



Forest Heath

District Council

Dalham Conservation Area Appraisal

Adopted May 2008

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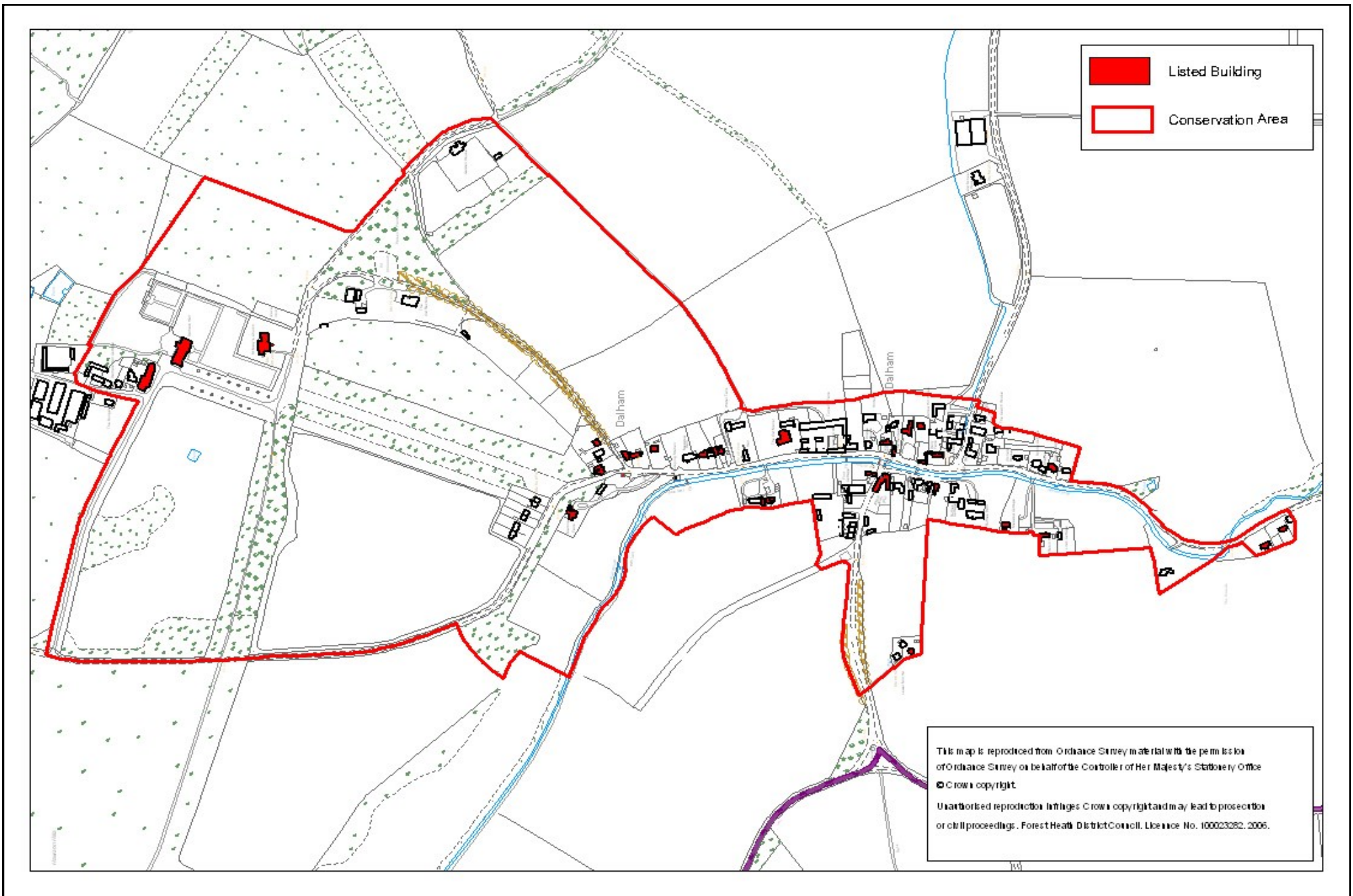
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Character bullet points

- Estate village
- In narrow picturesque valley
- Hall & Church set apart on high ground
- Saxon origins
- Linear space enclosed by valley sides
- Low density, landscape dominated
- Attractive variety of cottage spacing
- Attractive views of countryside between cottages
- Fine views of village from valley brow
- Open parkland edged with woodland
- Chestnut avenue
- Landmarks of Hall, Church and Lower Mill
- Baroque hall & stables and parterre
- Fine late medieval church
- Outstanding group of thatched and rendered timber-frame cottages
- 19th-century former farmsteads
- Flint and red brick dressings for walls and slate for roofs for later farm buildings
- Red & black glazed pantiles
- Chimney stacks
- Dormer windows
- Foot bridges
- Important Green spaces include the churchyard, the hall park including the chestnut avenue,



Introduction

Within our cities, towns and villages are areas of special architectural and historic character, which are to be valued and protected as a central part of our cultural identity. They contribute in many ways to our understanding of the present and the past and add quality to our lives. They are also of immense importance to tourism. They are a precious and irreplaceable asset, which once lost are gone forever.

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

Critical to these decisions is an understanding and appreciation of an 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 Dalham Conservation area includes the whole of the village, The Hall, its stables and the parkland between them and the village. It also includes Lower Mill and its setting, west of the village. The survey of the village for the appraisal

took place in November and December 2005, and public consultation took place in December 2005 and January 2006.

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

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' They are primarily concerned with the built environment. The Dalham Conservation Area was first designated on 21st December 1973 and has an area of 66.15 hectares.



Flint and brick cottages at the centre of the Dalham conservation area.

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

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

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

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

pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the Forest Heath Local Plan

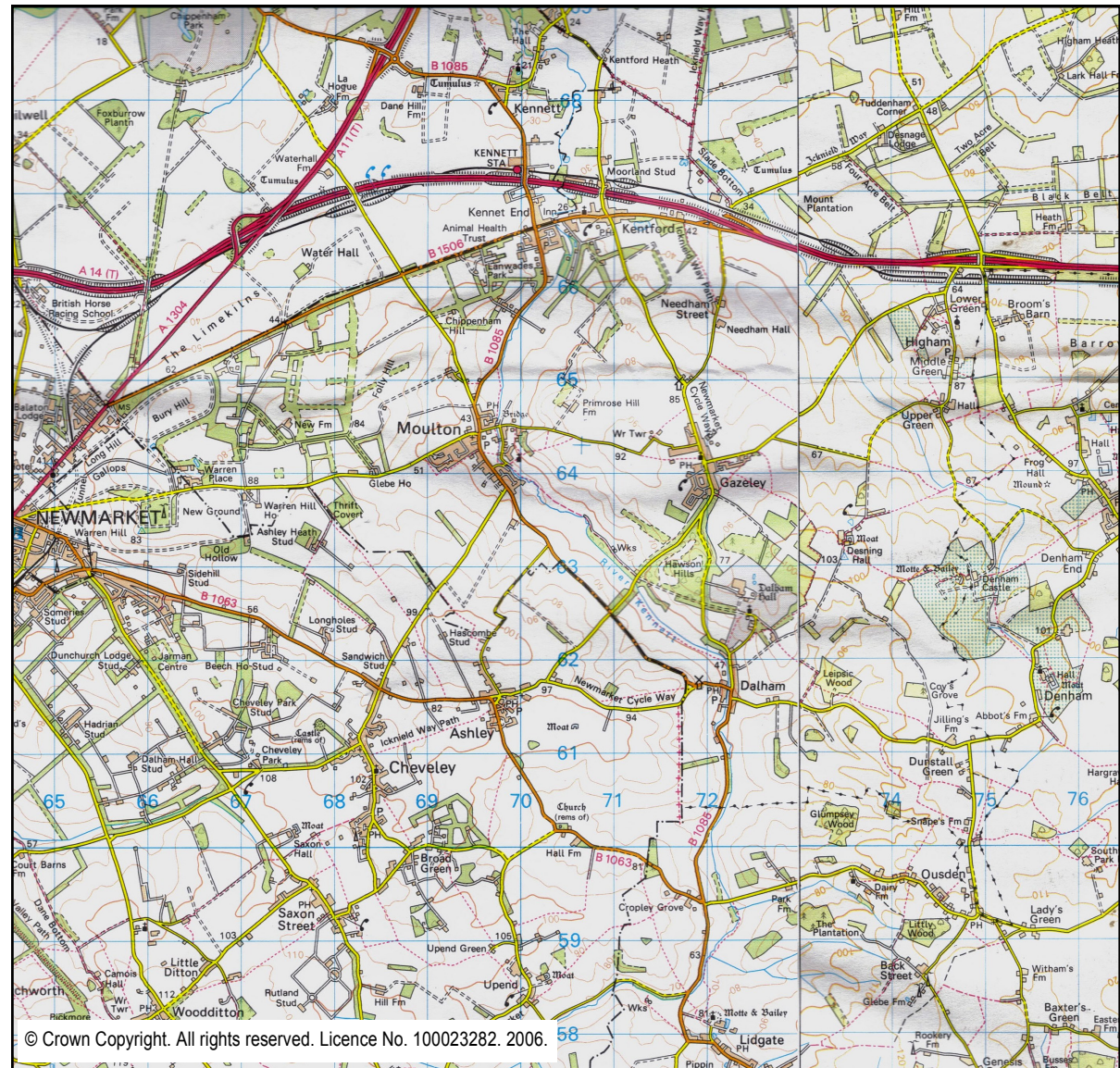


A landscape of trees and hedgerows in Brookside, Dalham

Special Interest of the Conservation Area Location & Context

Dalham is approximately six miles south-east of Newmarket and ten miles south west of Bury St Edmunds in Suffolk. The Parish has an area of about 2100 acres and includes the hamlet of Dunstall Green. There was a population of 199 living in the parish in 2001. The village buildings are now almost wholly residential and the occupants are either retired, or working away from the village during the day time. There is a significant number of weekend residences. The Dalham estate remains a significant landowner. Because of the high environmental quality there is a high demand for property in the village which is reflected by high property prices limiting the age and social profile of the inhabitants. There are no shops and one public house. Opportunities for providing for new social housing are limited.

The village is in good order and its buildings are in a satisfactory state of repair.



Dalham Location Plan



Dalham Hall in its parkland setting

General Character & Plan Form

Dalham is a picturesque estate village with a fine hall in a parkland setting. The village evolved, south of the manor domain, on a linear plan along the banks of the River Kennet and at the junction of roads to Gazley, Lidgate, Ashley and Dunstall Green. The village is low density 'landscape dominated'. It has changed slowly over time and has a well preserved distinctive character, derived from the vernacular scale of its buildings and the widespread use of flint for walls and thatch for roofs. There are 41 listed buildings made

up from 33 entries in the statutory list. They are identified in the conservation area map coloured red. The parish was resurveyed in June 1984 and the list descriptions are authoritative and can be relied on. There are about 46 buildings which make a positive contribution to the character of the conservation area. They are identified, coloured green on the conservation area map.

Landscape Setting

Dalham Hall, St Mary's Church and Lower Mill stand on high ground forming landmarks in the countryside while the village nestles in the narrow picturesque valley formed by the River Kennet in the undulating chalk landscape. For most of its length the village street follows the course of the river. The open spaces between buildings allow constant views of the valley sides of the surrounding countryside. To the north, Dalham Hall & the parish church are

located on the brow of the northern slope of the valley overlooking the village to the south. The parkland of the Hall is enclosed by fine beech woodlands along the skyline seen from the village.

There are a number of fine 'serial vistas' of the village from the surrounding countryside above the village. These include views east from 'Old Suffolk Road' and 'Ashley Road', views south from Gazley Road, Beech Row and from the Hall. There are fine serial views descending Denham Road looking west.

The village is well served by public footpaths with the Icknield Way Path entering the conservation area in Beech Row and leaving it via Stores Hill, and other paths south of the Hall following the Chestnut Avenue, and another, running west along the south bank of the River Kennet.



The undulating rural landscape of field and beech woodland in which the village is set, with the church, hall and windmill on the valley edge.

Historic Development & Archaeology, History of Dalham

The scarcity of documentary sources before 1066 means that the beginnings of Dalham are obscure. There were barrows and ditches in Dalham; evidence for Bronze Age people living in the area three thousand years ago. There may also have been Roman people in the area, though until now, only stray finds of bronze coins and pottery and the Roman Villa in the next parish of Lidgate, mark their presence.

To the Saxons, Dalham meant 'homestead or village in a valley'. In 1086 the Domesday book recorded their population of 10 people, 2 acres of meadow, woodland for 60 pigs, 2 cobs, 16 cattle, 30 pigs, 150 sheep and 50 goats. Also recorded was a church with 40 acres of land and half a plough, valued at five shillings. It is probable that the major field boundaries and parish boundaries originated at this time.

The village is within the manor of Dalham with Dunstal's which in the 12th-century was held by Sir Hamon Peche, Sheriff of Cambridge, of the Honour of Clare. Circa 1240 it was given to the Crown, though in 1320 it was held by Sir Walter of Norwich and on the death of his grandson passed by



Church of St Mary, Dalham

marriage and inheritance to William de Ufford, Earl of Suffolk. In 1417 Thomas Stutevyle is recorded as Lord of the Manor, and there were Stutevilles in Dalham until at least 1679. Sir Martin Stuteville advertised his generosity towards rebuilding the church tower in 1627 with a huge inscription on the parapet and inside.

While there was a church in Dalham at the Norman Conquest, the present building's fabric dates from the Lordship of the Uffords and the Stutevyles. Built within the manor domain, and close to the manor house, its location relative to the manor is probably the same now as it was in 1086. The shape

of the village and its street pattern is also likely to be little changed, from the sunken lane south of the church to The Street on the east side of the River Kennet, and the crossing of the roads to Ashley and Dunstall Green.

In 1327 there were 23 and in 1524, 46 tax payers in the village, and their houses survive from both periods in Church Lane and The Street.

Notably No 1 Church Lane which contains 15th-century fabric and No 36 The Street, which contains 14th-century fabric. No 46, Nos. 6 & 8 contain 15th-century fabric and Ford Cottage, contains 16th-century fabric. The extent of the medieval manor domain and the location of the medieval open fields is unknown and awaits careful study of the enclosure records of 1816. A good guess would align the domain boundary with that of the park to the south and the open fields to the east and west of the village. Allotment Road, leading off Stores Hill may have been the access track to one of the fields.

In the seventeenth-century the land within the parish was mainly pasture, meadow, and its population was engaged in rearing

and dairying cattle with some pig keeping, horse breeding and poultry. The crops grown were mainly barley with some wheat, rye, oats, peas. Vetches, Hops and occasionally hemp. There were 30 inhabited



No 1 Church Lane, which originated in the 15th-century

houses and 57 households. In 1627 the church tower fell down and was rebuilt and in 1658 its spire blew off.

In 1697 Gilbert Dolben is recorded as the owner of the estate, and in 1702, Dr Simon Patrick, Bishop of Ely, acquired the house and an estate of about 3,300 acres. In 1705 he pulled down the ancient manor house and buildings, and built a new house and terraced gardens in the fashion of the time. The Bishop died two years after

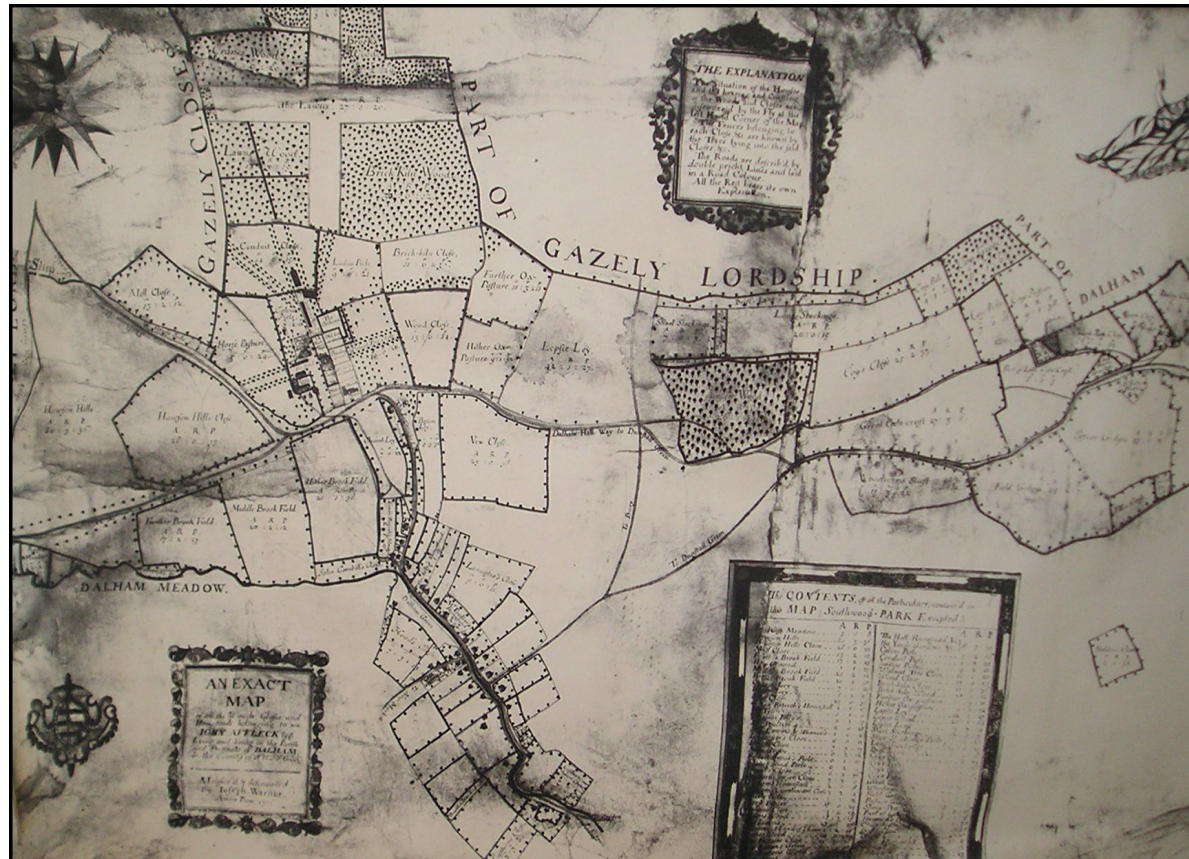
commencing his house and his son disposed of the estate to Gilbert Affleck. His descendant John Affleck owned it in 1714, though he seems to have lasted only until 1718. Thereafter, the family were elevated to the baronetcy and lived at The Hall until the death of Sir Robert Affleck in 1892.

A copy of Joseph Warner's estate map for John Affleck of 1716, hangs in the village hall. It shows extensive estate lands running east-west for a distance of over 5 kilometres from Dalham to Hargrave. The estate comprised of large fields enclosed by hedgerow with hedgerow trees. There were blocks of woodland including those which enclosed 'The Lawns north of the Hall, Leipsic Wood and an area of parkland to the east around Southwood Park. Double avenues ran east & west, north, north-east and north-west. They were centred on the house. None of the avenue planting survives though the line of the west avenue is marked by the drive to the house. The map shows a 'u-plan', courtyard range of service buildings to the south of the stables and the walled gardens west of the Hall which mostly survive. The road from Dunstall Green to Moulton ran east-west south of the churchyard and the Hall ha- ha

and continued to the Ashley Road. Church Lane, The Street and Lidgate Road seem little changed, with houses in large plots, now mostly subdivided, though the ancient boundaries survive. The village green was between Stores Hill and Church Lane on the west bank of the river and its extent can be seen in the boundaries of properties built later. The chalk pit in Church Lane is shown on the map and appears to contain a building. (possibly a lime kiln).

During the eighteenth century the population of the parish continued to grow, reaching 428 persons in 1801 living in 77 houses. There was a charity school and a parish workhouse and a smock mill, west of the village, called Lower Mill which was built for, Mr Ruffles in circa 1790 and worked until 1926.

Further documentary evidence for the evolution of the village in the 19th-century is provided by the records of the enclosure act of 1816 and the first Ordnance Survey map of 1883. The landscape around the village changed radically in 1818 after the amalgamation of 2,035 acres of small parcels of land and their enclosure and drainage to form larger fields.



Joseph Warners map which shows the layout of the village in 1716

The Ashley Road south of the Hall was closed and the Gazely Road was moved further west and the park landscaped, the hedgerow removed and extended over the old road.

The double avenue of horse chestnuts south of the hall may have been planted at this time, as a continuation of the long axial line through the mansion and the ride in the centre of Lawn Wood.

The population was growing fast in the first half of the 19th-century which by 1851 had reached 581, living in 97 houses. The additional houses were accommodated by infilling and rebuilding and extending, south along Lidgate Road. There was a victualler, gamekeeper, baker, farrier, glazier, shop keeper, 2 brick layers, carpenter, a miller and maltser, 3 shoemakers, a beer house and shop keeper a black smith and 11 farmers living in the parish.

There were in 1818, two day schools and a National school. In 1833, there was one day school and in 1844 a free school and a National school.



The former national school, , Denham Road

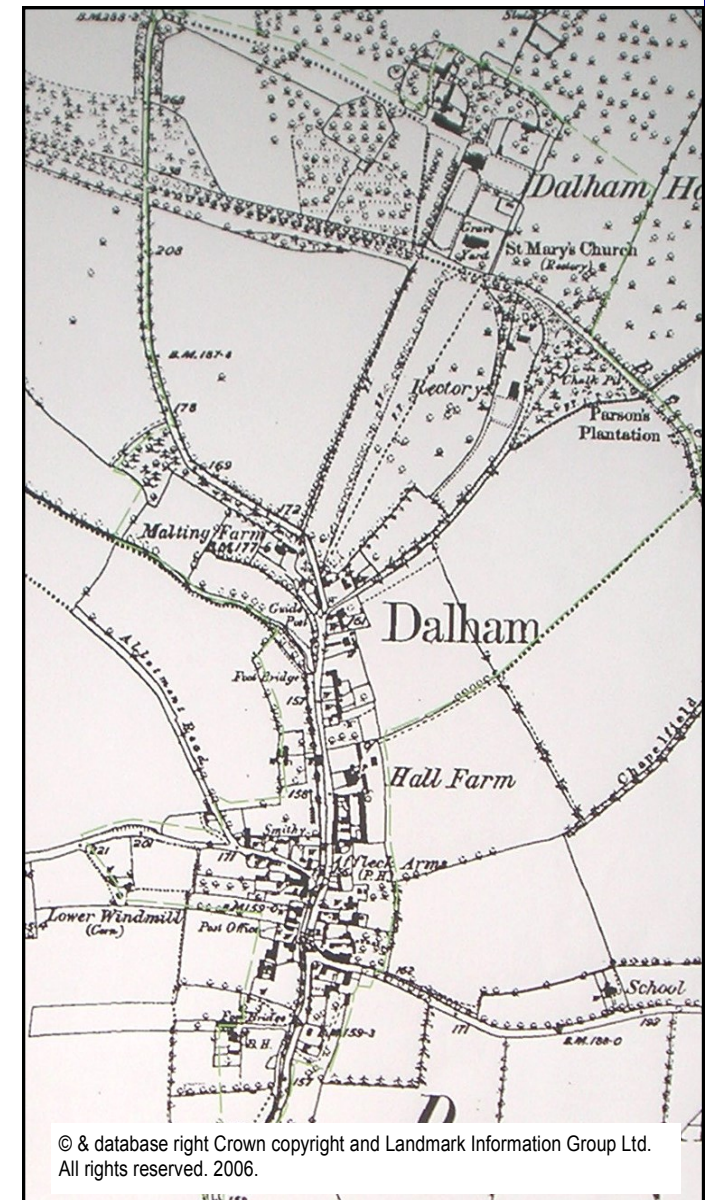
By 1901 the population had declined to 346 living in 94 houses reflecting the drift of country people into the towns and growing agricultural mechanization. The Dalham Estates were purchased in 1900 by Cecil Rhodes the founder of Rhodesia, passed to a brother, Col Frank Rhodes, and after his death in 1905, to another brother, Captain E F Rhodes. The villagers worked at the Hall or on the estate lands or provided services for the village. There were three significant farmsteads in the village, Malting Farm with its maltings on Gazeley Road, Hall Farm in the Street and Dairy Farm, straddling Denham Road. The smithy was in Stores Hill opposite to No 1; with a general stores, now 'The Old Stores' in Stores Hill. In Brookside was the Affleck Arms, and close by the post office and stores. The school was outside the village in Denham Road. In 1886, two houses had been set aside for non-conformist worship, and by 1912 a Primitive Methodist Chapel had been built in Lidgate Road. The Rectory was rebuilt in 1864 by the Rev J E Bell while the first of several restorations of St Mary's Church took place in 1858 including works to the chancel in 1867 and 1904 and interior re-seating in 1866. Mrs Rhodes lived in the Hall until 1927 when the estate was sold to Sit Laurence Philipps, father of the late Lord of the Manor, Major the Hon J P Phillipps.

Archaeology

Crop marks show evidence for a number of ring ditches suggesting early (Iron Age) occupation of the valley. Occupation of the area was continuous from before the Conquest to the present day. The Hall & church possibly mark the area of the original manorial domain. There is a high potential within the conservation area for the survival of medieval remains.

Spatial analysis

The village is essentially linear, following the course of the river and curving slightly; enough to limit vistas, and to provide fine serial views when walking along the roads. The east side of the village is more developed than the west with the centre of the village grouped around the bridge. Here the space expands into Brookside, on the west bank of the river and into the junctions of Stores Hill and Denham Road. The space is confined by garden boundaries in the form of hedges, trees and walls or houses, behind which are attractive subsidiary private garden spaces or courtyards which can be glimpsed from the road. Originally the cottages were regularly spaced, though now, because of infill over centuries the pattern of development is attractively varied with some nestling closely together and others more generously spaced.



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The layout of the village has changed little since the 1883 Ordnance Survey map of Dalham was made.

Space also spills out between buildings, beyond the village streets and into the surrounding countryside. Important spaces between buildings are identified on the Appraisal Plan. The space in the High Street is confined by the valley sides which enclose the settlement and provide a backdrop to the village which permeates the street scene and emphasises the close association between the village and the land throughout history.

In contrast is the 'designed' landscape surrounding the hall with its open grassland punctuated by parkland trees; the spaces contained by walls or the large scale landscape planting of Chestnut Avenue, aligned on axial lines through the Hall and the drive leading west from the church, across the Gazeley Road and beyond to the Lutyens' designed lodge on Ashley Road.

In the Hall Park are fine historic parkland spaces as follows: to the west of the Hall and the Chestnut Avenue including the fine eastern tree lined avenue from the church to the Ashley Road Lodge; the parkland south of the church including the Chestnut Avenue, the parkland east of the Hall and the church north of Beech Row; the walled gardens east and south of the Hall and the churchyard.

Views

There are significant views across the park from the footpath north of Garden House, from the south end of Gazley Road, looking north towards the Hall & Church, and from the footpath, south of the churchyard looking south over the village.

In the village the principle spaces includes the river Kennet with its wide grass banks through the village; the village centre formed by :Brookside and Lidgate Road between Stores Hill and Denham Road; the northern end of The Street at its junction with Church Lane; the meadow south of Malting Farm; Church Lane, a remarkable hollow lane lined with yew trees with its serial views; the field east of Lower Mill which permits unencumbered views of the mill and its setting and the field to the south-west of Garden House, across which are fine views of the village.

Character analysis

There are two distinct character areas, the Hall and its park, a designed landscape, comprised of the manor domain with the 19th-century parkland and the village south of the manor lands which grew organically from the allocation by the Lord of the Manor of tenements along the village street.



Church Lane: a hollow lane with serial views along its length



The designed landscape of Dalham Hall Park

The Hall, Church and Park
Former Uses: Manor Domain

Standing on flat land on the brow of the valley, The Hall and Church are at the centre of a designed landscape formed from the medieval manor domain and the land enclosed in the 19-century. Adjacent to one another, the Hall and Church maintain their medieval relationship. The landscape character appears to be derived principally from the formal garden design of the late 17th-Century and the 'Natural or Landscape style, fashionable in the 18th-century and later. Apart from the loss of tree density in the park, the landscape appears little changed from the mid-nineteenth-century.



Dalham Hall before the fire of 1954

The formal gardens are manifest in the axial lines of the layout centred on the Hall on which avenues and vistas have been laid out across an open grassed landscape with scattered deciduous trees. South and east of the Hall are the substantial remains of the early 18th-century formal gardens.



Dalham Hall & ha ha in 2005

Buildings

The Hall is at the centre of the area. Its appearance was substantially altered following a fire in 1954 when the third and attic storeys were removed and an extension built to the west. The house still retains its presence and status as the focal point of the landscape and has kept its classical appearance with tall windows characteristic of a 'Queen Anne' house, its red brickwork, render banded quoins and slate roof. The Baroque character of the manor is reinforced and reflected by the character of the stables and coach house wing, and the three ranges of garden walling, and the ha-ha, wrought iron gates and piers south of the Hall. The survival of the Baroque garden walls and the spaces for formal gardens and the piers with their moulded caps and cup & ball finials is of exceptional interest.

The stables and grooms accommodation are the least altered of the 18th-century buildings and are additionally significant for their double pedimented bays. 19th-century changes include raising the ground floor window sills and the extensions at each end. It is possible that the 18th-century coach houses were on the opposite side of the drive to the south.

Some walls, such as the churchyard north wall is 19th-century, of a different bond and brick, and the pier finials are different from those of the 18th-century.

North of the Hall are the farm buildings of the estate. Those to the west of the drive are modern and not of special interest and are not included in the conservation area. Lining the drive to the west are large stones, possibly 'Sarson stones'. West of the drive are some pleasant early 20th-century red brick houses with timber casements. No 1 has a slate roof and segmental brick arches with key blocks and No 2 is built in the Edwardian 'country house style initiated by Norman Shaw and has a plain-tile roof. The single storey range to the rear of the Stables also has a plain-tile roof. All three are of an appropriate appearance for setting of the Hall and make a positive contribution to the character of the conservation area.

Garden House east of the Church Lane is a plain red brick house with a plain tile roof which appears to be a mid-20th-century rebuilding of a late 19th-century house. While prominent in views from within the conservation area, the house makes a

'neutral' contribution to the character of the conservation area.

The church is of outstanding national architectural and historic importance. In existence before the Norman conquest its present form derives from substantial rebuilding in the 14th, 15th and 17th centuries and a major restoration in the 19th-century. It is built of flint rubble with stone dressings. It is compact in form with shallow pitched roofs and battlemented parapets.

The church is situated south of the hall within a mown grass churchyard with gravel paths, a scatter of stone monuments. It has an important visual relationship with the Hall and its curtilage structures. Set into the north churchyard wall are monuments to the Affleck families, taken from the family vault in c.1900. Immediately to the south of the tower is a large obelisk commemorating General Sir James Affleck who died in 1833.

The churchyard is enclosed to north and west by high red brick walls, and by a 1 m high wall and yew hedge to the east and yew trees to west.



St Mary's Church, a Grade I listed building



The historic relationship between the church, the Affleck Memorials and the Hall

The churchyard has been extended further to the east where it is enclosed by iron 'park railings'.

The Village Former Uses

The village evolved from the allocation by the Lord of the Manor of tenements of similar area along the village street. The layout in the 18th-century can be seen on the estate map of 1716. The village existed to provide accommodation for estate workers, services for the estate and village and also included at least 4 former farmsteads, a school, a maltings, a public house, a smithy and a windmill.

Buildings

The appearance of the village is 'landscape dominated' where the building density is low and where the appearance of the area is determined by its trees and hedges. There is a high degree of consistency of scale and massing in the village which together with the uniform vernacular architectural character and a restricted pallet of materials, results in a high degree of visual harmony

Church Lane

The north end of Church Lane ends in 'Parsons Plantation', an area of rough

woodland that contains a small chalk cliff, the face of a former lime pit which is of picturesque and historic interest. Opposite is the 'Old Rectory, a substantial late 19th-century three bay house with to north an interesting 18th-century stable built of flint rubble, red brick quoins, gabled plain tile roof and weather-boarded gabled dormer.

The Street

At the north end of the Street is the junction with Gazely Road and Church Lane where there is a significant space containing an important group of thatched and rendered 1½ storey cottages and the 'bottle shaped brick kiln of the former maltings of Malting Farm. Set back behind flint boundary walls and extensive gardens they include 1,2, 5 and 6 Church Lane, and Nos. 40 and 46 The Street. The kiln is set against a background of Norway spruce with an attached flint boundary wall, it appears as a gateway feature to the village centre.

The group extends to the cottages on the east side of the street which includes Meadow Barn and Nos. 30-36. Meadow Barn is a converted flint barn with red brick quoins and slate roof, possibly associated with No 36. No 36 has a thatched roof, plain tiled gabled dormers and lattice



The chalk pit in Parsons Plantation



An important group of cottages, Nos 30-36 The Street

windows which give it a 17th-century look. It contains fragments of a 14th-century timber-frame, and the adjacent thatch and eyebrow dormers of Nos 32 and 30 complete a quintessentially picturesque group, set well back behind flint boundary walls, wicket gates and cottage gardens. Opposite on the west side of The Street is the drive to Malting Farm and views across the beautiful water meadow with its scatter of trees. Enhancing the view are the shining black pantiles and warm red brick walls of Malting farm. A footpath follows the south bank of the Kennet from where there are views of Malting Farm, the water meadow, and looking south the trees along Allotment Road and the buildings of Stores Hill.

South of No 30 is the Village Hall, built with a timber-frame and painted corrugated iron in 1905. The building is not of architectural interest, though it is of significant historic interest because of its association with the Rhodes family. At the time of survey, permission had been granted for its demolition and replacement.

The high flint and brick rubble wall of The Old Manor ends the group of buildings on the east side of The Street. It is an

impressive architectural feature which continues south with a clipped yew hedge which elegantly frames the entrance to The Old Manor. The Old Manor and the 'Turners Farm Buildings are an important group being formed from the extensive 19th-century barns, shelter sheds and cart sheds of the farm yard of Hall Farm. These were ranged around a courtyard and on a sloping site with an access from Hall Farm. The works to adapt the buildings for residential use have made a significant impact on their character, in particular the vehicular access from The Street. However they still preserve something of the agricultural character of the village and are a powerful reminder of the former predominate activity of the village. No 16, (The Street House), to the south is of good architectural quality, built in the 20th-century with flint rubble walls and red brick quoins it sits comfortably in the conservation area. Bridge House is also a 20th-century cottage, built of gault brick to reflect the tone of adjacent flint buildings. It has a thatched roof and a red brick chimney stack. It is in a prominent location and makes an important contribution to the character of the area.

On the west side of The Street are No 27-31, timber-framed, rendered and thatched,



The Old Manor, formerly Hall Farm House is at the centre of an important group,



'Turners', the former farm buildings of Hall Farm



Flint garden wall of Ford Cottage, The Street

and built on the village green after 1716. One correspondent suggested that they were on the site of the former workhouse. Access to the houses is via a bridge across the Kennet, though the prominent parking area does not enhance the scene here.

The foot bridges with white painted timber post and rail balustrades are an attractive element of The Street. Further south the cottages cluster at the bridge with the addition of Brookside on the west bank of the Kennet. Between the junction of Stores Hill and Denham Road, the houses on the east side of The Street are arranged in two irregular tiers on a significant slope. Ford Cottage and The Heritage are in significant locations, close to the road and visible

behind their flint forecourt walls across the road junction when looking east from Stores Hill. Ford cottage has Set well back from the road are No 4 (Barrow Hill House) rendered timber frame & thatch with a heavy C18th brick chimney stack and Rose Cottage, also with a rendered timber-frame, though with a 15th-century core. At the southern end of the group is Dairy Farm House, set back from the road in a garden dominated by lime pollards. The house is 17th-century, timber-framed with large 19th-century rough cast panels, and with a thatched roof and good plain tiled gabled dormers. There is an axial stack and a notable 17th-century external flank wall stack at the rear.

At the junction with and straddling Denham Road are the scatter of small scale flint and black weather-boarded and slate roofed buildings of Dairy Farm, now mainly reused as houses. The robustly converted farm buildings make a positive contribution to the architectural and historic interest of the conservation area. Here also, the blue-green painted joinery of Harvest Cottage, enlivens the scene in contrast to the usual brown or black stained timber.

There is a fine view of the Mill from Denham Road seen between the buildings.



The foot bridges across the Kennet in The Street



17th and 19th-century stack at the rear of Dairy Farm

Brookside

On the west side of the Kennet is Brookside. Here there are rendered or flint cottages with a continuous built up frontage, set back behind small front gardens contained by low flint walls or timber picket fences. There is a wide grass verge on the west bank of the stream making a generous open space which terminates at the end of Brookside where hedgerow and trees close in the view.



The grass banks of the stream seen from The Street

The 17th-century Affleck Arms public house is the most notable building in Brookside, while the location of the former post office is marked by the 'listed' red 'K6' telephone box.

There are occasional attractive views

between the houses of the hill side behind and the mill which is a fine sight. All the buildings in Brookside, together with their various pitched roofed garages, workshops and stores together with the foot bridges have value as a group and make a positive to the conservation area.

The converted farm stead buildings, known



The Affleck Arms, the most notable building in Brookside

as Ruffles Barn and Ruffles Cottage and the double gabled range of flint rubble buildings at the south end of Brookside appear to be a farm stead group, tucked away in spacious gardens behind the Kennet and its bankside trees

The group has historic interest as a former farmstead while its has not lost architectural



Former Post Office in Brookside with K6 Telephone Box

significance in the change to residential use.

Lidgate Road

The built up part of the village continues for a short while in the north end of Lidgate Road. On the west side, Meadow Cottage, Robin Hill and Lilac Cottage are set back on the western edge of their gardens and form a group though obscured from the road by the riverside trees. Meadow Cottage is hidden from the road behind a row of large and visually intrusive Leyland cypress. Meadow Cottage is a C17th painted brick cottage with a thatched roof. Robin Hill is

also thatched with rendered walls, and recently extended to south with a pantiled extension at the time of survey. Lilac Cottage is also a thatched and rendered 3 cell cottage

On the east side on the corner with Denham Road is Beechbrook House, a well converted flint and brick barn with a slate roof set back behind a flint rubble garden wall which extends in front of the houses in the road up to No 17. No 1 Lidgate Road is of special interest. It is probably 18th-century and set among brick and flint rubble garden walls, it has a plain tile roof, sash windows and a timber-frame on which some original pargetted render survives. Behind is the flint rubble and brick Coach



Original pargetted render on 1 Lidgate Road

House with its pantile roof and parapet gables. It forms part of the group of buildings on the south side of Denham Road.

Within this group is the former Chapel. This has an additional half storey necessitating dormer windows which has diminished its architectural interest so that now its contribution to the conservation area is 'neutral'. South of the Chapel is End Cottage an unspoilt timber-frame and



An unspoilt cottage, End Cottage, Lidgate Road

rendered cottage with a thatched roof and fine chimney with saw-tooth shaft on a square plinth.

The Sounds

The south end of the village is called 'The



Lidgate Road Looking South into The Sounds

Sounds' which is separated from the village by open countryside. The river meanders slightly and the road executes a serpentine curve to follow it. On the valley brow to the east, the village is watched over by a concrete pill box.

No 2 The Sounds is set back on the west side behind mature willows and hedgerow across a bridge. Further south is an attractive group of three cottages behind manicured hedges and attractive gardens. Clare Cottage appears to be 18th-century and has a hipped thatched roof, eyebrow dormers and flint walls and 20th-century casements.

Sounds Cottage is a 15th-century 'hall house' with gabled thatched roofs and rendered walls with 20th-century porch and

windows and Sound Ground is a 17th-century 3 cell house with rendered walls and thatched roof.

Stores Hill

The entry into Stores Hill from The Street is confined by the flint walls each side of the single storey range of flint and pantile service buildings of the Affleck Arms, and to north, by the gable wall of a fine 18th-century thatched, timber-framed and rendered cottage, Nos 2 & 4 Stores Hill. From here the road winds up hill to the former alms houses now Nos 14-18. These houses are built of pebble dashed brick with a gabled plain tile roof and tapered chimney stacks. They are good examples of the Arts & Crafts style popular at the beginning of



The flint walls and 'pinch-point' in Stores Hill with the former 'Alms houses' in the background

the 20th-century. The original timber casements have been replaced. Opposite is No 1, another attractive timber-frame and thatched cottage. Opposite the entrance to the car park and behind a low flint and brick wall is the 'Old Stores' once the village stores and now a private house, altered to a high architectural standard by the Architect Peter Romaniuk. To its rear is Flint Cottage, and to west the site of the former smithy and the drive through to an untidy though potentially attractive grassed area formerly the estate wood yard. The space is enclosed to north and east by a range of

timber-framed and boarded, and brick workshops that are roofed in 'Belgian' pantiles.

At the top of the hill down a long drive in open countryside and on the brow of the valley stands Lower Mill together with the Miller's double gabled flint and brick house and barn. The house has a slate roof with axial chimneys on each ridge. It has white painted timber casement windows. The barn is 'L' shaped in plan, built with flint rubble and brick with a slate roof. The mill is a smock mill, with a tarred brick base,



Lower Mill, Stores Road , an important group of buildings and a landmark visible from a wide area.

white painted weather boarded sides and beehive cap. The sails and fan were not installed at the time of survey. The mill, which contains a Hurst Frame, and its buildings are an important group and landmark; the mill in its traditional setting is visible over a wide area and from many locations within the conservation area.

Local Details

Brick & flint rubble boundary walls

These are a significant feature in the village, mostly only 1m high. They have red brick quoins and copings of various shapes. Some have brick mixed in with the flint.

Chimneys are an important feature in the village both individually and seen in group. They are important elements of the conservation area roofscape. Generally built with red brick there are two or more to each dwelling. The 18th & 19th-century stacks tend to be plain and rectangular; though 17th-century chimneys were built in a variety of forms including diagonally set shafts saw tooth shafts and circular moulded brick shafts. Dairy Farm in the Street' has a notable 17th century example of an external flank wall stack with a plain tile pitched roof

to avoid the need for a back gutter. External stacks are more common in the 18th-century and were built on gable walls.

The ornate sedge ridges on the thatched roofs, though untraditional, are attractive and of interest. Also the eyebrow thatch dormers are a feature of the village, though the pretty gabled plain tile dormers are more traditional dormers, casement windows

Casement windows

There are a few surviving and therefore valuable, examples of 19th-century windows with wrought iron casements and zinc glazing bars.

Dormer windows

There are some pretty and traditional gabled cottage dormers with plain tile roofs. Probably traditional in the 17th to 19th-centuries, larger windows have seen their replacement by thatched 'eye brow' dormers.

Local Materials

Roofs are covered in a number of materials traditional in East Anglia and the roof pitch is governed by the material used. The steepest pitches are used for thatch



Flint Rubble & Brick Wall, Beechbrook House



17th-century Stack



Sedge Ridge



Gabled, tiled dormers with C 18th Casements

which forms a special and significant component of the village scene. It is likely that most thatch was of straw, laid on deep and without the sculpted sedge ridge commonly used with reed thatch. Visually reed appears thinner and crisper than straw. Indigenous straw thatch is preferred for historic reasons, though reed is preferred by many owners for its longevity

Hand made red clay peg tiles also require a steep pitch and are used in the conservation area, notably for gabled dormers.

The pitch for red or blue black glazed pantiles is less steep. The hand made tiles are more attractive than machine made tiles because of their irregularity of profile and variation in colour. There is a form of flat interlocking red clay pantiles, imported from the continent which are used for the shelter sheds and work shop buildings off Stores Hill.

Welsh slate is not an indigenous material though it became widely used after the construction of the railways facilitated its transport. It is light in weight and requiring less timber to support it and also it can be laid to a shallow pitch. It is a uniform blue

grey colour and the slates are sometimes laid in diminishing courses. Poorer quality slates have a pink tinge.

Timber-frame walls are in-filled with wattle and daub and covered in a lime based or cement based render, painted with lime wash or masonry paint. Relief decoration was applied in the 17th- and 18th-centuries and is known as pargetting.

In Dalham, the brickwork is predominantly a warm red soft brick laid in a white lime mortar. The mortar can be painted and pointed up to form an apparently fine mortar joint known as 'tuck pointing'.

Fieldstone or flint is used in conjunction with brick for walls of buildings and for boundary walls. The brick is used for capping and corners and all is laid in lime mortar. High quality flint work, for example for the church, has lime stone capping and quoins. Also the flint may be sheared open and squared, a process known as flint napping.

Painted joinery is invariably softwood, though in the C17th & early 18th-centuries, oak may be used.



Brick, flint rubble & render



Slate, weatherboards red brick and flint rubble



Pantiles, painted weatherboard, red brick and flint

Greenery & Green Spaces

The conservation area is landscape dominated and everywhere copses, trees shrubs and grassland contribute to its special character. They are too numerous to mention comprehensively though some notable trees and green spaces are as follows:

Park & Church

The Dalham Hall park contains many ancient trees, some surviving from the hedgerow of the 18th-century estate and others from the 19th-century park. These include the parkland trees and the following:

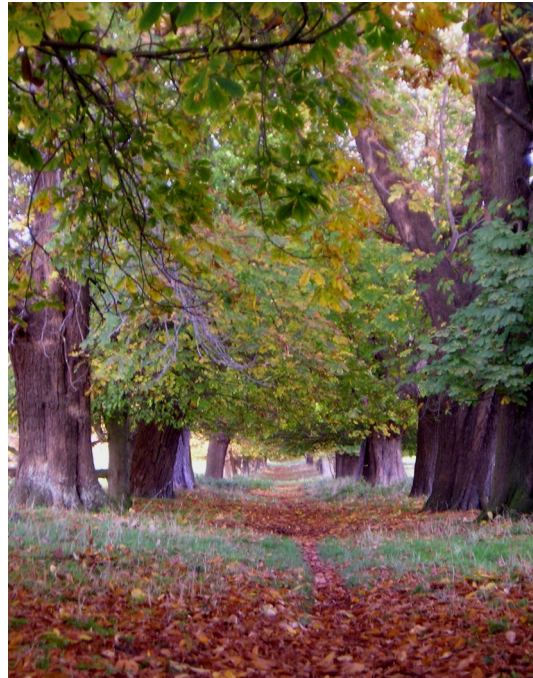
Churchyard yew trees.

Chestnut Avenue, horse chestnuts avenue trees;

Beech Row, Trees on the south side of the lane;

The avenue trees east of the church to the Ashwell Road;

South of Garden House;



The Chestnut Avenue

The Village

Church Lane yews and other trees;

Chestnut at the Affleck Arms; yew tree at 6-The Street;

Gazley Road copse north of Malting Farm and its kiln;

Gazley Road copse west of Malting Farm;



Meadow South of Malting Farm

Parsons Plantation;

Stores Hill, north & south;

Malting Farm meadow south of the house with its boundary and field trees,

The trees growing on the west bank of the Kennet are a significant feature of the conservation area. Interrupted only in Brookside, the tree species include alder, birch, willow, and weeping willow.

Chestnut Tree by the Affleck Arms

Yew Tree at 6-87 The Street

Community Involvement.

The parish Council circulated a questionnaire in December 2005 about the appraisal before the survey was carried out and the draft appraisal was written. Nine written responses and six e-mail replies were received. A public consultation was held between 25th September and 6th November 2006 on a draft appraisal. Key community organisations and statutory consultees were sent a copy of the draft document, and a letter was sent to each property in the area stating that the document was available on the Council's website, at public libraries, or from main Council offices. Amendments were made to the draft appraisal after consideration of responses to the public consultation and the appraisal was subsequently adopted by the FHDC Planning Committee of 28th March 2007 and further amendments on 28th May 2008.

Boundary Revisions

No major boundary changes are proposed.

Local Generic Guidance

Understanding

Prior understanding is the best basis for conservation decisions; buildings and landscapes should be clearly understood

before they are changed. Understanding should be clearly focussed on assessing the impact of proposed changes of the significance of the building or landscape.

Alterations

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

Archaeology

The conservation officer or the County Archaeologist should be consulted about the need for prior archaeological evaluation and mitigation to protect archaeological remains. As well as below ground, archaeology relates to standing buildings.

Brickwork

Local brick can be red or yellow and laid in English bond or Flemish bond. Before the 20th-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 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 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 damp problems for the future.

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

Car parking

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

Extensions

Alterations or extensions to buildings which make a positive contribution to the character of the conservation area should be necessary for the viability of the building. Where necessary, extensions should not visually dominate the original building in mass and scale and generally should be built with matching materials.

Conservatories

New conservatories when appropriate and visible from the public domain should be constructed of painted timber and generally be designed in a plain traditional style with a pitched glazed roof.

Porches

Georgian and Victorian (Classical) porches or door cases should not be covered or filled in by new porches or draft lobbies.

Flint Rubble Walls

Flint rubble or napped flint walls should be preserved and neither painted or rendered.

Paint

Colour

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

Materials

Choose paints which allow the passage of water vapour. Lime washes are recommended for longevity and hue where the structure of the building is suitable.

Repairs

Doors, door surrounds and windows should be repaired rather than replaced.

Materials.

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 new clay tiles used on slopes not visible from the conservation area.

Concrete tiles will not be permitted.

Variation in profile and colour of pantiles should be preserved.

Chimney stacks & pots

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

Dormers

17th- and 18th-century dormers of the pedimented type should be retained. Also historic tiled or slated gabled or pentice dormers should 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. 20th-century shop fronts should be retained in significant 20th-century buildings. The presence of surviving blind boxes, shutters and stall risers should be investigated. Strident display fascias and internally illuminated fascias will not be permitted and standard corporate shop fronts will be resisted.

Satellite Dishes and Meter Boxes 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

The removal or alteration of windows of architectural or historic significance will not be permitted. The insertion of uPVC windows will also not be permitted.

Views

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

Walls

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

Summary of Issues

Heavy Lorries

Heavy Lorry traffic through the village is perceived by the local community as a threat and a nuisance. The roads within the conservation area are without pedestrian pavements, which adds to the charm and rural character. However the absence of pavements means there is no pedestrian refuge from Lorries and cars. Initial inquiries suggest that it will be difficult to persuade the County Highway authority to restrict HGVs leaving traffic calming and the provision of pavements as the most attainable measures to increase safety.

Wirescape

Electricity and telephone services are at present provided above ground. The poles and wires conflict with the historic character of the area. In the past, 'undergrounding' programs have taken place, coordinated by the local councils with the statutory undertakers.

Leylandii

There are also stands of overgrown leylandii in the village. This is a non-native species which is considered to be alien in character to the village, and when grown, to be so obtrusive to detract from the character of the conservation area.

Village Hall

The village hall is a utilitarian building constructed of corrugated iron on a timber-frame. It is considered to be structurally unsound and practically below current functional requirements. Planning permission has been granted for its demolition and replacement.

The River

Flowing through the centre, the River Kennet is an important feature of the village. Low water levels in summer, subsequent impact on biodiversity such as water voles and kingfishers, the erosion of its banks and the lack of management of its grassland margins is perceived as a

problem.

Footpaths

Some councils carry out an annual audit of their local rights of way to ensure they are properly managed and kept open. Foot paths can become blocked from time to time and it would contribute to the public enjoyment of the conservation area if the rights of way are maintained and kept open.

The Kiln at Malting Farm

The bottle shaped brick kiln, used to cure malted barley is decaying slowly and surrounded with vegetation.

Lower Mill

The windmill is currently without its fan and sails and appears incomplete.

Management Proposals

The problem of heavy lorry traffic will be discussed further with the County Surveyor. Discussions might include, a lorry management plan, traffic calming measures and the significance of the road bridge.

Removal of wires is recognised as a desirable objective and officers will discuss possibility of grant aid with County Council officers.

Problem of inappropriate leyandii to be discussed with the parish council.

The new village hall has received planning consent and support has been offered by the District Council.

Problems of low summer flow and bank erosion to be discussed with the Environment Agency.

A local management plan for the rights of way should be drawn up in conjunction with the County and Parish Councils. Up grading to a cycle route to be considered.

The 'kiln' is grade II listed and a 'building at risk'. cursory inspection suggests that it is subject to slow and gradual decay and urgent repair is unnecessary. It would be more appropriate as a scheduled ancient monument and could require a high percentage grant for repair. Local heritage organizations may be able to assist following consultation about public access with the owners.

It was agreed that further restoration of the sails and fan stage of the windmill would be a significant enhancement to the conservation area. The County Council Conservation Advisor will be contacted for advice.

The Council will be asked to consider seeking an Article 4(2) direction, withdrawing permitted development rights from all residential buildings within the conservation area to bring the alteration of windows and doors in buildings which make a positive contribution to the character of the conservation area under planning control.

Appendix 1 Useful Information,

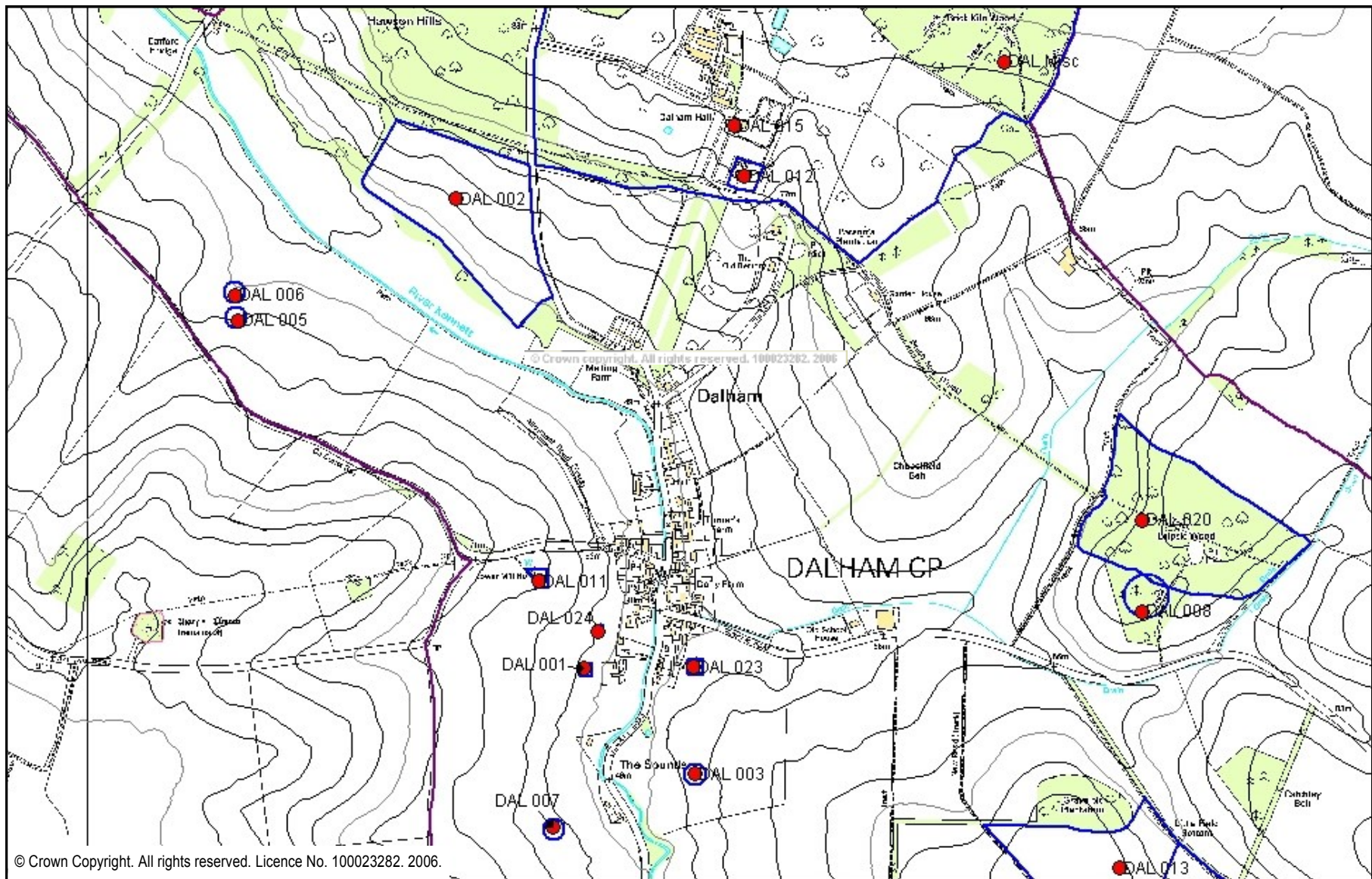
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Commission for Architecture & The Built Environment
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