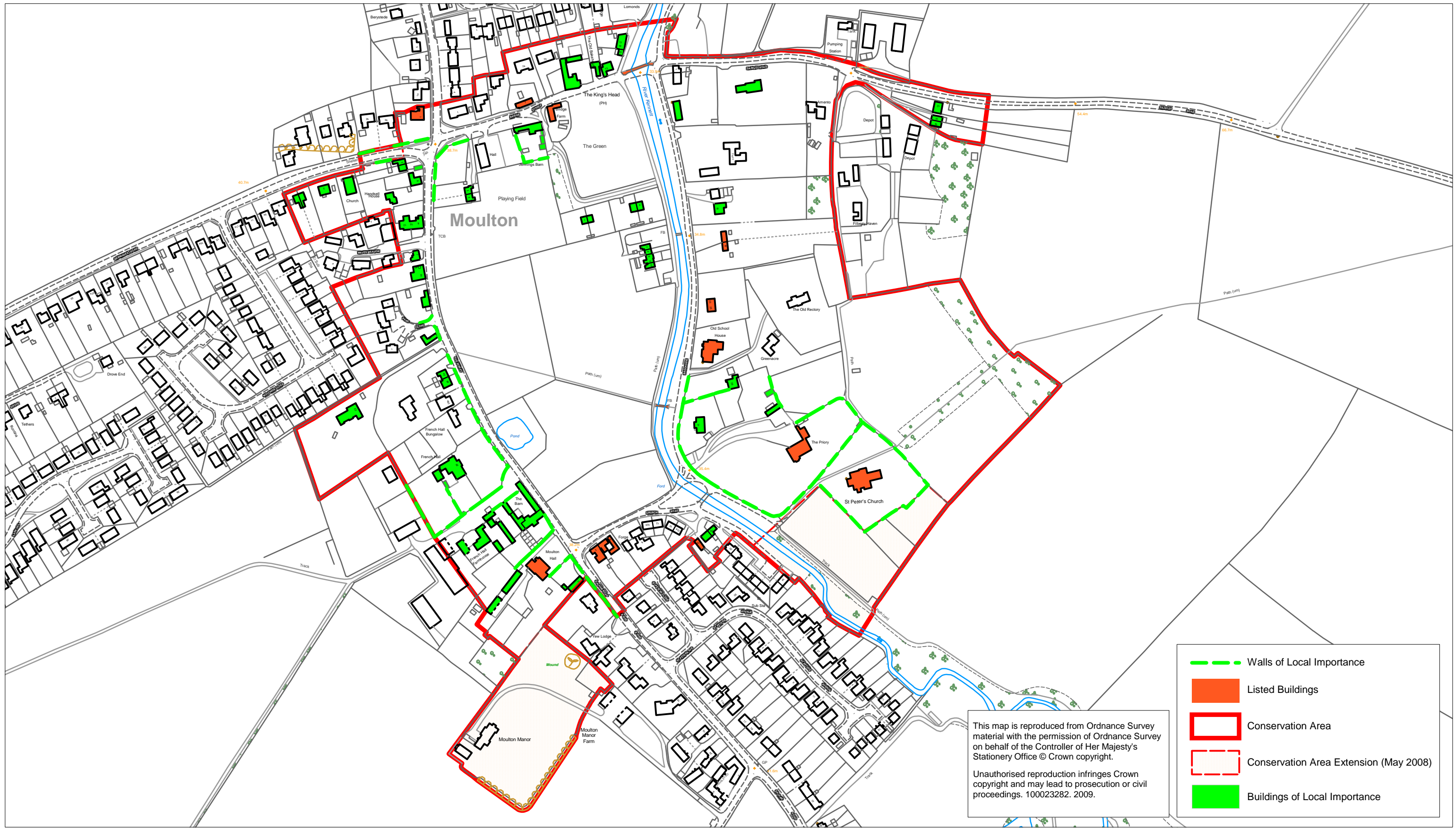
Sub-manor site of French Hall

### **MUN 32** Dovehouse Close

Claimed location for former manor house on south side of the church



# Moulton Conservation Area Built Environment



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- Walls of Local Importance
- Listed Buildings
- Conservation Area
- Conservation Area Extension (May 2008)
- Buildings of Local Importance

# Moulton Conservation Area Views & Open Space

