



# CRETINGHAM with part of FRAMSDEN CONSERVATION AREA APPRAISAL

July 2012



On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. [The Local Government \(Boundary Changes\) Regulations 2018](#) (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.

## CONTENTS

SECTION	PAGE NO.
<b>INTRODUCTION</b>	
<b>1 CONSERVATION AREAS: Planning Policy Context</b>	<b>1</b>
<b>2 GENERAL CHARACTER SUMMARY</b>	<b>3</b>
<b>3 TOPOGRAPHICAL SETTING</b>	<b>4</b>
<b>4 ARCHAEOLOGY AND HISTORY</b>	<b>5</b>
<b>5 QUALITY OF BUILDINGS</b>	<b>6</b>
<b>6 TRADITIONAL BUILDING MATERIALS</b>	<b>8</b>
<b>7 CHARACTER OF SPACES</b>	<b>9</b>
<b>8 TREES AND GREEN SPACES</b>	<b>10</b>
<b>9 COUNTRYSIDE SETTING</b>	<b>11</b>
<b>10 FORMER USES</b>	<b>12</b>
<b>11 PROPOSED ENHANCEMENTS</b>	<b>13</b>
<b>12 STREET –BY-STREET APPRAISAL</b>	<b>14</b>
12.1 The Street	15
12.2 The Churchyard	16
12.3 The Flood Plain of the River	17
<b>13 CONSERVATION AREA MANAGEMENT PLAN</b>	<b>18</b>
13.1 Alterations to existing Buildings	18
13.2 Design of New Development	19
13.3 Conservation Area Boundary	19
13.4 Demolition	20
13.5 Enhancement Opportunities	20
13.6 Landscape and Trees	20
13.7 Contacts	21
<b>14 REFERENCES &amp; FURTHER INFORMATION</b>	<b>22</b>
<b>15 SUMMARY OF CHARACTER FEATURES MAP</b>	<b>23</b>

**Public consultation:** this took place between 16/1/12 and 13/4/12 and included writing to all residents of the village to request views; writing to the Parish Council and providing printed copies; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; providing posters for display around the village; and inviting responses from Suffolk County Archaeology and Suffolk Preservation Society. A total of 4 responses were received which led to 8 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in July 2012.

## INTRODUCTION

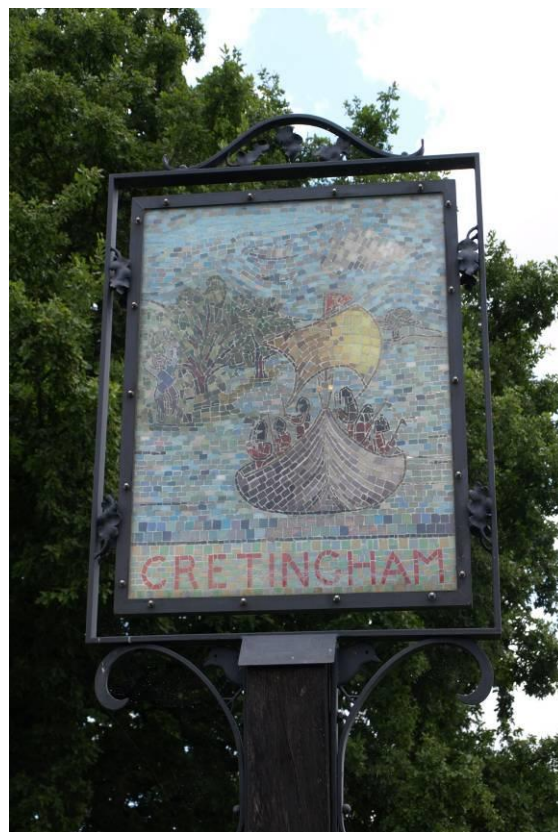
The conservation area in Cretingham was originally designated by Suffolk Coastal District Council in 1990.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Cretingham under a number of different headings as set out in English Heritage's 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011).

As such this is a straightforward appraisal of Cretingham's built environment in conservation terms and is followed by a gazetteer describing the village in more detail.

This document is neither prescriptive nor overly descriptive, but more a demonstration of 'quality of place', sufficient to inform those considering changes in the area. The photographs and maps are thus intended to contribute as much as the text itself.

As the English Heritage guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



**Village Sign**



**View from North along The Street**

## **1 CONSERVATION AREAS**

There are currently thirty four Conservation Areas in the Suffolk Coastal District.

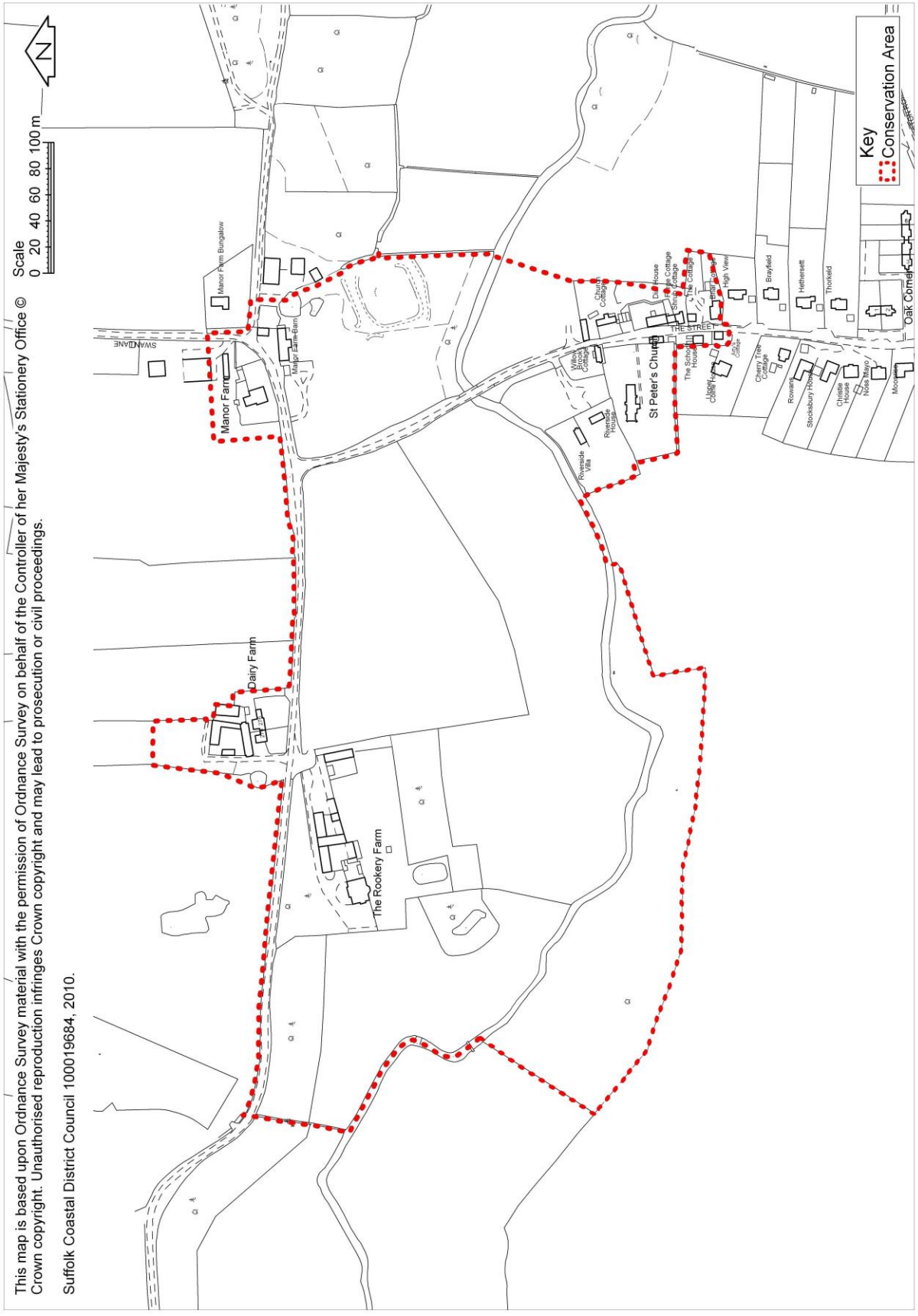
The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages and countryside.

As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning advice on the identification and protection of historic buildings, conservation areas and other heritage assets is set out in the National Planning Policy Framework (2012). At the District and local level, the Local Development Framework (LDF) recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the LDF contains an objective 'to maintain and enhance the quality of the distinctive natural and built environment'. The Core Strategy also provides general advice supporting the retention and enhancement of Conservation Areas whilst minimising any significant adverse impact upon them. Conservation areas are also included under general development control policies, particularly those in relation to design where one of the key criteria requires that all new development must have regard to the character of the area and its setting.

This Conservation Area Appraisal provides details and identifies particular features which contribute to and justify its status. The purpose of this conservation area appraisal includes:

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- an analysis of the area's history, development and current status
- a guide to managing future change: small scale affecting households and larger scale affecting new development.



**Cretingham with part of Framsden Conservation Area (North to the left)**

## 2 GENERAL CHARACTER SUMMARY

Although very small in terms of actual numbers of buildings, Cretingham Conservation Area retains an essentially unspoilt and tranquil quality.

It consists of a small group of cottages located close to the Medieval Church on the edge of Cretingham village, and a wide expanse of water meadows edged by small farms. A greensward in front of the Church forms an important central feature of the Conservation Area.



Cretingham: Aerial View 2001

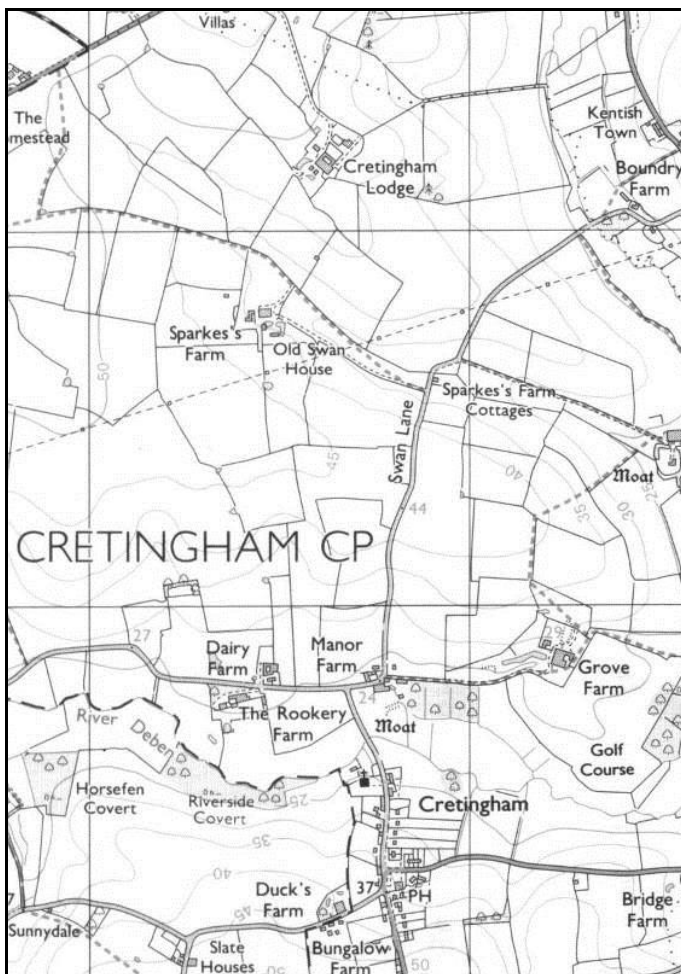
### 3 TOPOGRAPHICAL SETTING

Cretingham is a small inland village in Suffolk Coastal District, adjoining the boundary with Mid Suffolk. The village centre lies along The Street, which runs gently uphill southwards from a crossing of the River Deben. From here the river runs eastwards and then southwards to Woodbridge. The river valley forms a central feature of the local topography.

The river forms part of the western boundary of the parish, whilst the northern boundary, two miles from the centre, is formed by the line of a Roman road from Coddensham across central Suffolk to Peasenhall in the east (the present A1120). The village is about four miles south-east of Debenham, further upstream, and a similar distance south-west of Framlingham.

Both the nearby market towns were served during the 18<sup>th</sup> Century by turnpike roads: Debenham was on the Woodbridge to Eye road and Framlingham on a branch of the Ipswich to South Town (Great Yarmouth) Trust's road. Between 1859 and 1952 passengers could also join the railway network at Framlingham, on a branch of the East Suffolk line from Ipswich to Lowestoft.

The soils locally are the heavy clays of 'High Suffolk', best suited for arable farming. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

## 4 ARCHAEOLOGY AND HISTORY

The earliest find from the parish of Cretingham listed in the Suffolk Historic Environment Record is a Neolithic polished axe head. Apart from a prehistoric scatter of worked flints nothing further has been found from the succeeding Bronze and Iron Ages, although there is mention in Pevsner of a possible Iron Age settlement about a mile south of the village.

Roman occupation remains consist of a few finds scatters including some pottery and a fragment of tessellated pavement. The north-west part of the parish is also formed by the line of a former Roman road

There are scatters of Middle and Late Saxon pottery near the church suggesting the origins of the existing settlement. The majority of sites listed are of Medieval age: several scatters of finds plus the church and graveyard and four moated sites. One of these latter is still just visible in a field north-east of the bridge over the Deben, delineated by areas of rushes growing in the damper ground that was the moat. Another has more to show, that at Moat Farm (the site of the manor of Kettleberrys) about a mile north-east of the village, which is a Scheduled Monument.

Post Medieval interest is provided by a Quaker Burial Ground and the bridge itself, although this last is now hidden beneath a modern road bridge.

The parish was listed in the Domesday survey of 1086 under four separate ownerships, lands belonging to Earl Hugh, the Bishop of Bayeux, Hugh de Montfort and Humphrey the Chamberlain. The first and last of these both include reference to a church, one of which is presumably the 'lost church' of Little Cretingham, believed to have been somewhere in the south of the present parish.

Suffolk Historic Environment Record is now available online at [www.heritagegateway.org.uk/Gateway/CHR](http://www.heritagegateway.org.uk/Gateway/CHR)



St Peter's Church Tower

*H. DE LOSA. In gretingahā . tenuit Ædric lib hō . comd edrici . 7 dim Athelani . t . car tre . Sep . vii . bor . & . i . fer . Sep hou . t . car 7 dim . 7 in dno similit . silua . ad xii . por . viii . ac pti . 7 . i . r . 7 . iiii . an . 7 xvi . por . 7 xxiiii . ou . 7 vii . cap . t . eccla . xviii . ac . 7 ual . iii . fol . The ual . xl . fol . m similit . In eadē . iii . libi hōes comd . eiufdc . vi . ac . & d . dim . car . in eodē pto . Adhuc in eadē . iiii . libi hōes . cōnd . Athelani . t . r . e . lviii . ac tre . 7 . iiii . bor . The . t . car . m . ii . . iiii . ac pti . The ual xv . fol . m . xx . 7 viii . ac uafata tra . 7 ual xvi . d .*

### Hundred of LOES

In CRETINGHAM Edric, a free man [half] under the patronage of Edric and half (under that) of Aethelstan, held 1 carucate of land. Always 7 smallholders; 1 slave. Always 1½ men's ploughs; the same in lordship. Woodland for 12 pigs; meadow, 8 acres. 1 cob, 4 cattle, 16 pigs, 24 sheep, 7 goats. 1 church, 18 acres; value 3s. Value then 40s; now the same. In the same (Cretingham) 3 free men under the patronage of the same man; 6½ acres. ½ plough. [It is] in the same assessment. Also in the same (Cretingham) 4 free men under the patronage of Aethelstan before 1066; 58 acres of land. 4 smallholders. Then 1 plough, now 2. Meadow, 4 acres. Value then 15s; now 20[s]. 8 acres of land laid waste; value 16d.

Extract from Domesday Survey



## 5 QUALITY OF BUILDINGS

The highest graded listed building in Cretingham is the Church of St Peter, grade II\*. The west tower, nave and chancel date from c.1300, Decorated, the rest being mainly 15<sup>th</sup> Century and Perpendicular in style.

Built of the flint and rubble with limestone dressings, the body of the church is lime rendered, with a slate roof to the nave and plain tiles to the porch and chancel. Its early 16<sup>th</sup> Century hammer-beam roof of six bays has only five remaining decorative pendant bosses. Pevsner refers to a 'nicely complete and mixed interior'.

The majority of the other listed buildings in the parish are grade II farmhouses, timber-framed and rendered, occasionally refaced in brick, and some still with their longstraw thatched roofs, others replaced in plain tile or pantile.

The grade II listed Bell Inn, outside the conservation area adjoining the cross-roads, is a converted timber-framed and rendered 16<sup>th</sup> Century house with a plain tile roof. Its predecessor, The Old Bell opposite the Church is also grade II, timber-framed but with roughcast render and a pantile roof, dating from the 17<sup>th</sup> Century and now known as Dial House.

One notable exception to the prevailing presence of timber-framing is Rookery Farm, a late Georgian mansion of 1835-7 in Suffolk White brick with a hipped slate roof, although there are remnants of a timber frame at the rear. The outbuildings here are unusually in the same white brick, but with red clay pantile roofs, a combination not often seen.

A small majority of buildings within the conservation area are unlisted. This status does not diminish their value nor their important contribution to the character and appearance of the conservation area, and their character-defining features should be retained. Those that make a positive contribution to the conservation area are identified on the Summary of Character

Features Map on page 23. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



**Church Porch**

**Dial House**



**Red Brick and Pantile**



**Render and Longstraw Thatch**



**Render and Pantile**



**Red/Blue Brick and Black Glazed Pantile**

## 6 TRADITIONAL BUILDING MATERIALS

The one timber-framed, rendered and thatched grade II listed building within the conservation area is Dairy Cottages, formerly Dairy Farm, where the render is lined in imitation of ashlar stonework. This has adjacent ranges of farm buildings in flint, brick and black weather-boarding with pantiled roofs.

These listed buildings show that the variety of Suffolk's vernacular building materials is well represented within the village.

The older unlisted buildings also bear this out, many of the Victorian era, mostly Suffolk Red brick (sometimes painted or rendered) cottages with natural pantile roofs. These generally have good original windows, mostly sashes or casements and some in the nine-light traditional Suffolk pattern.

At unlisted Manor Farm there is an older timber-framed and rendered wing at the rear, with a Victorian block fronting the road. This latter is built of Suffolk Reds with blue brick diaper work and a black glazed pantile roof.

Other characteristic features of the Suffolk vernacular are in evidence in the village's traditional buildings including sliding sash windows, and painted timber verges and capping pieces.



**Render and Thatch**



**Black weatherboarding and Pantile**



**Red Brick, Render and Pantile**

## 7 CHARACTER OF SPACES

Cretingham village has grown up around a staggered crossroads on the south bank of the river Deben. Roads north, east, south and west go to Earl Soham, Brandeston, Otley and Framsdon respectively (although not within the conservation area).

The small area to the north of the crossroads adjoining the river retains a group of historic buildings clustered around the church. These are generally closer to the road, providing a sense of enclosure, and form the built-up core of the conservation area which also takes in three farmsteads further to the north and west.

From the church The Street continues northwards over the river, across wet meadowland before reaching a T-junction. Just east of this junction is Manor Farm, where the road turns sharply north, whilst the road to the west leads to Dairy Farm and Rookery Farm in turn.

From this road there are good views back to the south across the open valley, where the buildings can be seen behind a riverside row of Poplars clustered around the Church.

Key spaces within the conservation area include, principally, the low-lying wetland meadows within the floodplain of the River Deben. These form a wide expanse and are edged by small farm complexes. This is a characteristic pattern of the village with settlement to raised ground and, unusually, results in large areas of open undeveloped land forming the bulk of the conservation area. As a feature, therefore, it is vital that this historic pattern is preserved.

Other key spaces include the churchyard to St Peter's; and domestic gardens.



**Approach from South**



**Characteristic long view across open fields to farmstead**

**TREES AND GREEN SPACES**

One of the key elements of the Conservation area is its trees and green spaces. Treed and planted spaces usually enhance the buildings and spaces around the village and provide an appropriate setting for the conservation area.

Within a conservation area all trees over a certain size are afforded some protection. Notice to fell or prune trees has to be submitted to the local planning authority for consideration. Specific trees, groups or woodlands throughout the conservation areas may sometimes be protected by Tree Preservation Orders (TPO) by virtue of the fact that there has been a previous request or proposal to remove the tree or develop a site. Protected trees may have particular amenity, historic and ecological value.

The conservation area includes the cluster of historic buildings around the church, plus a larger area of wet meadowland adjoining the river. Here a strip of Poplars separate the built up area from the open meadowland on the northern side of the river.

Further upstream, south of the river in the south-west corner of the conservation area, is 'Riverside Covert', an area of wetland trees which is actually part of Framsdan parish in Mid Suffolk.

North of here Rookery Farm is set amongst mature trees, whilst further east on the bend at Manor Farm, a small grassed area contains two fine specimen trees, a Horse Chestnut and a Walnut.

There are some small Yews in the churchyard, but a former Larch there has now gone.



**Riverside Covert**



**Trees at junction adjacent Manor Farm**

## 9 COUNTRYSIDE SETTING

Away from the slightly suburban setting provided by the main part of the village, the conservation area presents a satisfyingly rural scene with a small cluster of historic buildings around the church along with three farmsteads in a wet river valley setting.

In this and the rest of the village development is essentially only one plot deep, so that the countryside is very close at hand. This characteristic is very important to retain.

South of the village centre, definitive footpaths 1 and 2 head off the road south towards Otley, eastwards and westwards respectively, parallel to the Brandeston and Framsdan roads. These effectively follow the southern side of the river valley.

To the north the roads themselves provide direct access to the countryside, only augmented by definitive footpath 14 that continues eastwards, where the road turns north at Manor Farm. This similarly follows the northern side of the valley and leads to Brandeston Street.

The valley of the River Deben provides an important setting to the south of the conservation area and is currently included in a Special Landscape Area designation, which recognises its important qualities. The entrances to the village are also important, marking the transition from the countryside to the village, and of note are Manor Farm and Rookery Farm.

Forming an important setting to the village conservation area is the presence of open farmed fields which come right up to the village edge. This setting is intrinsic to Cretingham's rural character.



**River Deben Crossing**



**View to North from Churchyard**

## 10 FORMER USES

It is possible that Riverside, the house adjoining the churchyard and listed grade II as a former rectory of 17<sup>th</sup> Century date, is in fact earlier, as it is well positioned to have been a 'Church House' or gild-hall.

Early 17<sup>th</sup> Century records indicate 10 yeomen, 2 husbandmen and a clerk as the village occupants. This basically agricultural picture was slightly widened by 1844 when directories list 2 blacksmiths, 2 grocers, a corn miller, 2 shoemakers, a wheelwright a victualler and a brickmaker in addition to 10 farmers.

The tithe map apportionment of 1841 gives a very similar indication of the range of traditional industries in the village at that time. The linen industry is represented by entries of 'Winding Meadow' and 'Winding Piece'.

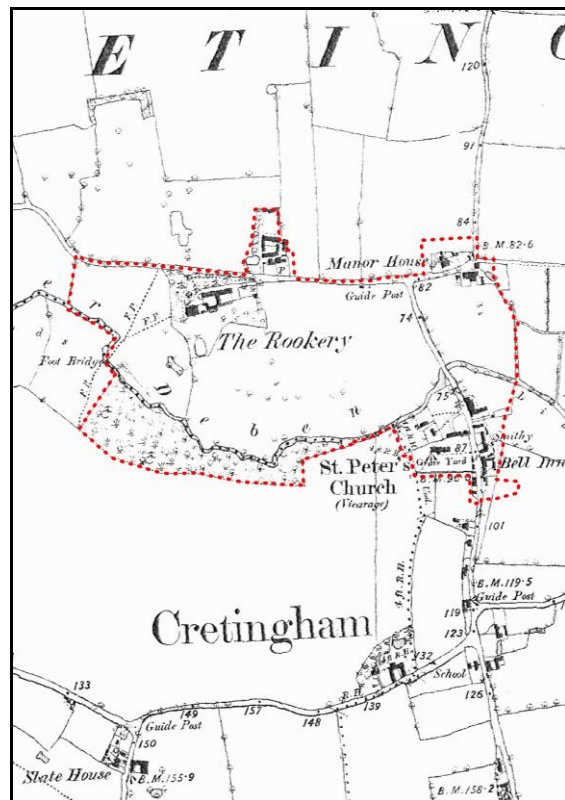
There are also entries for 'Mill Mount', 'Mill Field' and 'Wind Mill House', which are self-explanatory. A post and trestle type windmill was situated about a third of a mile east of the village along the Brandeston road, and a tower mill elsewhere.

The extractive industries were also to be found with 'Gravel Pit Field', 'Sandpit Piece' and 'Brick Kiln' showing the local use of various raw materials. A smithy is indicated on a 19<sup>th</sup> century map, right, which would have provided support to local farmworking practices.

Today the village's commercial character is represented by agricultural operations, a public house, a golf club and the provision of local holiday accommodation.



Site of Former Moat near Manor Farm



19<sup>th</sup> Century Map

## 11 PROPOSED ENHANCEMENTS

Within the conservation area itself, there is very little in the way of modern development, mainly the result of minimal commercial activity there. There is some asbestos roofing on parts of the outbuildings at Dairy Farm and some properties have assorted caravans and other modern accoutrements in their grounds.

Where new infrastructure has been added, for example at the pumping station, the resultant driveway, gates and fencing appear particularly intrusive and developments of this nature should take much more account of their sensitive historic and rural setting.

Unlisted buildings within the conservation area have remained relatively intact in terms of the preservation of their traditional features including the retention of the majority of their historic windows intact.

The churchyard flint boundary wall is in need of repair at its northern end adjoining Willow Brook Cottage.

The setting of the conservation could be enhanced by improving boundary treatments to existing domestic frontages on the southern approach and avoiding close boarded fences and unenclosed verges.

Suffolk Coastal District Council's Parish Tree Scheme is available to Parish Councils who wish to carry out sensitive planting schemes to enhance spaces within the conservation area.



**Damage to Churchyard Wall**



**Street view looking north**



**12 STREET-BY-STREET  
APPRAISAL**



## 12.1 The Street

The part of Cretingham which comprises the Conservation Area was, at one time, approached from the south down the hill by a narrow road, which was bounded by high banks, hedgerows and trees. Recent development on both sides of The Street has eroded this quality and a more suburban environment has been created. Modern houses with open plan front gardens and wide driveways means that much of the rural character of this part of the village has been lost.



Close to the bottom of the hill, however, the traditional quality of the small enclave of older buildings set amongst trees, hedgerows and green spaces continues to prevail. The gentle curve of the road is very attractively framed by **Arty's Cottage** and the longer view to **Dial House**, with a fine backdrop of trees. Enclosure to the road - which feels here like a lane - is provided by good hedgerows and hedging.



Beyond here, on the eastern side of The Street, The Cottage marks the beginning of a close-knit group of traditional buildings, which create a small focal point in this part of the village. **Forge Cottage**, **Shrub Cottage**, with its colour-washed render and thatched roof, and **Dial House**, with its steeply pitched pantiled roof, occupy a prominent location near the bottom of the hill. The curve in the road means that the attractive, traditional form of **Dial House** can be seen from a long way off in both directions, an important local landmark.



**Church Cottage**, a small one-and-a-half storey dwelling, is set back from the road. Around it, there are some interesting outbuildings (which require some care and repair) and a number of important trees, which are prominent in the street scene. The new pumping station, with its associated driveway, gates, fencing, power supply, pole-mounted transformer and other paraphernalia is a particularly intrusive feature in this part of the Conservation Area.

On the other side of The Street the small former **Post Office** building (which has lost its dormer windows) appears to be built off the retaining wall of the Churchyard. To the south, the gable end of the Post Office faces onto a long green verge fronting the Churchyard. To the north the space is not so attractive, being laid out as vehicle hard-standings.



**12.2 The Churchyard**

The large medieval **Church of St Peter** has a massive square flint tower. The fact that the Church is located on a spur of land rising out of the valley side and is surrounded by the Churchyard, and an open grassed area to the north, renders its scale even larger. The open space to the north makes a particularly important contribution to the appearance of the Conservation Area, as it has a real 'village green' character.



Three cottages have been built in this otherwise open area. **Willowbrook Cottage** is built fairly close, and at right angles, to the road. Its small-scale, simple form and shallow pantiled roof means that it has a low-key presence on an otherwise prominent site.



**Riverside Villa** and **Riverside House** are larger and located more centrally. However, due to their traditional form and appearance, they make an important contribution to the character of the Conservation Area. One has a thatched roof and is located low down close to the river, the other (the former Rectory) has a steeply-pitched plain-tiled roof. The latter is positioned at right angles to both the thatched cottage and the Church and, as a result, creates a very interesting juxtaposition and an attractive group.



The open character of the setting of this rural enclave is very dependent upon the presence of areas of grass, hedgerows, shrubs and trees. Construction of intrusive walls, fences, garages and other structures would be severely detrimental.



### 12.3 The Flood Plain of the River

The Flood Plain of the River Deben creates a wide vista beyond the Church to the north. Numerous trees and hedges are dotted around the attractive river valley. A few isolated farm buildings and cottages punctuate the rising land on the other side of the river, which forms an open view of attractive rural tranquility.



**Rookery Farm** occupies the north-west corner of the Conservation Area. **The Rookery** is a small country house built in the 1830's of Suffolk white brick with a hipped slate roof. It is the only domestic building of real scale and architectural aspiration within the conservation area and is significant for that reason.



Across the road **Dairy Farm** comprises an attractive group of traditional farm buildings, centred upon a pair of thatched cottages. In their unaltered appearance these make a striking and prominent contribution to the conservation area.



To the east, **Manor Farm** occupies a prominent location overlooking the river valley. The traditional form and appearance of the farmhouse (with fine diaper brickwork) and farm buildings, together with the mature trees on both sides of the road, create a highly attractive approach to the Conservation Area from the north.

## **13 CONSERVATION AREA MANAGEMENT PLAN**

The overall character of Cretingham is very much one of a typical, old Suffolk village which still retains its traditional form and appearance. Despite some intrusive 20<sup>th</sup> Century development and some small scale incremental change having taken place, the village continues to retain the special characteristics which strongly justify its Conservation Area designation.

These special characteristics include, amongst other things, the number and quality of its traditional buildings, the nucleated shape, form and layout of the settlement itself and the attractive relationship that exists between the older buildings, the spaces between and around them and the wider landscape. Key identified characteristics of Cretingham that deserve protection include key spaces such as the low-lying wetland meadows within the flood plain of the River Deben edged by small farm complexes; settlement on raised ground; and development of a single plot depth only, such that farmed fields abut rear gardens at the village edge. Important natural features such trees and tree groups, and wetland meadows also make a major and distinctive contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

There are however other characteristics which only serve to undermine the traditional qualities of the Conservation Area. These can include intrusive overhead wires and their supporting poles, large modern street lights, standard concrete kerbs and large prominently sited highway signs. Heavy traffic can also have a major impact upon the character and appearance of the Conservation Area, as can inappropriate car parking, causing the erosion of grass verges.

Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to modern replacement windows and doors in older buildings.

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garages and other structures.

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature, particularly where the traditional use of white paint provides a unifying element in the street scene.

In order to protect the character and appearance of the Conservation Area, wherever possible the District Council will seek to prevent such inappropriate developments from taking place. To this end the Council is publishing design guidance and other advisory material and, as opportunities arise, will assist with implementing specific projects aimed at positively enhancing the area.

### **13.1 Alterations to existing buildings**

The particular character of Cretingham within its conservation area, with its strong prevailing historic appearance, renders it particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the conservation area. Such features include windows, doors, front boundaries, chimneys, and roof coverings. Whereas some conservation areas can benefit from the enhancement of their mixed character, others will be slowly degraded over time through the exercise of permitted development rights.

It is proposed, therefore, that a survey be undertaken to identify the extent of existing harmful change and that an Article 4(2) Direction be considered for making in the conservation area which will require householders to seek planning permission when changing any of the following features:

- Front windows
- Front doors
- Chimneys
- Roof coverings
- Removal of front boundary walls and railings

An Article 4(2) Direction removes the permitted development rights of householders within a conservation area to undertake works to their houses without planning permission. Such a Direction is only justifiable where erosion of the conservation area's character through the cumulative effect of unsympathetic works is happening and may not be relevant in every conservation area. The purpose of a Direction would be to encourage retention and repair of original features or their sympathetic replacement or reinstatement, where necessary.

An application for such a planning permission is currently free. The purpose of this proposal would be to encourage retention and repair of original such features or their sympathetic replacement or reinstatement, where necessary. Residents of the conservation area will be sought their views on the proposal for an Article 4(2) Direction before proceeding with it.

### **13.2 Design of new development**

In a conservation area such as Cretingham the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development and can include high quality modern design. Pastiche or historicist re-creation can be acceptable but is not always achieved well, particularly where existing buildings abound in decorative features. Certain characteristics can be used as inspiration without resorting to copying – perhaps a high degree of modelling (three-dimensional effect), the use of projecting bays, or a bold scale or character. Such an interpretation can ensure that new design is both creative and contextual. New development should always respect the grain of the conservation area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density and uses. Where new infrastructure is added to the village full account should be taken of the sensitive historic and rural setting of the village.

Proper account should also always be taken of the impact that new development adjacent a conservation area can have on its setting. Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately outside of it can still have a significant impact on character and appearance. The setting of the conservation area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it.

### **13.3 Conservation area boundary**

On completion in 2012/2013 of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. A suggestion for inclusion within the conservation area that was made during the public consultation

process on the adoption of this appraisal is: an area to the west of St Peter's Church associated with find scatters of Middle and Late Saxon pottery (see HER FRD 014).

### **13.4 Demolition**

Cretingham has a finite quantity of historic buildings which are integral to the character of the conservation area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Cretingham and undermine the conservation area. English Heritage in its draft guidance on 'Understanding Place: Conservation Area Designation, Appraisal and Management' (March 2011), which takes full account of PPS5, provides a checklist to determine if a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded (p15). Planning Policy Statement 5 describes at Policy HE9 the tests that are applied to the loss of a heritage asset that makes a positive contribution to a conservation area.

### **13.5 Enhancement opportunities**

Opportunities to enhance the conservation area have been identified by the appraisal including improvements to its setting. Where possible the Council will work, through its enforcement role and in conjunction with householders to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Cretingham is maintained and protected.

### **13.6 Landscape and Trees**

The positive management and design of the landscape of the conservation area is a key consideration in planning related work. Inappropriate planting (design and species) can detract from the character of the settlement. Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment website ([www.suffolklandscape.gov.uk](http://www.suffolklandscape.gov.uk)) and Suffolk Coastal District Council's Supplementary Planning Guidance can be useful tools.

The key consideration regarding trees is to ensure that the spaces they need to grow and thrive are preserved and enhanced.

Suitable replacement planting to ensure longevity and succession in the treescape of the settlement will be encouraged in addition to the positive management of existing trees. Where space for larger trees is not available character can be achieved through other species, climbers and distinctive shrubs.

New boundary treatments to property can also provide enhancement to the conservation area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

### **13.7 Contacts**

Further advice, information and support can be provided by officers of Suffolk Coastal District Council:

#### **Conservation and Design Service**

Tel. 01394 444616    [conservation@suffolkcoastal.gov.uk](mailto:conservation@suffolkcoastal.gov.uk)

#### **Landscape Officer**

Tel. 01394 444420    [communityandeconomicservices@suffolkcoastal.gov.uk](mailto:communityandeconomicservices@suffolkcoastal.gov.uk)

#### **Arboricultural Officer**

Tel. 01394 444241    [communityandeconomicservices@suffolkcoastal.gov.uk](mailto:communityandeconomicservices@suffolkcoastal.gov.uk)



## 14 REFERENCES & FURTHER INFORMATION

Chatwin, C P 1961 *East Anglia and Adjoining Areas* British Regional Geology HMSO

DCLG 2012 *National Planning Policy Framework* TSO

D.o.E. 1984 *List of Buildings of Special Architectural or Historic Interest: District of Suffolk Coastal: Parish of Cretingham*

Domesday Book 1986 *Suffolk* Phillimore

Dymond, D & Martin, E (eds.) 1989 *An Historical Atlas of Suffolk* Suffolk County Council

English Heritage 1995 *Conservation Area Practice* HMSO

English Heritage 2006 *Guidance on Conservation Area Appraisals* HMSO

English Heritage 2011 *Understanding Place: Conservation Area Designation, Appraisal and Management* TSO

Flint, B 1979 *Suffolk Windmills* Boydell

Goult, W 1990 *A Survey of Suffolk Parish History* Suffolk County Council

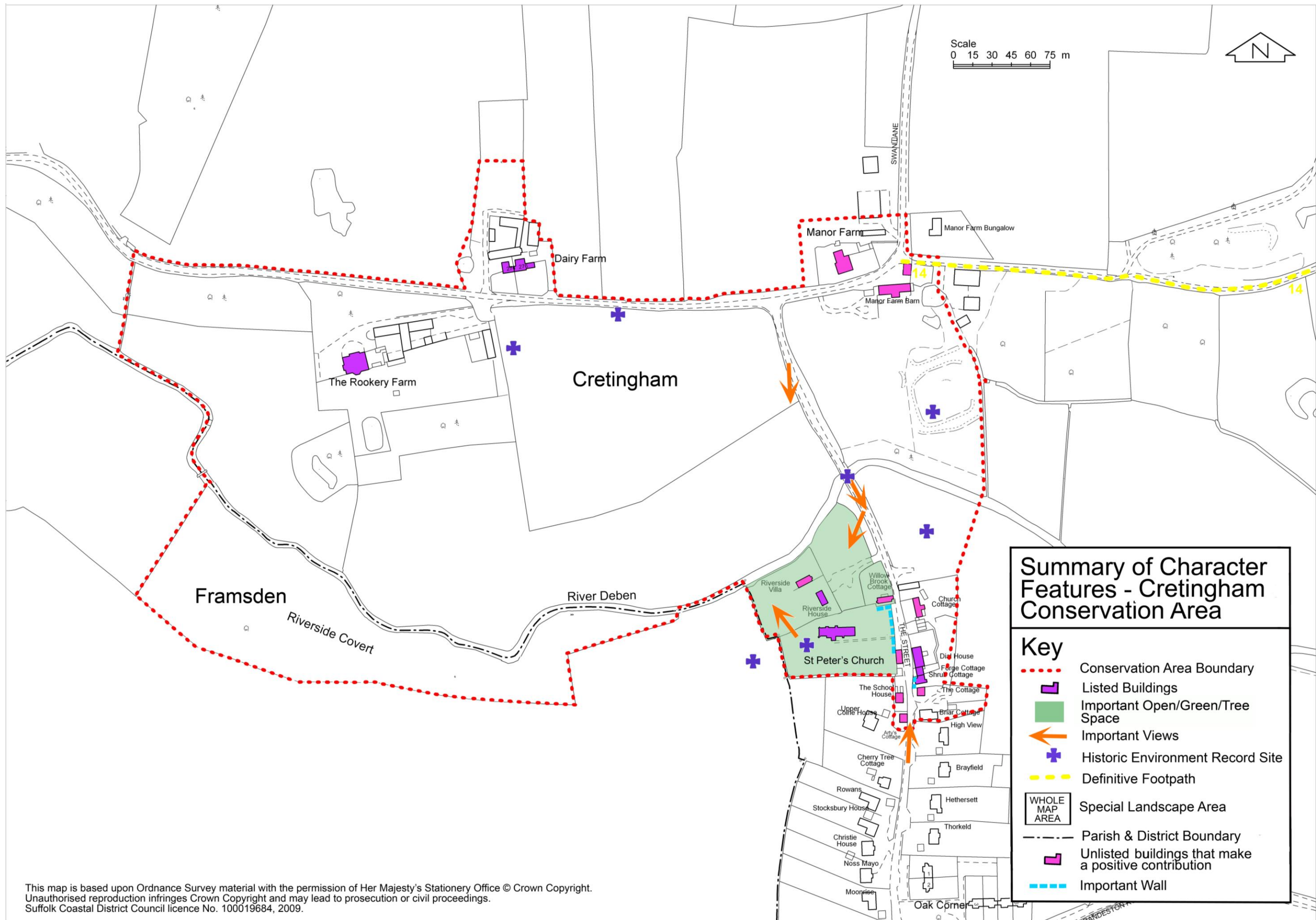
Pevsner, N 1976 *The Buildings of England: Suffolk* Penguin

Suffolk County Council 2008 *Historic Environment Record: Cretingham*

Tithe Map & Apportionment 1844 *Cretingham* Suffolk Record Office

All maps in this document are based upon the Ordnance Survey's maps with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Suffolk Coastal District Council licence No. 100019684, 2009.

For further information regarding Conservation Areas and Listed buildings please visit the Councils web site [www.suffolkcoastal.co.uk](http://www.suffolkcoastal.co.uk) or contact the Design + Conservation Team, Planning Services, Suffolk Coastal District Council, Melton Hill, WOODBRIDGE, Suffolk, IP12 1AU Tel: (01394) 383789 or email: [conservation@suffolkcoastal.gov.uk](mailto:conservation@suffolkcoastal.gov.uk).



### Summary of Character Features - Cretingham Conservation Area

Key	
	Conservation Area Boundary
	Listed Buildings
	Important Open/Green/Tree Space
	Important Views
	Historic Environment Record Site
	Definitive Footpath
	Special Landscape Area
	Parish & District Boundary
	Unlisted buildings that make a positive contribution
	Important Wall

This map is based upon Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Suffolk Coastal District Council licence No. 100019684, 2009.