

Queen Street Haverhill

Conservation Area Appraisal and Management Plan





**Queen Street, Haverhill
Conservation Area Appraisal
and Management Plan**

**Planning & Engineering Services
St Edmundsbury Borough Council
Western Way
Bury St Edmunds
IP33 3YS**

Contents

Introduction

Summary of special interest of the conservation area

Assessing special interest:

1 **Location and setting:**

- context
- map of the conservation area
- plan form and general character

2 **Historic development and archaeology:**

- origins and historic development of the conservation area
- archaeology and scheduled ancient monuments

3 **Spatial analysis:**

- character and interrelationship of spaces
- key views and vistas

4 **Character analysis:**

- definition and description of character areas:

Broad Street

Withersfield Road

Queen Street, High Street, Peas Market Hill and Churchyard

Chantry Mill and Quaker's Lane

Mill Road, Chantry Road and Chainey Pieces

- surfaces and street furniture
- neutral and negative areas
- general condition of the area and buildings at risk
- problems, pressures and capacity for change

5 **Key characteristics to inform new development**

6 **Management proposals for the Queen Street Conservation Area for 2008-2012**

7 **Useful information and contacts**

Bibliography

Introduction

The conservation area appraisal and management plan has been approved as planning guidance by the Borough Council on 23 September 2008.

It has been the subject of consultation. Comments received as a result of the consultation have been considered and, where appropriate, the document has been amended to address these comments. This document will, along with the Replacement St Edmundsbury Borough Local Plan 2016, provide a basis by which any planning application for development in or adjacent to the conservation area will be determined.

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Borough Council has a duty to designate conservation areas and to have regard to their special character and appearance when considering planning applications for development. The Planning (Listed Buildings and Conservation Areas) Act 1990 contains the legislation regarding the designation of conservation areas and the duties of the Borough Council. National guidance on conservation areas is contained in Planning Policy Guidance Note (PPG) 15: Planning and the Historic Environment. Detailed local policies about how the borough Council will consider planning applications in conservation areas are set out in the Replacement St Edmundsbury Borough Local Plan.

This document is an appraisal of the special character and appearance of the Queen Street Conservation Area, Haverhill, and includes a summary of key features and characteristics to guide future development in the conservation area. It has been produced in accordance with the advice contained in 'Guidance on conservation area appraisals' and 'Guidance on the management of conservation areas', both published February 2006 by English Heritage.

This document expands on the information within the policies in the Replacement St Edmundsbury Borough Local Plan, particularly policies HC4: buildings of local architectural or historic significance; HC5: the demolition of unlisted buildings, structures or features within a conservation area; HC6: new development in conservation areas; DS3: development design and impact; TCR1: shopping centres; TCR2: protection of primary shopping centres; TCR3: shopfronts and advertisements; TCR4: amusement arcades, T6: off-street car parking and HAV5: Haverhill Town Centre Masterplan.

A 'Vision for Haverhill' was adopted as Planning Guidance in 2005. It sets out the vision for the town centre, which includes the Queen Street Conservation Area, and identifies future development opportunities and priorities for change. A series of development framework proposals are being drawn up for individual projects and these are referred to in greater detail in the Management Plan at the end of this document.

This document supports the priority in the Council's Corporate Plan to secure a sustainable and attractive environment and the long-term visions of St Edmundsbury 2025 which:

- values, protects and enhances the distinct landscapes and biodiversity of the borough
- has successfully retained and enhanced its built and natural heritage and environment

Much detailed research has been carried out into the history of the town of Haverhill and it is not the purpose of this appraisal to repeat that. A brief history is included, however, as much of what we value today and seek to protect in the conservation area is a direct result of historical events and developments. A bibliography is included at the end for those wishing to learn more about Haverhill's rich history.

The Ordnance Survey mapping included within this publication is provided by St Edmundsbury Borough Council under licence from the Ordnance Survey in order to fulfil its public function as planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping for their own use.

Summary of special interest of the conservation area

The original settlement of Haverhill was located towards Burton End, however by the 13th century the town centre and its market moved to Market Hill following the establishment of St Mary's Church. The town developed along the High Street and Market Hill establishing its linear plan form, however due to a number of natural disasters the majority of the original medieval buildings were lost and gradually replaced by many of the buildings we see today. With the exception of the church, the Rose and Crown, The Queens Head and Weavers in Hamlet Road, little has survived of the medieval period. The erection of Chantry Mill together with the introduction of the railway lines in the 19th century were significantly influential in the town's development throughout this period, witnessing its largest expansion to date and providing us with a town of notable interest worthy of recognition and protection.

Assessing special interest

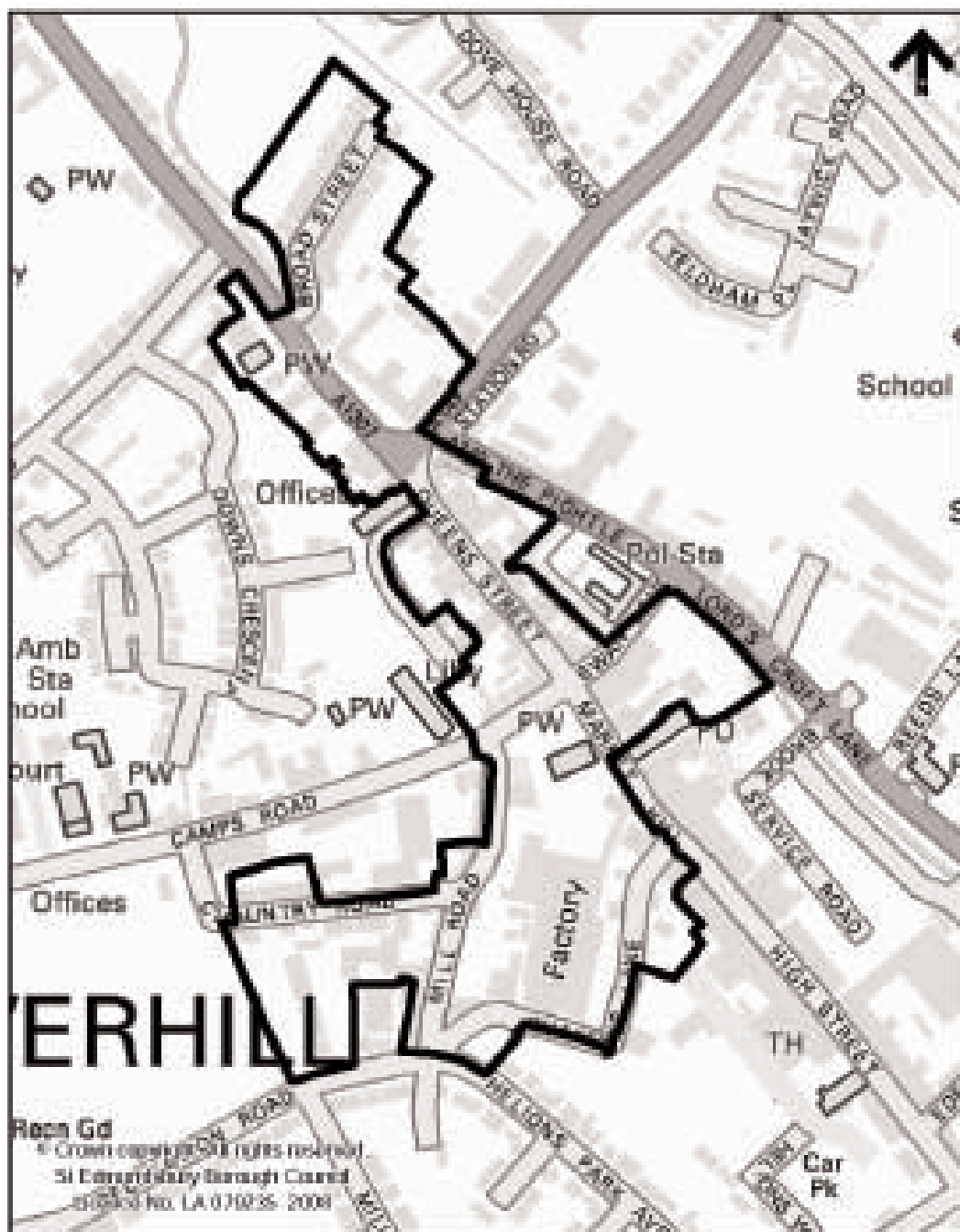
1 Location and setting

Context

Haverhill is an historic market town located in the south west corner of Suffolk, close to the Essex and Cambridgeshire borders and approximately 22 miles south of Bury St Edmunds. The town has a population of around 22,000 in a borough of just over 100,000.

The Queen Street Conservation Area in Haverhill focuses on the retail core of the town centre and the residential areas adjoining it. The centre has a mix of high street shops, cafes and bars with a market on Friday and Saturday.

In recognition of its architectural and historic importance, the Queen Street area of Haverhill was designated a conservation area on 22 July 2002 together with the Hamlet Road Conservation Area. Map 1 shows the boundary of the Queen Street Conservation Area.



Map 1: Queen Street Conservation Area, Haverhill

Plan form and general character

Queen Street, Peas Market Hill, High Street, Camps Road and Withersfield Road form the principal streets along which the town has developed resulting in its linear plan form. Buildings flank either side of Queen Street and High Street whilst Peas Market Hill provides an open space accommodating the Friday market (the Saturday market takes place in High Street). Chantry Mill, a 19th century weaving factory, occupies a significant area to the south of St Mary's Church and provides a contrast to the majority of buildings within the town which are predominantly of domestic scale. The former churchyard located south of St Mary's Church and flanked by the northern lights of Chantry Mill provides a welcomed contrast to the built environment.

Buildings fronting onto Queen Street are generally two storeys in height with retail occupying the ground floor and residential above. The northern and southern peripheries of the conservation area are largely occupied by housing, with Broad Street to the north and Mill Road, Chantry Road and Chainey Pieces to the south. In these areas buildings are typically two storeys in height and front directly onto the pavement or have small front gardens.

2 Historic development and archaeology

Origins and historic development of the conservation area

A permanent settlement is thought to have been established at Burton End around the beginning of the 11th century, where there was a market, an 11th century parish church, and an ancient burial ground. Today, no trace of the Burton End church remains and a housing development named Overchurch Close now occupies the site. Haverhill was recorded in the Domesday survey of 1086 as operating a market (one of only 11 recorded in Suffolk, evidence of Haverhill's importance).

Haverhill's second church, St Mary's, was established on the main highway by the 13th century and the town centre together with the market moved from Burton End to its present position. The market place was called Market Hill, a large space running alongside the High Street from Camps Road as far as Duddery Hill. All the town's access routes were designed to traverse the market place. High Street was originally twice as wide as it is today to accommodate the market stalls. Over time these were replaced by buildings which encroached into the space, narrowing the street.

For the next 300 years there were two churches less than $\frac{1}{2}$ mile apart. The Burton End church became known as Upper, or Bovetown, (i.e. above town) Church while the market place church was called Lowerchurch. Eventually, in 1551, the people decided they could no longer maintain the old church and petitioned King Edward VI to remove it.

Until the 14th century Haverhill was an agricultural town with a weekly market and two annual fairs held in May and October. The fairs sold goods from a wider area than the weekly market and were used for hiring servants and farm labourers. By October 1872, however, both fairs had been abolished.

During the latter part of the middle ages Haverhill prospered as a significant trading centre, establishing itself as a weaving town, a characteristic it maintained for several centuries.

By 1520 the population had only increased to 560, the main reason being the black death. However as the 16th century progressed, a boom in agriculture brought more prosperity leading to the erection of permanent buildings along the line of the market probably along Withersfield Road, Queen Street, High Street and Hamlet Road.

On June 14 1667 a great fire started at the Swan Inn and destroyed the centre of Haverhill from Swan Lane to Duddery Hill, affecting parts of Queen Street and Camps Road, gutting St Mary's Church and destroying several buildings of note including Prenticehall, the Guildhall, Chantry House, the Town House and the vicarage all located around Market Hill. Today only three buildings are known to survive from the medieval period; the Rose and Crown, the Queens Head and Weavers in Hamlet Road.

In 1674 a quarter of an acre was left in Thomas Ewin's will for a burying ground for Quakers and another for the erection of a meeting house, hence the name of Quaker's Lane.

By the 18th century weaving began to expand in the town, notably by the descendants of Daniel Gurton (whose name changed to Gurteen), which had a significant affect on the town. 1811 saw the first silk production come to Haverhill with drabbet coming in 1814. Between 1856 and 1865 the new Chantry Mill was erected by the Gurteen family, housing 320 steam powered looms. By the end of the 19th century most of the people in Haverhill worked in some way for the Gurteen family.

In 1863 the Colne Valley and Halstead railway arrived in Haverhill. Known as Haverhill South, this station closed to passengers in 1924 following the LNER take over, although the goods service remained until 1962. By 1865 the Great Eastern Railway (GER) arrived in the town from Cambridge, using the Haverhill North station. The Stour Valley line of the GER closed down in 1967.

In 1876 the Cangle School (originally the Board School) was built at the junction of Withersfield Road and Wratting Road under the Education Act of 1870 which made education compulsory. In 1889 a new corn exchange was built in Withersfield Road and a livestock market was held on the site behind it and the Rose and Crown. This market was declining by 1960, however, and officially closed in February of that year.

A severe flood hit Haverhill in June 1903, particularly affecting Queen Street and Withersfield Road. June 1958 saw a second flood, this time affecting the High Street, Queen Street and The Pightle and all main roads out of the town were closed. In 1968 a third flood hit the town, once again causing roads to be closed.

By 1911 the town's population was 4,749, rising to 4,900 by 1914, but by 1946 it had dropped to under 4,000, with many men and boys leaving to find employment. The passing of the Town Development Act in 1952 led to Haverhill's expansion to accommodate overspill population from London and by 1961 population had risen to 5,200.

Queens Square was completed in January 1962. Many of the shops on the north side of Queen Street were demolished although the older shops on the south side survive today. In 1967 temporary permission was given to use Peas Market Hill, which was still being cleared of old dwellings and shops, for the Friday market and car parking. Permission was then granted in 1969 to make the site an open space but still accommodating the market and by 1976 the market had moved out of the High Street onto the new Peas Market Hill and also operated on Saturdays.

Archaeology and scheduled ancient monuments

Based upon post-medieval mapping and the surviving historic landscape, it is believed that the medieval urban core followed the south side of the valley floor and embraced both sides of Queen Street and High Street (which is taken to be the early Medieval road line), with the medieval church and Market Hill towards the north end. Both the road to Bury St Edmunds and Camps Road to Hazel Stub are also on an early line and are part of the medieval historic landscape. The probability is that the town had a linear layout, almost ribbon development, very distinct from the planned blocks of medieval Bury St Edmunds, but with a significant off-shoot up Camps Road towards the site of the settlement's original church at Burton End. Archaeological discoveries show that there were significant areas of secondary medieval settlement at Hazel Stub and north-east of Boyton Hall.

The river valley was a favoured location with unusually concentrated occupation since the late Bronze Age (a large enclosure off the Withersfield Road, near the junction with the Stour Brook) and an extensive but probably dispersed pattern of Late Iron Age and early Roman settlement right down the north side of the Haverhill valley from the Stour Brook at least as far as Coupals Road/Chalkstone Way. There is no suggestion of a Roman town, but rather a series of individual farming estates, at least one of some size and significance. There has been less opportunity to carry out archaeological surveys on the south of the valley, but Roman finds off Crowland Road suggest that there was settlement on this side also.

Enthusiastic development during the 19th century, early 20th century industrial wealth and re-development of the old urban core in the post-world war II period of growth now dominate the initial impression of this town. In fact, the surviving historic landscape of the town centre identifies one of the earliest and more significant medieval towns of the County (particularly the old West Suffolk); lying in a favoured valley, it occupies much the same location as notable late Prehistoric and Roman settlement concentrations.

In 1997 an excavation at the southern end of Crowland Road uncovered the ancient burial ground belonging to the Burton End church where 355 graves and some late Saxon and early medieval pottery were found.

There are no Scheduled Ancient Monuments within the Queen Street Conservation Area.

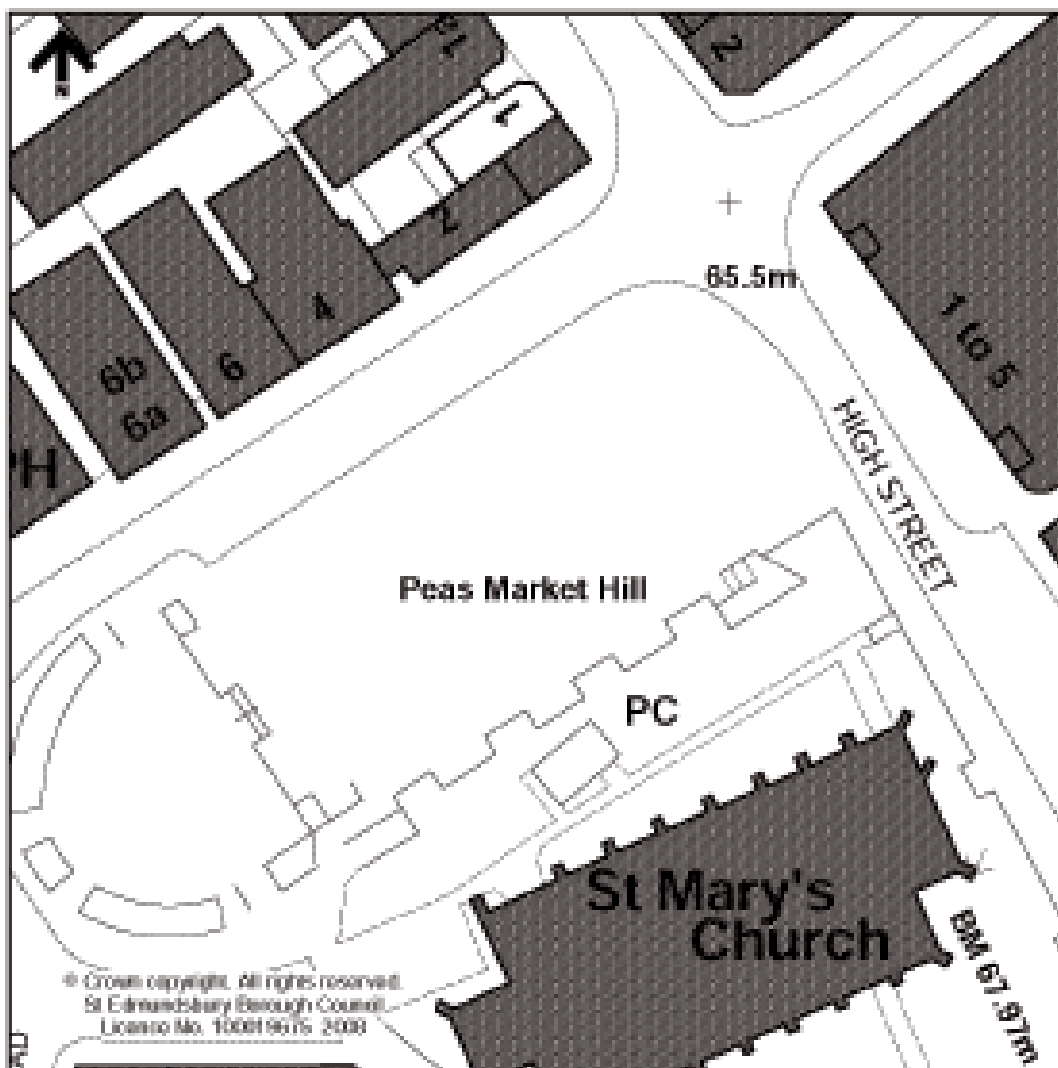
3 Spatial analysis

Character and interrelationship of spaces

The streets of the Queen Street Conservation Area are densely populated, particularly in the residential areas where terraced housing predominates. Terraces generally sit behind small front gardens but on occasion front directly onto the pavement edge. There are few open spaces within the town, however Peas Market Hill, the Churchyard and Chainey Pieces provide welcome breaks in what is otherwise a largely built up area.

Peas Market Hill

The main roads into the centre gradually narrow before opening out onto Peas Market Hill, where a large, open, hard landscaped space accommodates the market. Carriageways separate the buildings lining High Street and Camps Road from the square and as a result compromise the sense of enclosure. Equally, the church is somewhat detached to the south, whilst to the west the square is left exposed to the junction of Mill Road and Camps Road (see map 2).

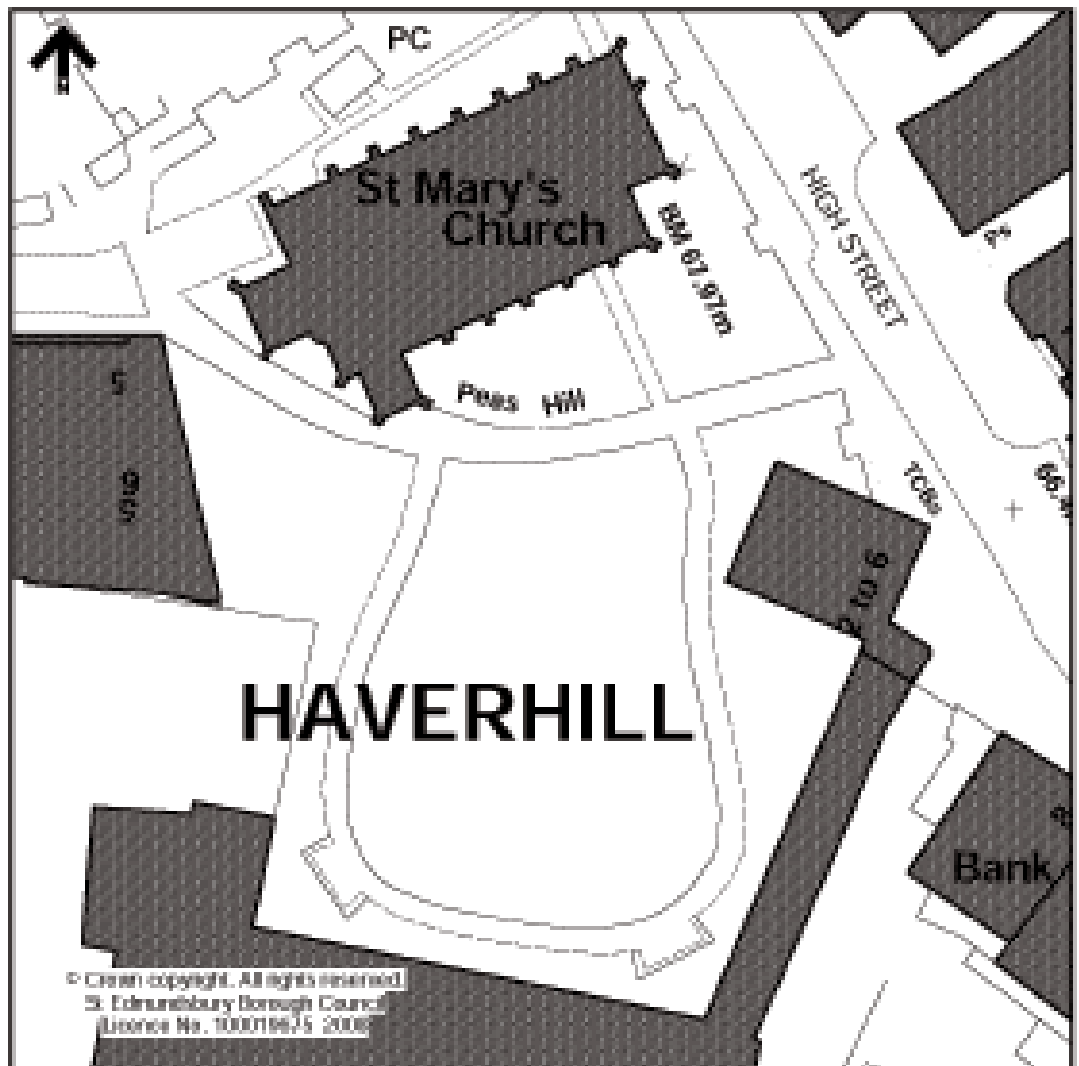


Map 2: Peas Market Hill

Churchyard

A soft, green landscaped area lies south of the church but is largely obscured when viewed from the High Street and it is not until venturing into the former churchyard that this space is really appreciated.

The single storey range of Chantry Mill, commonly known as the 'northern lights' due to its serrated glass roof designed to maximise north light to the factory floor, provides one of the four hard boundaries to the former churchyard. The original sash windows which punctuated the northern elevation have unfortunately been blanked off due to the ongoing maintenance issues largely associated with vandalism. To the east sits a single storey red brick, slate roofed factory. Its blank elevation mirrors that of the opposing façade demarking the churchyard's western boundary, scarred only by evidence of the former window openings of a building since lost. The industrial architecture of the mill provides a regimental boundary to three sides of the former churchyard, whilst the most northerly boundary is dominated by the more organic form of the listed church itself (see map 3).



Map 3: Churchyard

Chainey Pieces

Chainey Pieces provides an unusual and interesting space created by the arrangement of allotments sited in front of the terraces and behind the recreational ground. The spaces are very informal bounded by a mixture of dense vegetation and a more transparent boundary of chain link fencing (see map 4).



Map 4: Chainey Pieces

Key views and vistas

Within the conservation area glimpses down alleys provide restricted views however none are of special note. Perhaps the most notable vista is viewed from Recreation Road looking north over the rear of Chainey Pieces where views over the town can be seen (photo 1).

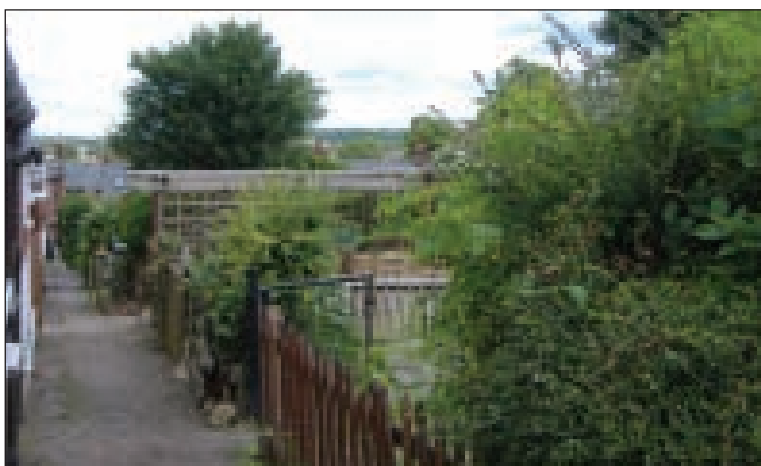
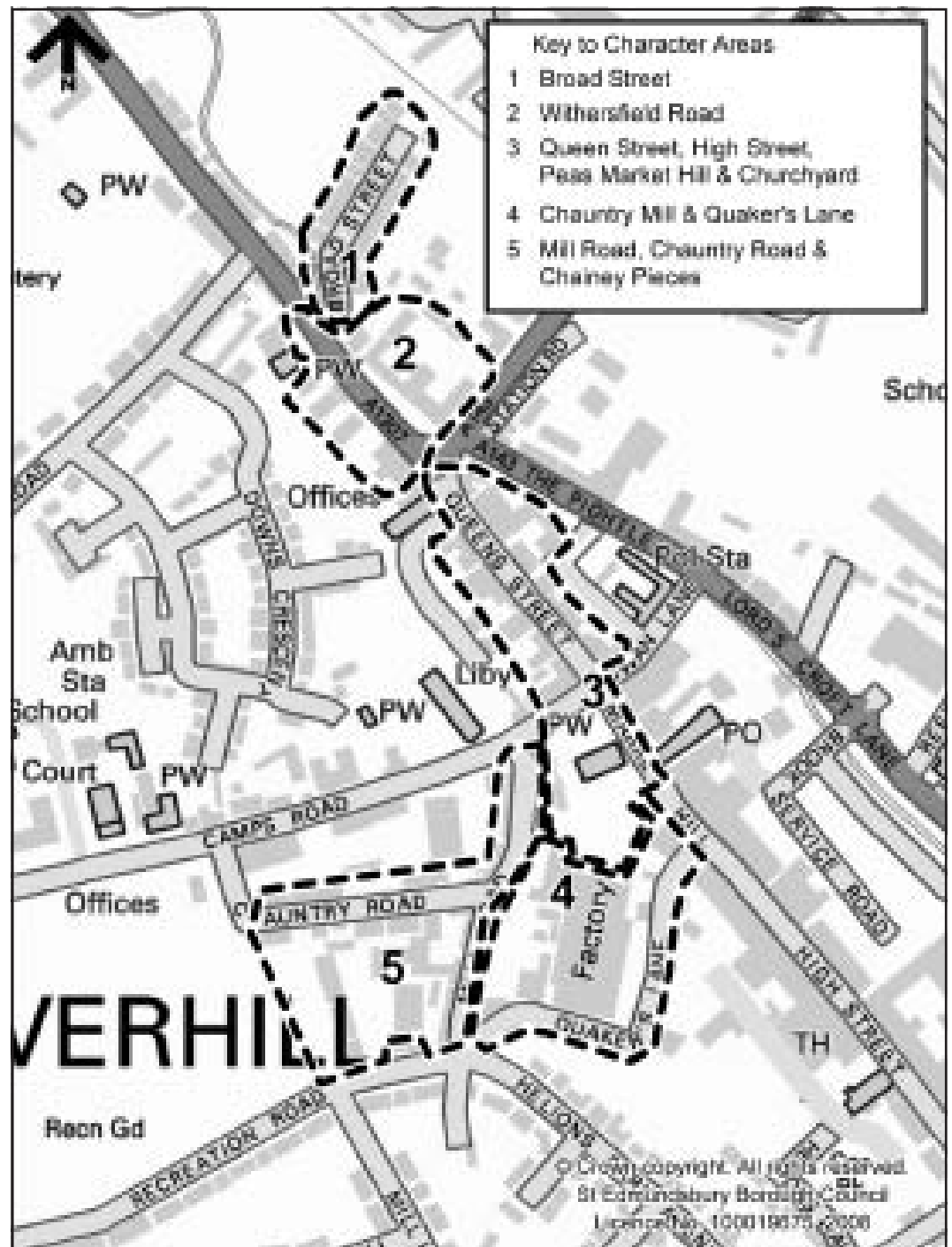


Photo 1: Views of town over Chainey Pieces

4 Character analysis

Definition and description of character areas

Five areas of distinct character have been identified within the conservation area and are described below and shown on map 5. Although the areas are defined below, there are zones of transition between them.



Map 5: Character Areas

- **Broad Street** a wide street, solely in residential use
- **Withersfield Road** a residential area leading out of the town towards Cambridge
- **Queen Street, High Street, Peas Market Hill and the churchyard** the main shopping streets and open spaces in the town centre
- **Chantry Mill and Quaker's Lane** an area in the centre of the town incorporating retail and industrial uses
- **Mill Road, Chantry Road and Chainey Pieces** residential areas to south west side of the conservation area, includes Maypole Terrace.

Broad Street

Prevailing and former uses

Broad Street is a residential area off Withersfield Road just on the outskirts of the main shopping centre. Built in the 19th century and within walking distance of Chantry Mill it is likely that it housed some of the many employees of the factory at a time when production was increasing tenfold due to the introduction of the steam looms in 1856.

Buildings

These are of a domestic scale, two storeys in height, grouped in twos or threes, set back behind small front gardens along either side of the street (photo 2). Plot widths are regular whilst roof heights vary taking account of the road's gradual ascent, resulting in a stepped eaves line. Frontages are largely simple and regular, however single and double storey bays adorn some of the larger and grander houses. Whilst many of the original boundary walls and railings have been lost, replacements protect the majority of properties. This sense of enclosure is compromised only where boundary walls have been completely demolished to allow off street parking. A modern building behind railings terminates the north-east end of the road.



Photo 2: Houses on Broad Street

Building materials

The street is constructed wholly of red brick buildings, some with contrasting brick detailing, with slate roofs and red chimney stacks.

Details

Contrasting brick bands, dentil courses and decorated terracotta bands, both between floors and at eaves level, provide relief and detail to the prevailing use of red brick (photo 3). Stucco surrounds to window and door openings accentuate the fenestration and entrances to many of the buildings, whilst hood moulds and console brackets supporting sills embellish others (photo 4).



Photo 3: Decorated terracotta bands

Oversailing courses, corbelled and decorative contrasting banding to chimney stacks (photo 5) provide interest to their otherwise functional appearance. Roofs vary from simple eaves to the terraces to hips on semi-detached properties.



Photo 4 (left): Hood moulds and console brackets

Photo 5 (above): Decorative detailing to chimney stacks

Over time many of the original sash windows and panelled doors have been lost to inappropriate modern replacements. Consequently, the underlying rhythm fundamental to the appearance of these terraces has been disrupted, compromising the regularity so important to the collective character of these buildings. Original four-panelled doors (photo 6) are embellished with bolection mouldings. Fanlights over many doors, occasionally with stained glass, provide natural light at high level without compromising privacy.

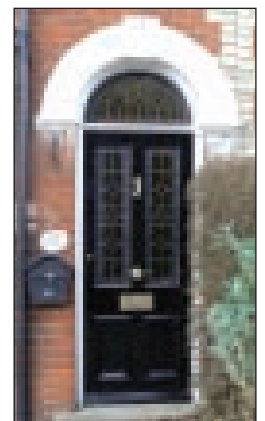
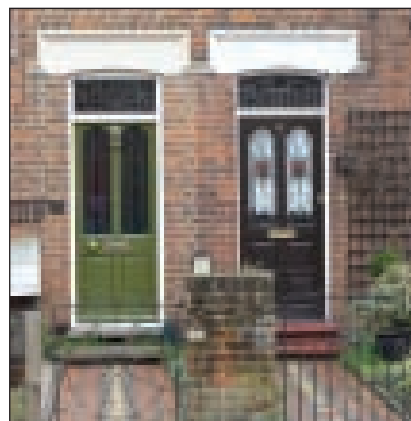
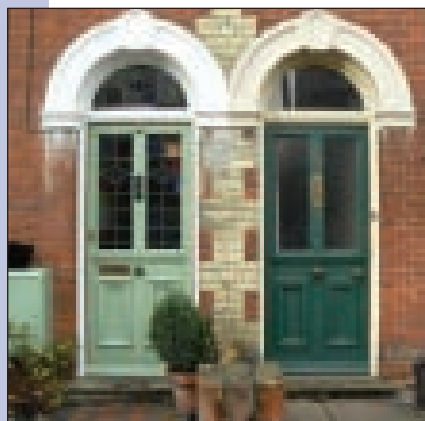


Photo 6: Four panelled doors with fanlights above

Original sash windows (photo 7) provide large areas of glass occasionally subdivided by a vertical glazing bar. Tripartite windows are common. Horns to windows remind us of the evolution of sashes from the smaller paned, of the Georgian period, to the larger paned so typical of the Victorian era. Chamfered stone lintels over windows and doors are common whilst the saw-toothed detail is less frequent.

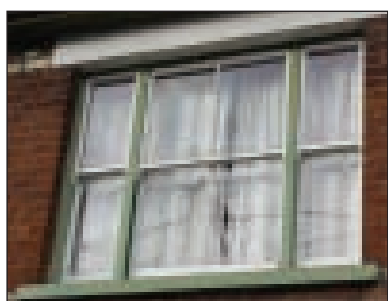


Photo 7: Typical sash windows

Green spaces

Gardens to the front of properties provide a degree of green space together with trees which line the pavement. The street is predominantly a hard landscaped area.

Withersfield Road

Prevailing and former uses

Access to Haverhill from the west is gained via Withersfield Road, a wide, busy road accommodating housing to the north side and a mixture of housing and businesses to the south. The domestic scale of Broad Street continues to the terraces cornering Withersfield Road and Broad Street. Cangle Junction, formally a school, dominates the junction of Wratting Road and Withersfield Road. Larger individual buildings line the south side.

Buildings

Whilst there is a mix of building types along Withersfield Road the character of Broad Street is briefly continued with the terrace of two storey Victorian, red brick houses set back from the road behind a continuous brick wall decorated with an interesting Art Deco coping detail (photo 8). Whilst the domestic scale and style of buildings continues, the regularity is broken by Cangle Junction, a Victorian building of Gothic style (photo 9), originally built as a school and now converted into housing. Although the original railings around the perimeter of the site have long since gone, their replacement continues to provide a strong sense of enclosure around the whole site.



Photo 8: Terraces on Withersfield Road

The larger, individual municipal buildings, together with the Rose and Crown public house and ground floor shops on the opposing side emphasises the transition from the residential areas on the periphery of the town to the commercial areas within the centre. Residential properties are still evident; however, their orientation at right angles to the road is such that commercial properties prevail. Whilst many of the buildings front directly onto the pavement, some are set back and have suffered the erosion of boundaries, weakening the sense of enclosure.

Building materials

The continued use of red brick with contrasting details and slate roofs predominates with the introduction of rendered elevations and pantiled roofs.



Photo 9: Cangle Junction

Details

Contrasting brick quoins to corners, stuccoed bay windows and hood moulds over door and window openings decorate the facades of terraces. Fanlights of both stained and clear glass provide light to entrance halls together with glazed panels incorporated in an array of differently styled doors. Unfortunately, all original windows and doors have been lost compromising the regular rhythm so characteristic of terraced houses; however, highly decorative and coloured paths entice the visitor up to the front door (photo 10). Roofs are slate and chimney stacks remain, however some are truncated resulting in the loss of decorative oversailing courses.

Cangle School has projecting gables augmented by the provision of stone capped stepped buttresses. Gablets adorn the projecting gables and painted bargeboards together with dentil coursing decorate verges and border

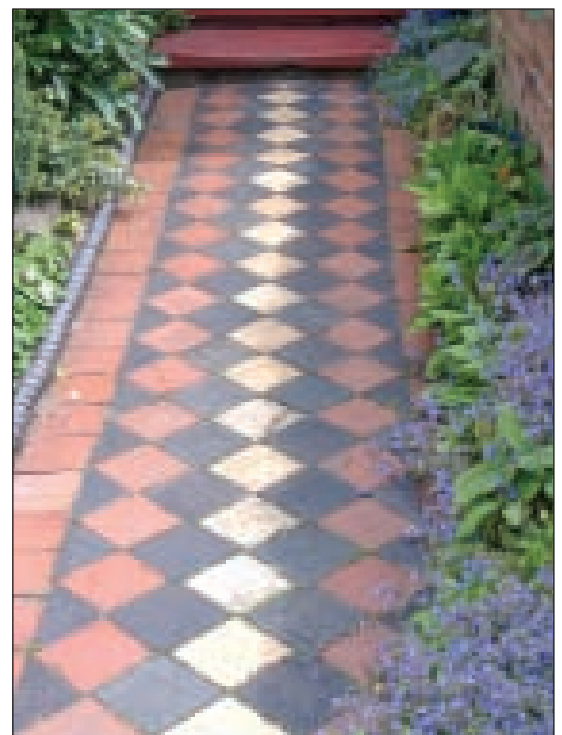


Photo 10: Patterned paths to terraces



Photo 11: Terracotta banding to Cangle School

recessed herringbone brick panels, mounted by stone hood moulds. Stepped lancets with a trefoil detail to window heads are framed by stone quoins. Elsewhere the emphasis to window openings is reduced, with dentil coursing over chamfered stone lintels interspersed with terracotta banding (photo 11). The original windows have unfortunately been replaced when the building was converted. The municipal buildings together with the larger detached houses on the opposing side present more of the same detail but on a larger, more elaborate, scale. Contrast is provided by the rendered facades of The Rose and Crown, a large public house, on the corner and the shopfronted 1½ storey building screening the terraced cottages behind, detail however is minimal. The Rose and Crown provides a strong gabled frontage onto Withersfield Road. The elevated entrance to the Corn Exchange (photo 12) depicts a position of status, augmented by its elaborate flat roofed narthex, detailing a panelled and balustraded parapet. The gabled apex surmounted by a double curved pediment crowns the triple arched casement beneath, whilst decorative terracotta work adds detail to the main building.

Green spaces

Occasionally front gardens to terraces offer light relief to this otherwise built up area.

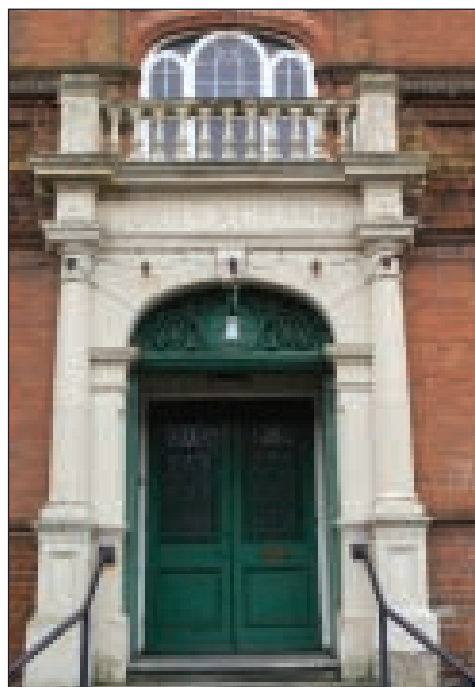
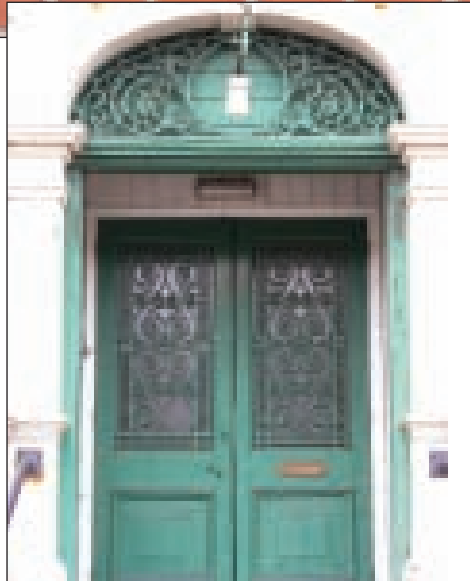


Photo 12: Narthex to former corn Exchange with decorative entrance door

Queen Street, High Street, Peas Market Hill and churchyard

Prevailing and former uses

With the relocation of the market to Market Hill in the 13th century, Queen Street and High Street naturally developed as the commercial centre of Haverhill, with shops at ground floor level and residential accommodation above.

Buildings

The buildings fronting High Street, Queen Street and Camps Road are largely 19th century replacements. They are generally two storeys in height with the occasional third storey adorning largely gable fronted properties. All are of domestic scale and traditional construction, with the exception of Queens Square which was constructed in the mid part of the 20th

century. Here, steel-framed, flat roofed blocks house large, continuous, modern shopfronts at ground floor level with further commercial space above. Large, modular windows punctuate upper floors whilst a continuous fascia runs at eaves level.

Access to The Pightle may be gained via Queens Square from which the service areas for Queen Street extract flues and the storage of bins provides a glimpse into the operational side of Queen Street, whilst a large open car park sits behind those properties fronting onto High Street. The Queens Head (photo 13) is one of the few surviving medieval buildings within Haverhill. Of timber framed and rendered construction the building provides a contrast to the predominantly brick facades of the centre.



Photo 13: Queens Head, one of the few surviving medieval buildings within the town

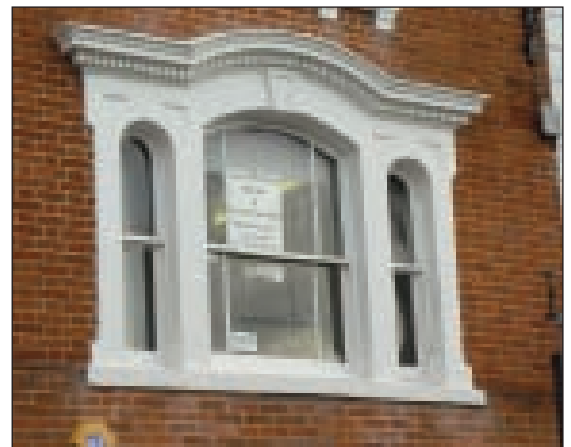
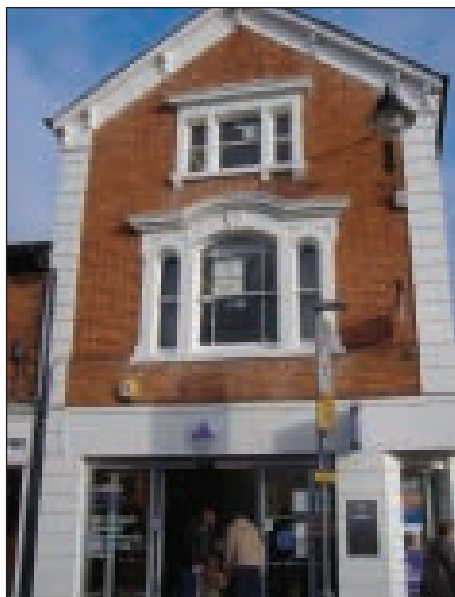


Photo 14 (left): Large 3 storey building

Photo 15 (above): Architectural detailing of windows cornering Queens Street and Swan Lane

Cornering Queen Street and Swan Lane and demarking one of the four corners of Peas Market Hill, is a large three-storey building of more impressive stature (photos 14 & 15). Detailing at eaves level, to window surrounds and to the corners suggests a sense of hierarchy over adjacent buildings along Queen Street, which are largely deficient in detail. The three-storey brick building below provides an unusually detailed elevation and presents a strong frontage onto the Peas Market Hill. Pilasters accentuate window openings whilst a series of horizontal stringcourses subdivide the elevation into a grid format. A parapet and pediment partly obscure the roof behind, whilst a lead domed turret provides an extravagant embellishment to the corner (photo 16).

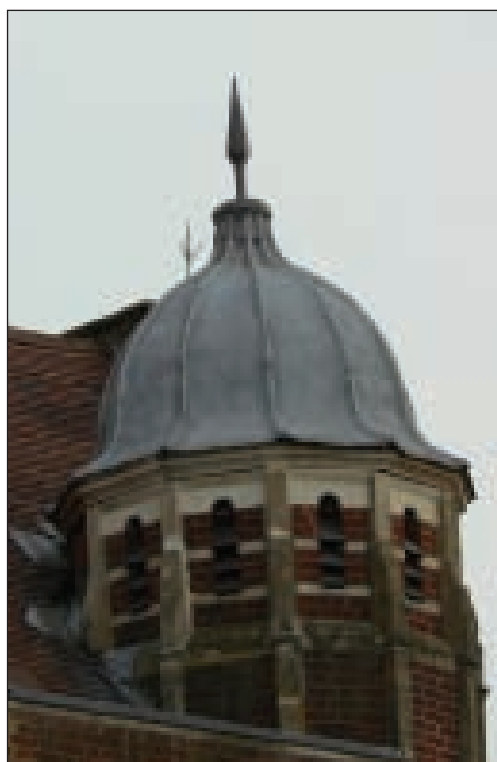


Photo 16: Former Co-op building



Photo 17: St Mary's Church

The domestic scale of buildings continues onto Camps Road, enclosing the north side of Peas Market Hill. In the absence of contemporary shopfronts it would appear that the buildings were formerly of domestic use at both ground and first floor and have since been converted to retail use. On elevated ground, bounding the south side of Peas Market Hill sits St Mary's Church a building of 13th century origin, rebuilt in the 15th century, heavily restored following the fire in 1667, with major restoration work again during the 19th century (photo 17).

Building materials

Red brick facades with slate roofs dominate interrupted occasionally with the use of plaintiles and pantiles, whilst rendered elevations are not uncommon. Contrasting materials to accentuate openings are typically used on buildings of a former higher status. The church and its boundary wall are the only flint buildings within the area.

Details

Remnants of traditional shopfronts are evident on Queen Street (photo 18); however, the majority have unfortunately been replaced with modern designs. As a result, much of the detail evident with traditional shopfronts has been lost, replaced by large glazed



Photo 18: Two of the few surviving traditionally detailed shopfronts (slightly altered)

elevations with oversized, ill-proportioned fascias. Whilst sash windows predominate, a number have been replaced with inappropriate replicas. Bay windows at first floor level provide some properties with additional floor space. Contrasting brick banding adorns frontages, demarking floor levels, whilst substantial brick chimney stacks sit on a number of the older properties. Elevations are largely unassuming to Queen Street with the more elaborate embellishments confined to the grander buildings along High Street (photo 19), many having pilasters, pediments, parapets and cornices with projecting console brackets, whilst rounded corners soften the edges of corner properties.

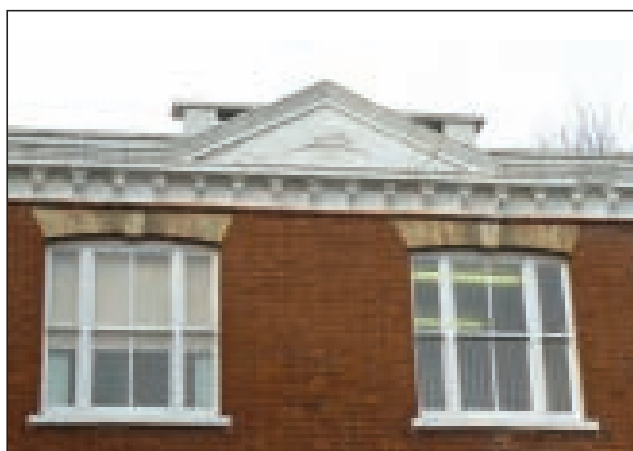


Photo 19: Pediments, parapets, cornices and rounded corners decorate many of the more prestigious buildings

Green spaces

The main green space in this part of the conservation area is the churchyard, described in more detail in section 3. Planting around the church adds greenery to Peas Market Hill and Queen Street benefits from some planters.

Chantry Mill and Quaker's Lane

Prevailing and former uses

This part of the conservation area is dominated by the factory buildings.

Buildings

Despite its impressive size the presence of Chantry Mill is surprisingly inconspicuous from outside its immediate site. Bounded by St Mary's Church and Peas Market Hill to the north, Quaker's Lane to the south and east and Mill Road to the west, it is largely concealed from public view. The main access into the site is through a relatively narrow opening off High Street (photo 20); located between a single storey, flat roofed building and a two-storey office building, formerly the Corn Exchange. The access is considerably understated and its narrowness further emphasises the dominant scale of the factory buildings.

The mill complex includes three factories, a warehouse and an engine house. The original factory is located to the south of the former churchyard (photo 21). Constructed in 1856 for the production of drabbet, the single storey range of Chantry Mill, is referred to as the 'northern lights' due to its distinctive serrated glass roof designed to maximise north light to the factory floor. Located within this



Photo 20: Main entrance into Chantry Mill



Photo 21: Northern Lights



Photo 22: Factory Building built in French Gothic style

early factory is the 1880 steam engine, known as Caroline, marking an important development in both the factory and the town's history. Adjoining this to the east is a three-storey warehouse, also of 1856, with a hipped slate roof and a single storey factory to its north along the west side of the access. The most dominant building of the group is the three/four storey factory building, built in 1865, in a French Gothic style (photo 22). The entrance to this building is via three stilted entrances under four-centred arches. The architectural rhythm of this

building is particularly strong on the east elevation. The linear orientation of the factories and warehouse is broken only by a later two storey hipped roofed building of

more domestic proportions. Its location in relation to the main factory buildings potentially provides an attractive courtyard arrangement whilst its scale relates more to those buildings on the periphery of the site. The natural topography of the site reduces the impact of the three/four storey factory, but the uninterrupted roofline still provides a dominant break in the skyline.

The western elevations of the factories located to the most northerly end of the site have undergone a number of unsympathetic changes involving the blocking of windows, the painting of brickwork together with the introduction of an unsympathetic flat roofed portico walkway completely alien to the overall design of the building. The vehicular entrance into the site from Mill Road allows views of this part of the factory, which would benefit from more screening.

High blockwork walls (photo 23) form the eastern and southern boundaries of the site along Quaker's Lane. Dense vegetation along the southern end of Quaker's Lane (photo 24) is interrupted only to provide access to the rear of properties fronting onto Recreation Road. Vehicular access at this point is still very much understated and it is important that this remains so to maintain the sense of priority for pedestrians.



Photo 23: High blockwork walls partially obscure factory

Building materials

Red brick and Welsh slate are prevalent throughout the factory site whilst bricks of a contrasting colour and stone lintels provide articulation to the main factory building of French Gothic influence.



Photo 24: Dense Vegetation to southern end of Quaker's Lane

Details

The austere elevations of Chantry Mill lack any obvious embellishments. The expanse of red brick is interrupted only by the introduction of stone lintels over openings to the larger factory building.

Green spaces

Trees located on the western boundary and planting along Quaker's Lane provide a contrast to the otherwise hard frontages.

Mill Road, Chantry Road and Chainey Pieces

Prevailing and former uses

Predominantly residential streets of terraced housing front onto pavements with small front gardens along Chantry Road and Mill Road, whilst Chainey Pieces benefits from an unusual but welcomed, softer arrangement of a footpath separating front gardens from allotments, opening out onto the recreation ground.

Buildings

With the exception of one or two buildings, development on Mill Road is largely confined to the western side. Two storey terraces of rendered facades, slate roofs and shared chimney stacks, with contrasting brick detail, front directly onto the narrow pavement steadily climbing the road's gradual gradient (photo 25). Unfortunately, many of the original sashes have largely been sacrificed for inappropriately detailed timber or UPVC replacements. The regular pattern is broken as the road approaches Chantry Road, where the former Swan Public House dating from 1846, is set back behind railings and provides an attractive frontage of apparently unaltered appearance (photo 26). Unusually its contemporary details are still evident demonstrated by its sash windows and panelled door flanked by margin lights, protected by a disproportionately small pediment. The roofs continue to be protected by slate. A terrace of slightly earlier date addresses the junction at Mill Road and Chantry Road.

Traditional Suffolk pantiles clad the steeper pitches whilst a mixture of small paned sashes and casements adorn the elevations. These terraces obscure a much later 20th century development to the rear accessed via a former cart entrance.

Located opposite the Chantry Row entrance to Chantry Mill sits one of the two buildings to occupy the east side of Mill Road. The building is of Victorian origin, 2 1/2 storeys in height with a number of unsympathetic extensions and alterations. Isolated from any other development, the building is flanked by car parking on either side.

Development on the west side continues further south with dwellings of similar size, scale and materials fronting immediately onto a narrow pavement. The provision of off-road public and private parking is permitted on the eastern side of Mill Road, behind which sits a line of trees largely concealing the factory's western boundary from this point on.

A disappointing, red brick infill of new development provides a stark contrast to the adjacent rendered terraces, incorporating a number of incongruous details including oversized dormers of various shapes and sizes together with flat soldier courses over a mixture of ill proportioned sashes, a poor contrast to the elaborately detailed arched openings with exaggerated key stones to the adjacent Victorian terraces. Roofs appear heavy with flat concrete tiles, whilst flat dormers conflict with the Victorian Gothic ethos. A carriage entrance with accommodation above provides access to off road parking to the rear.



Photo 25: Mill Road, North



Photo 26: The former Swan Public House with traditional detailing



Photo 27: Mill Road, South

Victorian terraces grouped in pairs take account of the natural topography and terminate the ascent at Recreation Road. Set back from the road the red brick terraces profit from a small front garden restrained by a mixture of boundary walls and fences (photo 27). Whilst the demarcation of boundaries remain, maintaining a sense of enclosure, their original form has largely disappeared, substituted with an array of inappropriate replacements.

Just short of the junction of Recreation Road and Mill Road is Maypole Terrace (photo 28), a block of four Victorian two storey terraces. White brick quoins together with decorative banding contrast the red brick elevation whilst a slate hipped roof is punctuated with two large shared chimney stacks. Unfortunately many of the original two over two sashes have been replaced with inappropriate alternatives together with their front doors; the brickwork to the end bay has also been inappropriately painted. Access to Maypole terrace is gained via Quaker's Lane, an unmade road, following the southern boundary of Chantry Mills. Front gardens diminish in size heading east and boundaries are demarked with either brick walls or low fencing. On the corner of Recreation Road and Mill Road, immediately opposite Maypole Terrace the land remains undeveloped.

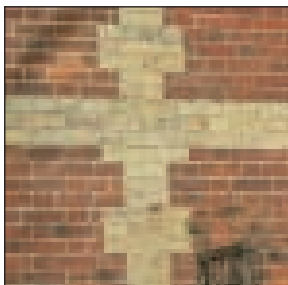


Photo 28: Maypole Terrace detailing contrasting brickwork

Two storeyed, rendered terraces with slate hipped roofs and tarred plinths fronting directly onto the pavement line the eastern end of Chantry Road. Their simplicity has unfortunately been compromised with inappropriate window and door replacements together with the introduction of a canopy over one of the entrances. Roofs are shallow in pitch with large shared brick chimney stacks. Buildings on Chantry Row are largely 19th century with the exception of an area of modern development in the centre. Houses thereafter form a series of two storey brick terraces with slate roofed canted bays to the ground floor. Floor divisions are accentuated typically with the use of contrasting brick banding, whilst some have a more elaborate arrangement of contrasting tiles with rope moulding (photo 29).

Fanlights to door openings are both semi-circular or rectangular (photos 30 and 34). Protection to some openings is afforded by an integral open porch with decorated timber work (photo 31). Houses to the western end benefit from small front gardens and in the majority of cases are protected by small boundary walls.

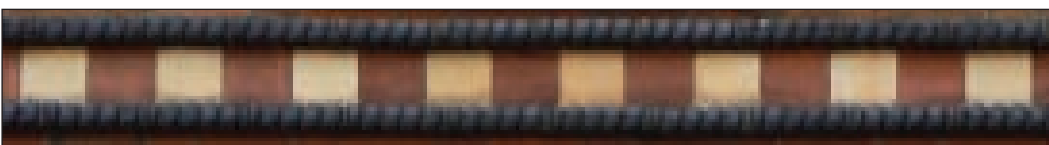


Photo 29: Elaborate contrasting tiles with rope moulding

Chainey Pieces provides a delightful contrast to the typical arrangement of terraces fronting onto the highway. Here terraces benefit from substantial areas of amenity space with allotments fronting onto the recreation ground (photo 32) separated from the small front garden by a public footpath between Recreation Road and Chauntry Road (photo 33). A sense of enclosure is largely maintained along Chainey Pieces, despite the loss of many of the original boundary walls.

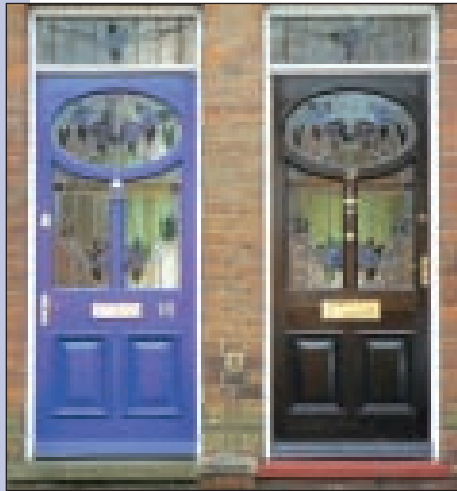


Photo 30: Fanlights over elaborately decorated doors



Photo 31: Open porches with decorated timberwork

The natural topography of Chainey Pieces is accentuated with the construction of terraces in groups of four resulting in a stepped eaves line. Bay windows to ground floors are typical whilst some have closed porches added. Detail is minimal and provides a contrast to many of the brick houses fronting Chauntry Road.

Building Materials

A mixture of render and brick facades prevail together with slate and pantiled roofs (to steeper pitches).

Details

Cambered brick arches over tripartite windows (photo 35) break the band of contrasting white bricks along Mill Road, whilst dentil courses provide detail at eaves level. Windows at first floor level are protected by gabled roofs, the sashes (of which originally detailed



Photo 32: Chainey Pieces

margin lights) have since been replaced with poor substitutes. Timber bays adorn many ground floors (photo 36) whilst first floor bays are supported off more solid brick bays at ground floor. Some tile hanging exists to decorate canted bays blending with the roofs of open porches. Some of the more elaborately detailed terraces have coloured chequered paths. Many of the original windows have since been replaced, however some examples exist with a mixture of both large and small paned sashes. Curved brackets help support gables (photo 37) over first floor windows.



Photo 33: Chainey Pieces

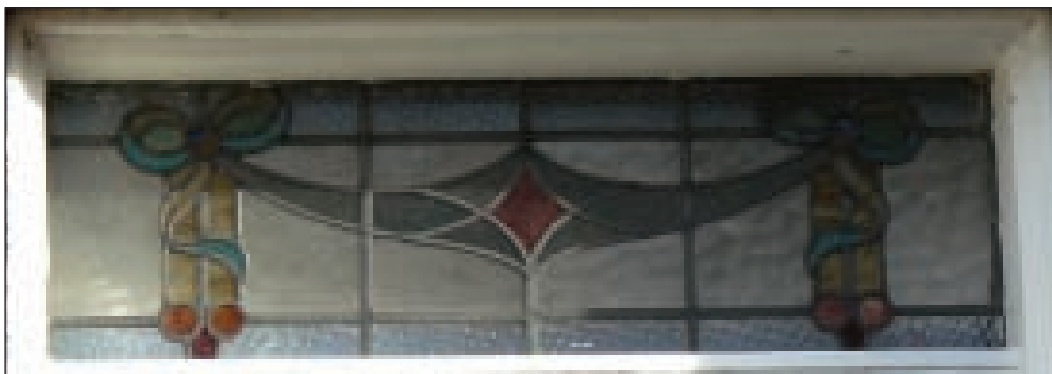


Photo 34: Fanlight over door



Photo 35: cambered brick arches over tripartite windows

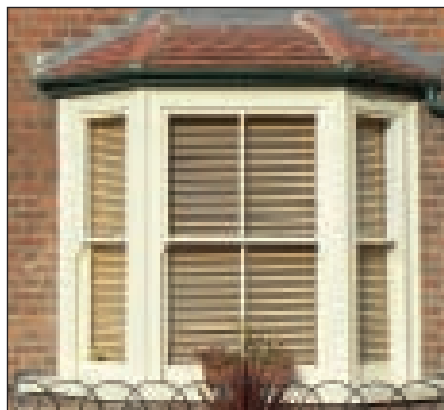


Photo 36: bay window to ground floor

Green spaces

Green spaces are limited to small front gardens along Chauntry Road with views opening out to the west side onto the recreation ground. Chainey Pieces provides an unusual break from what is largely a conservation area of hard landscaping.

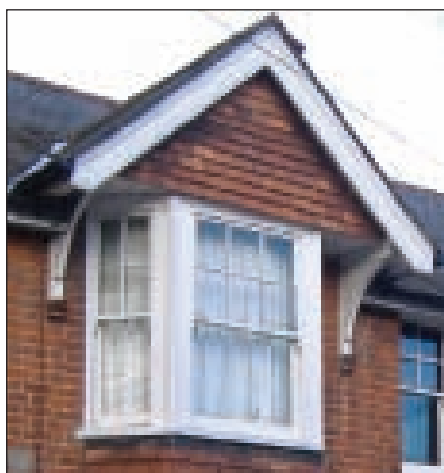


Photo 37: curved brackets support gables

Surfaces and street furniture

Surfaces

Tumbled blocks dress carriageways within the centre of the conservation area with small concrete paving slabs to footpaths (photo 38). Blacktop is used for residential areas. Footpaths are generally wide, decreasing only to allow for parking.

Street furniture

Bollards, bike racks, benches, bins, tiered plastic planters together with highway signs, a notice board and overhead wiring, clutter Queen Street (photo 39) whilst traditionally designed lighting columns light the streets.

Street furniture to Peas Market Hill is restricted to the periphery limiting the quantity to enable the erection of the market stalls on market days. Street lights are of a more contemporary design to the market place whilst an assortment of designs light the High Street. Concrete and plastic planters together with bins and telephone kiosks add confusion to the street scene together with a proliferation of street signage (photo 40). With the exception of Queen Street, overhead wiring is largely restricted to the residential areas, and is particularly noticeable along Broad Street and Chainey Pieces. Residential areas generally have narrow pavements and therefore restrict the possibility of street furniture.



Photo 38: Tumbled blocks to carriageways



Photo 39: Clutter in Queen Street

Street furniture to Peas Market Hill is restricted to the periphery limiting the quantity to enable the erection of the market stalls on market days. Street lights are of a more contemporary design to the market place whilst an assortment of designs light the High Street. Concrete and plastic planters together with bins and telephone kiosks add confusion to the street scene together with a proliferation of street signage (photo 40). With the exception of Queen Street, overhead wiring is largely restricted to the residential areas, and is particularly noticeable along Broad Street and Chainey Pieces. Residential areas generally have narrow pavements and therefore restrict the possibility of street furniture.

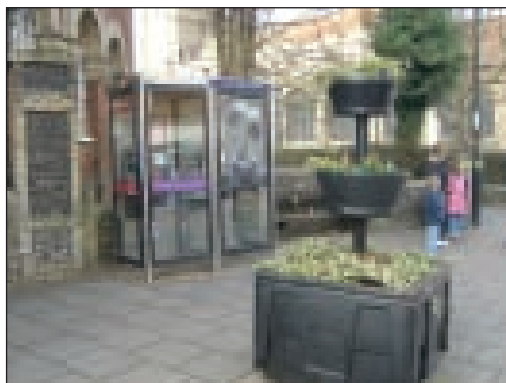


Photo 40: Clutter to High Street

Traditionally detailed railings enclose the former school at Cangle Junction whilst a second, more utilitarian, set provides a physical barrier between footpath and carriageway. A large billboard sits on the south side of Cangle Junction adjacent to the listed public house, The Woolpack, and behind a triangular planter, providing a soft buffer to the busy roundabout junction.

Neutral and negative areas

Much of the Queen Street conservation area is 19th century or later with the exception of the few listed buildings. Queens Square is a development typical of its time and ignores the characteristics of adjacent buildings (photo 41). Elsewhere the gradual erosion of traditional details, most commonly the replacement of windows, doors and boundary walls to residential areas and shopfronts to retail areas, is continuing.



Photo 41: Queens Square

Satellite dishes conspicuously located to front elevations further detract from the repetitive nature of elevations (see photo 42).

Excessive traffic signs and a mixture of street furniture clutter the retail areas of the conservation area with the exception of Peas Market Hill, kept free to accommodate the market.



Photo 42: Satellite dishes on front elevations

Murton Slade, to the rear of Queen Street, would benefit from a rationalisation of extensions and services, whilst bin storage is a further detraction. The car park to the rear of the High Street is an area, which would also benefit from improvement. The aesthetics of Quaker's Lane would be markedly improved with the reinstatement of the originally detailed red brick wall to replace the rusticated concrete block wall.

General condition of the area and buildings at risk

The conservation area is generally in a reasonable condition with no buildings on the Buildings at Risk Register. Both retail and residential areas however would benefit from a general overhaul replacing inappropriate windows and doors with traditional details whilst reinstating original boundary treatments.

Problems, pressures and capacity for change

Commercial issues

As with any commercial centre, there are pressures for corporate signs. The Borough Council is producing guidance about shopfronts, which shop owners and occupiers will be made aware of. This will specify the types of shopfronts, signs and materials which are acceptable. Many shops are occupied before consent has been given for new signs, however, and standard corporate signs are often unacceptable within the conservation area.

Residential issues

There is a high demand for satellite dishes and plastic windows in the residential areas within the conservation area. There are restrictions affecting both of these and planning permission and/or listed building consent may be required in many instances. The Borough Council takes enforcement action where windows and satellite dishes are unauthorised.

5 Key characteristics to inform new development

Form

Buildings within the residential areas tend to be grouped in terraces with a mixture of gables and eaves fronting the streets set back behind small front gardens with boundary walls. Building lines are generally strong but the desire for off street parking has partly resulted in its erosion. Commercial properties within the retail area provide impressive frontages with embellishments expressing their status.

With the majority of buildings generally constructed in the 19th century, the style is largely consistent, with repetitiveness and rhythm imperative to the overall character of the area relying on detail to provide contrast and interest.

Scale

Buildings are largely of domestic scale mostly two storeys in height with the occasional three storey building located within the retail area. Doors, windows, floor heights and roof slopes emphasise the domestic scale of properties and should be reflected in any proposal for new development.

Details

Within the residential areas roof profiles as a whole are generally consistent interrupted only by substantial brick chimneystacks with oversailing courses and the occasional dormer window. Larger public buildings within the retail area pronounce their status with superfluous ornamentation in the form of pediments and parapets.

Detail to elevations is varied and ranges from the simple introduction of contrasting brick bands to demark floor levels and dentil courses to eaves level, to the proliferation of elevations with extravagant terracotta patterns or plastered embellishments. The Victorian terrace demands regularity with sash windows and panelled doors with fanlights above typifying their appearance. Unfortunately, many have been lost to inappropriate replacements, which compromise their appearance. Few traditional shopfronts survive within the retail centre, having been replaced with inappropriate modern interpretations.

Materials

The majority of buildings within the Queen Street Conservation Area are constructed of red brick, with contrasting brick banding under slate roofs. Occasionally rendered facades are seen with plaintiles or pantiles to roofs.

Generally, materials should match those which are historically dominant in the immediate area.

Surfaces

A simple and understated tarmac finish is used on most of the road surfaces outside the retail area with concrete pavement slabs to footpaths. Small blocks dress the carriageways within Queen Street, Market Hill and High Street.

Spaces

The conservation area contains few open spaces limited to the churchyard, a tranquil green space enclosed by the hard boundaries of the church and Chantry Mills, and Peas Market Hill, a large open space created in the 20th century to accommodate the market. The recreation ground provides a softer, greener boundary to Chainey Pieces.

6 Management proposals for the Queen Street Conservation Area of Haverhill for 2008

Policy HC6 “new development in conservation areas” of the adopted replacement St Edmundsbury Borough Local Plan 2016 states:

Proposals for new development within a Conservation Area must have regard to the special architectural or historic character or appearance of their setting in the following respects:

- i) the scale, height, massing, alignment, style and materials of existing buildings
- ii) the form, function and manner of construction of the existing buildings;
- iii) the relationship between building and spaces; and
- iv) plot divisions and boundary treatments.

This section sets out a medium to long term strategy to preserve and enhance the character and appearance of the conservation area and in particular to deal with the negative areas, problems and pressures identified in the appraisal

It has been produced in accordance with the advice contained in the English Heritage guidance ‘Guidance on the management of conservation areas’, published February 2006.

The following issues have been identified whilst writing the conservation area appraisal.

Article 4 Directions should be reviewed within the conservation area to monitor their effectiveness and deal promptly with any enforcement action which might be required. Even minor alterations, which may individually seem to be of no importance, can cumulatively be very detrimental to the character and appearance of the Conservation area.

The list of ‘**Buildings of Local Architectural or Historic Significance**’ should be updated to identify those buildings which, although not listed, are important to the history and appearance of the town and should be retained.

Commercial pressures for **corporate signs** – the Borough Council is producing a design guide for shopfronts which businesses and owners will be referred to. The Town Centre Manager is often the first point of contact a business owner has with the Borough Council. In order to prevent unacceptable signs being installed without consent, the Borough Council will work with the Town Centre Manager to raise awareness of the requirements affecting commercial users within the conservation area, advise business owners of them and encourage them to discuss their proposals with the planning department at an early stage.

Coordination of street lighting and street furniture would help to reduce clutter and improve the appearance of the conservation area. A public realm study would be helpful to identify areas for improvement and suitable schemes.

A scheme for **undergrounding of overhead cables** should be investigated to improve the appearance of the conservation area particularly in the residential streets.

Development framework ideas for individual sites are being prepared in accordance with the Vision for Haverhill, based on the development opportunities which have been identified in Queen Street and Queens Square, the Chantry Mill site, the rear of the post office and Argos, Peas Market Hill and Lower Downs Slade.

7 Useful Information and Contacts

If you have any queries about the Queen Street Conservation Area, or need advice about development and alterations within the conservation area, please contact:

Planning Helpdesk
Planning and Engineering Services
St Edmundsbury Borough Council
Western Way
Bury St Edmunds
IP33 3YS

Tel: 01284 757675
E-mail: planning.helpdesk@stedsbc.gov.uk

Or

the conservation team at the above address

Tel: 01284 757356 or 757339
E-mail: conservation@stedsbc.gov.uk

Bibliography

Blackwood, G *Tudor and Stuart Suffolk* Carnegie Publishing 2001

Brazier, R *Images of England, Haverhill* Tempus Publishing Ltd 2000

D.o.E & D.o.E.H. *Planning Policy Guidance: Planning and the Historic Environment (PPG 15)* HMSO 1994

Domesday Book - Suffolk Pillimore 1986

Dymond, D & Martin, E (eds) *An Historical Atlas of Suffolk* Suffolk County Council 1988

English Heritage *Guidance on Conservation Area Appraisals 2006*

English Heritage *Guidance on the Management of Conservation Areas 2006*

Jennings, C (ed) *Suffolk for Ever* The Alastair Press 1989

Pevsner, N *The Buildings of England: Suffolk* Penguin 1976

Suffolk County Council *Sites and Monuments Record 1997*

Close up on Haverhill (on www.stedmundsbury.gov.uk tourism, our historic past)