



EARL SOHAM CONSERVATION AREA APPRAISAL

June 2010



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.

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Public consultation: this took place between 5/11/09 and 28/2/10 and included 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; and inviting responses from Suffolk County Archaeology and the Suffolk Preservation Society. A total of 8 responses were received which led to 8 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.

INTRODUCTION

The conservation area in Earl Soham was originally designated by East Suffolk County Council in 1972 and confirmed by redesignation by Suffolk Coastal District Council in 1991.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Earl Soham under a number of different headings as set out in English Heritage's 'Guidance on Conservation Area Appraisals' (2006).

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

The intent of this document is as 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.



The Street



The Causeway and St Mary's Church

1 CONSERVATION AREAS: Planning Policy Context

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.

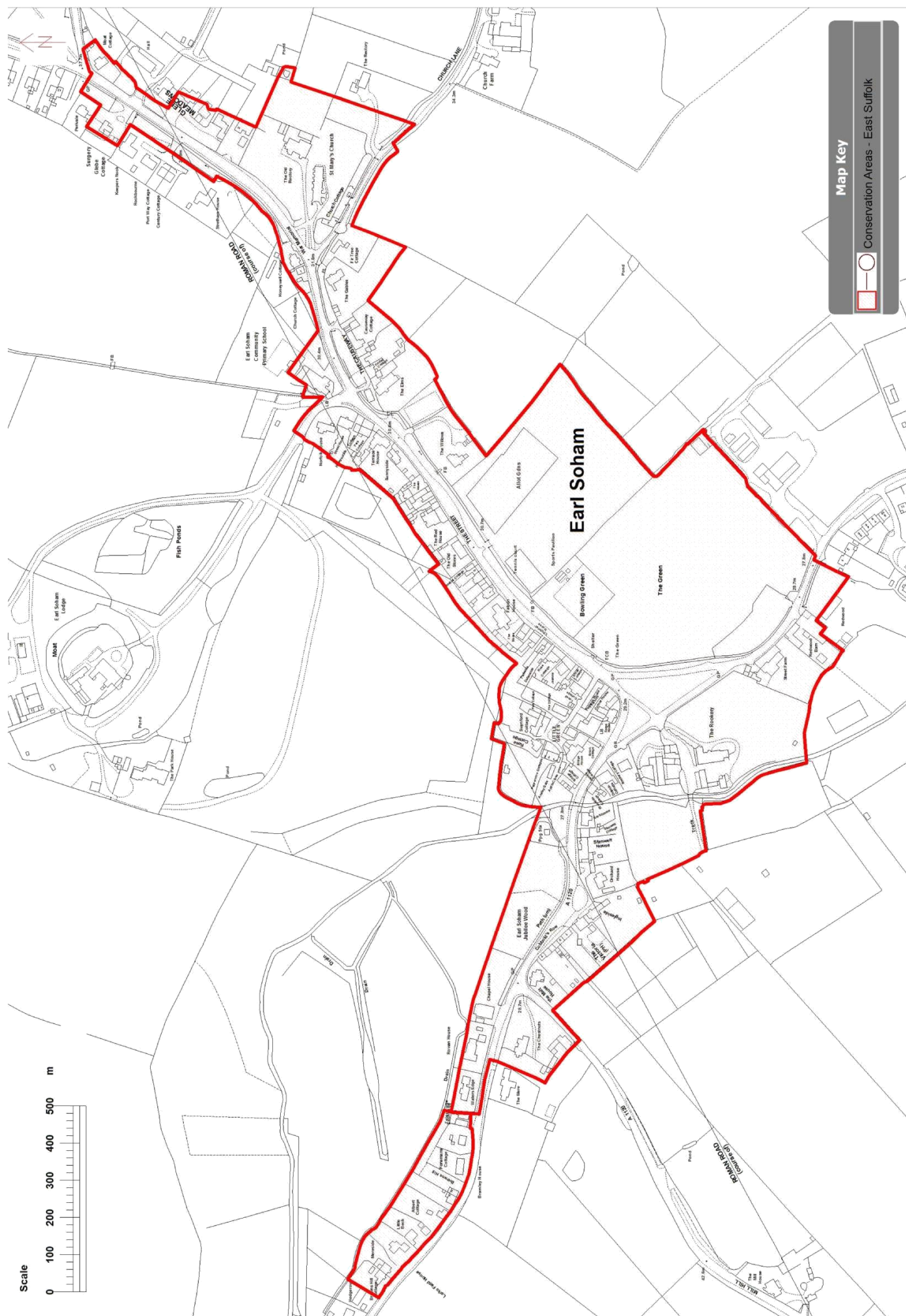
National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment are set out in Planning Policy Statement 5: Planning for the Historic Environment; and PPS 5: Historic Environment Planning Practice Guide (both March 2010).

At the regional level, the East of England Plan (May 2008) includes Policy ENV6 'the historic environment'. This policy encourages local planning authorities, in their plans, to 'identify, protect, conserve and, where appropriate, enhance the historic environment of the region'.

At the District and local level, the approved draft (as at June 2010) of 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
- a description of the area's history, development and current status
- a guide to managing future change



2 GENERAL CHARACTER SUMMARY

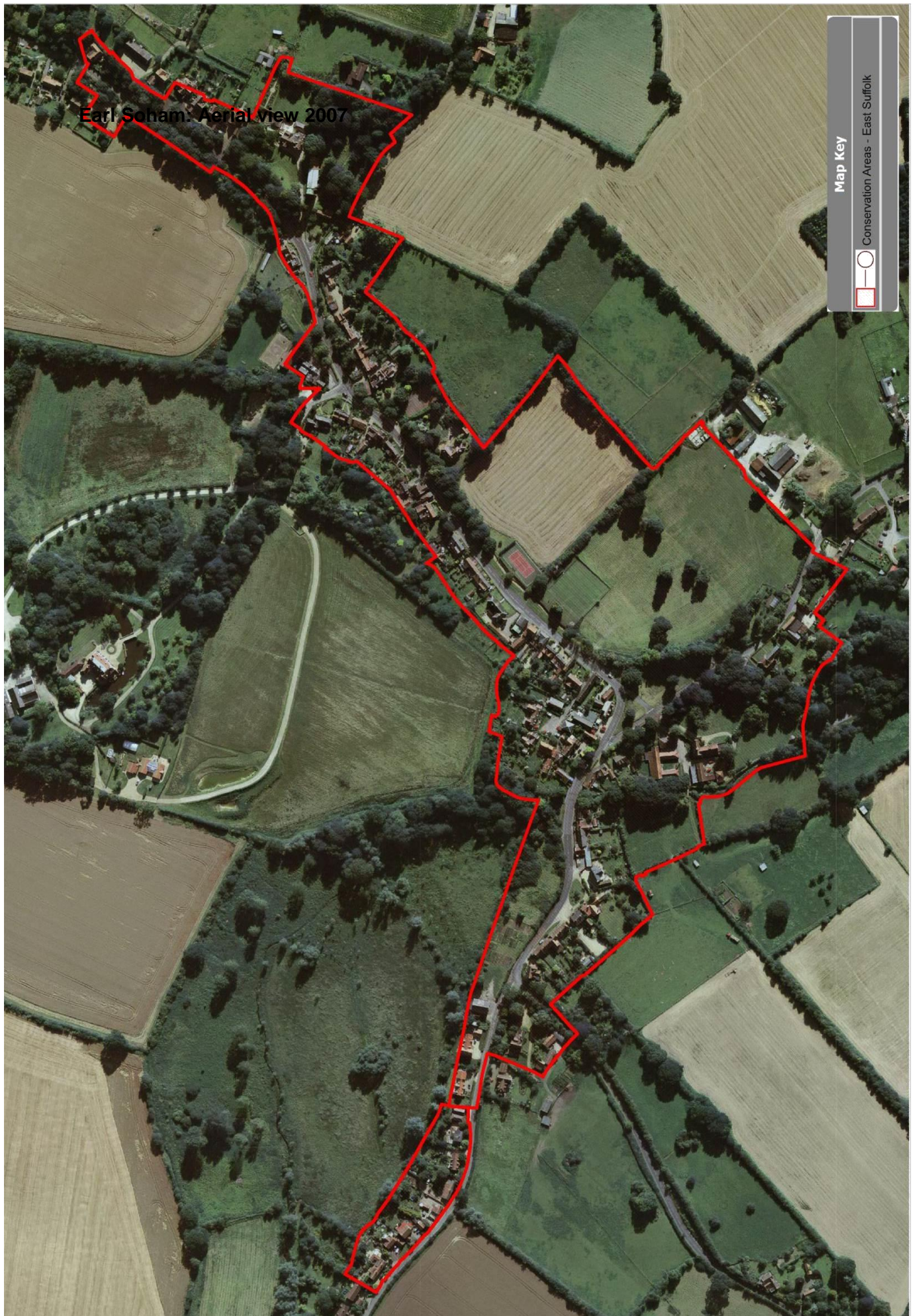
Earl Soham is situated at the point where the route of an old Roman road, now followed by the A1120 road, traverses the valley of a tributary of the River Deben. The village, characterised by a strong linear form, stretches along the valley floor and encompasses the twin nuclei of the Green and the area around the Parish Church. It is from these points that the main street pulls away at each end of the village to begin an uphill climb. Other than a sharp bend at the green the road meanders gently through the village leading to a continuously changing streetscene composed of groups of visually impressive individual buildings, many of which are listed, and which contribute to the prevailing traditional character.

The conservation area boundary is drawn fairly tightly around the curtilage of the buildings forming the conservation area. This is a reflection of the linear nature of the settlement. It does not mean, however, that the wider landscape is unimportant. Spaces between buildings, gardens and other open areas provide views out and create an awareness of the shape of the village and the form, historically, in which it has developed.

Crucial to this appreciation are the two focal points of the village: the wider setting of the Church and the Old Rectory; and the area around the Green, including the Rookery and its extensive grounds, and the Street Farm complex. Between the two is an important area of undeveloped land on the south side of The Street opposite Falcon House. This open space provides a pleasant area of former parkland containing a number of fine specimen trees. Currently the area includes a tennis court and bowling green but the majority is used mainly as grazing pasture. Its openness makes an important contribution to the visual amenity and character of the conservation area and Earl Soham as a whole.



Street Farmhouse



3 TOPOGRAPHICAL SETTING

Earl Soham is a village in south-east Suffolk about midway between the small market towns of Debenham and Framlingham. The village lies stretched out along the A1120, which runs for many miles along the line of a Roman road from Coddensham across central Suffolk to Peasenhall in the east. According to Eric Sandon "The village lies curled like a sleeping cat in a lush green hollow".

For about a mile through the village the course of the road diverges from the original straight Roman route and negotiates a crossing of a tributary of the River Deben. The village thus sits in a valley requiring a short climb out at either end, and has a wet boggy area at its western end nearest the river.

Both the nearby market towns were served during the 18th 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.

Away from the coastal 'Sandlings' strip, the village is sited on the eastern edge of the 'High Suffolk' claylands, where the heavy soils are 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 Suffolk Historic Environment Record lists fifteen numbered sites of archaeological interest for the parish of Earl Soham (as at January 2010). The earliest of these is a Neolithic stone axe and there is the Roman road crossing the centre of the parish.

More recent entries include the Medieval church and a pair of moated sites (one the Scheduled Monument at Earl Soham Lodge) along with some Medieval pottery.

Post Medieval interest is provided by two windmill sites of the 'post and roundhouse' type, one of them converted to a house.

There were in fact three windmills in the parish, all post-mills and understandably built on higher ground away from the village's valley location: one in the far east towards Saxstead, one in the far west off Low Road near Ashfield and a third to the west off Mill Hill, where the roundhouse has been converted for residential use.

The parish was listed in the Domesday survey of 1086 as 'Saha', held prior to 1066 by Anund, a free man under the patronage of St Edmunds. There was woodland for 100 pigs and 12 acres of meadow, all valued at £18 13s 4d.

The manor of Earl Soham was held by the Earls of Norfolk to whom were granted the right to hold a market and fair in the village by Edward I. Earl Soham Lodge was originally a hunting lodge, built in the 13th century, but rebuilt in 1789. For many years it was the seat of the Cornwallis family. The population of Earl Soham peaked in the 1800s with around 750 inhabitants, around a third more than the present population.

Suffolk Historic Environment Record is now available online at www.heritagegateway.org.uk/Gateway/CHR



St Mary's Church Tower

Saha tenuit. Anand lib hō. comd. S. Edmundi. t. r. e.
 1111. car tre. p. i. d. m. ten & Comes i dno. Sep. xv. uill. Tnc. viii. bor. m. xxi.
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 ac pti. Sep. ii. r. 7. 1111. an. 7 xxx por. 7 xlii. ou. 7 lx. cap. tnc ual. x. lib. 7 p
 xvi. m. xviii. lib 7 xiii fol. 7 1111. d. 7 hab & i longo. i. leu. 7 dim. i lat.
 7 de geli. viii. d. 7 obolu.

Anund, a free man under the patronage of St. Edmund's, held (Earl) SOHAM before 1066; 4 carucates of land as 1 manor. Now the Count holds (it) in lordship.

Always 15 villagers. Then 8 smallholders, now 21; then 2 slaves, now 1.

Always 2 ploughs in lordship. Then 6 men's ploughs, now 5.

Woodland for 100 pigs; meadow, 12 acres. Always 2 cobs, 4 cattle, 30 pigs, 42 sheep, 60 goats.

Value then £10; later [£] 16; now £18 13s 4d.

It has 1 league in length and ½ in width; 8½d in tax.

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

In Earl Soham, grade I listed status is reserved for the Church of St Mary, which is mainly 15th Century with an early 14th Century chancel and a fine double hammerbeam roof to the nave. It is built of flint and rubble with stone dressings and has a lead roof to the nave, with plaintiles on the chancel.

Three 16th Century houses comprise the other higher grade listed buildings at II*. Earl Soham Lodge, north of the conservation area, sits within the moat of a Scheduled Monument. It is a former manor house mostly timber-framed and cased in red brick, but plastered at the rear. A new front range in red brick was added in 1789.

The Rookery, just west of The Green is of similar age, but with a south wing rebuilt in the 19th Century, all in red brick, now largely painted over. It has a plaintiled roof at the front and pantiles at the rear.

Lastly we have Street Farm of slightly earlier 15th Century origin, with a 16th Century main range and 18th Century extension. This is just south of The Green and timber-framed and plastered with a slate roof. An old wing at the rear appears to have been a small gild-hall, and on the first floor the farmhouse has 17th Century wall paintings depicting the fall of Troy.

The substantial 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. New development can enhance the conservation area when designed to a high standard.



Earl Soham Lodge



Street Farmhouse



St Mary's, War Memorial Green, countryside setting



Local Brick and Slate



Rendered Timber-frame + Plaintile



Red and White Brick with Slate



Timber-frame and Thatch

6 TRADITIONAL BUILDING MATERIALS

The variety of Suffolk's usual vernacular materials is well represented within the village. A fine example of the local bricks can be found at the west end of the village in the Baptist Church, where the Suffolk White appears on the important front elevation with the Suffolk Red used for the sides and rear.

In between here and the Church at the east end, the main run of the village uses both the red and the white brick fairly extensively. Most of the brick buildings are nineteenth century and sometimes the brickwork has been painted, or even rendered and painted. In addition there is render or occasionally black weatherboarding on the older timber-framed buildings.

Overall there is a good variety of domestic buildings of all ages along the village street. Roof materials further emphasise this diversity with appearances made by thatch, plaintile, pantile (both the traditional red and the black glazed variety) and slate.

Although a majority of the buildings in the conservation area are not listed, there has been relatively little in the way of modern intrusion.



Weatherboarding



Baptist Church, White and Red Brick



Red Brick and Plaintile

7 CHARACTER OF SPACES

Overall the village is characterised by a strong linear form, albeit bent around a corner at The Green. The main road that meanders through the village is called The Street. At its western end it has a wide grass verge dedicated for use as a bridleway, which further east approaching the church becomes a parallel lane called The Causeway.

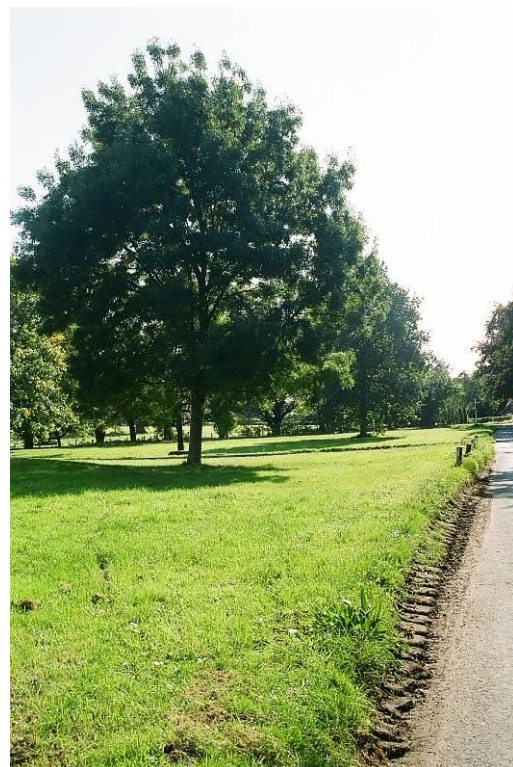
Two larger spaces punctuate either end of The Street as focal points. The Green at the south-western end is a large grassed public area with trees and adjoins the area around The Rookery. The Churchyard at the north-eastern end adjoins a large private area, the grounds of the Old Rectory, and also the War Memorial green. Both these spaces are important green areas, to some extent defining the limits of the historic settlement.

The Street itself is unusual in that only the north side is at all developed, the majority of properties there having a good view of open countryside across to the south. This open area is only interrupted by a small area containing a tennis court, the village bowling green and pavilion. This is a very important open space that should be retained and preserved for the contribution that it makes to the character of the conservation area as a feature of the streetscene and for its effect in preserving the rural setting of the village.

The open space outside the Victoria public house is an attractive green area that complements its use and adds to the variety of 'incidents' – spaces, building, uses – that are a feature of the traverse through the long street in Earl Soham.



The Gables, entrance to Causeway



The Green from the east

8 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.

In Earl Soham there are several trees afforded TPO status which are considered to be of significance, however there are also many other trees which contribute to the character of the area.

The conservation area in Earl Soham is particularly rich in tree cover, largely the result of development only having taken place on the north side of the road with an area of meadow facing it to the south.

This open area is important with its scattered tree cover within, and may possibly be the remnants of the Deer Park associated with Earl Soham Lodge's early days as a hunting lodge.

The south side of The Street has a number of mature Sycamores along the edge of this meadow and a belt of Horse Chestnuts screening the eastern side of the green. Specimens of English Oak, Red Oak and Narrow-leaved Ash have been planted on the

green itself and appear to be thriving there.

There are also good mature trees at the eastern end of the village around the Churchyard and Old Rectory, including Ash, Yew, Corsican Pine and Wellingtonia.

Just north of the Old Rectory the roadside strip of trees comprising Sycamore, Ash, Hornbeam, Horse Chestnut and Lime is the subject of TPO 46.

Overall trees, groups of trees and green open space make a particularly significant contribution to the character and appearance of the conservation area.



English Oak on The Green



Tree group adjacent St Mary's

9 COUNTRYSIDE SETTING

Apart from the small cluster of buildings comprising Little Green, just north of The Green, the majority of Earl Soham's development is just one plot deep along the main road through. This affords important glimpses through between the buildings to the countryside beyond. More than this, along the central section the development is all on the north side with views across open fields and the Bowling Green on the south side.

At either end the situation reverses with buildings predominantly on the south side and open space to the north: the wet area of river valley behind the Baptist Church at the west end and fields and farmland around Earl Soham Lodge at the east end.

The countryside is thus never far away, and indeed very visible at any point in some direction or other. The footpath network amplifies this providing access to these same areas.

Footpaths 27 and 25 head off south-eastwards from The Street (alongside the Bowling Green) and from Church Lane respectively. Footpaths 1 and 32 run roughly parallel to The Street, on the north side behind the built up area, linking through to The Street at either end, at Little Green in the west and at the entrance to Earl Soham Lodge in the east.

Generally south of The Green outside the conservation area there is the start of the River Deben Special Landscape Area following the tributary valley southwards. To the north Earl Soham Lodge and parkland provide a particularly important setting to the conservation area through their architectural, archaeological and landscape value. The east boundary of the parkland is a particularly important public footpath (32), deep ditch and ancient hedge line.



View to south-east from The Green



Beginning of Footpath 27

10 FORMER USES

Earl Soham's origins are as a farming community with Street Farm at the western end and Church Farm at the eastern, the former backing onto the river whilst the latter has nearby ponds. Earl Soham Lodge to the north is a little grander with its moat and nearby fish ponds, reflecting its original use as a hunting lodge, essentially a wild deer farm.

Beyond agriculture 17th Century records show not only Yeomen and a Husbandman, but also a Cordwainer, a Tanner, 2 Coopers, a Vintner, 2 Blacksmiths and a Linen Weaver amongst the residents.

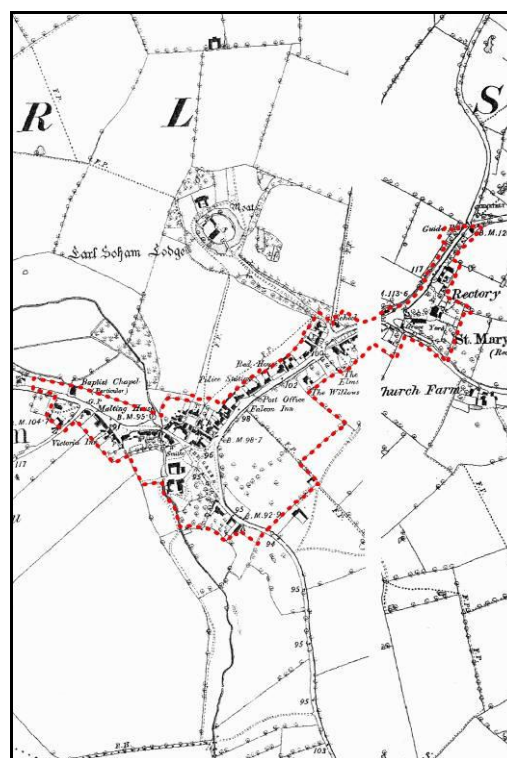
The tithe map apportionment of 1840 also gives a good indication of the range of traditional industries in the village at that time. A number of fields, presumably at the wetter western end, are listed as 'Oziers', whilst the linen industry is represented by a 'Hempland' and a 'Winding Piece'. The extractive industries are also to be found with 'Gravel Pit Piece' and 'Clay Pit Piece', with 'Brickyard' and 'Kiln Field' showing the local use of raw materials.

There is also a 'Malt Office Piece', relating to the former maltings adjoining the Victoria at Cobbold's Row, and two entries each of 'Mill Meadow' and 'Mill Field', which are self-explanatory.

Today the village is mainly a dormitory with some surviving businesses in the form of The Victoria public house, Earl Soham Stores with its butcher's shop, a delicatessen/café/farm shop, the Earl Soham Brewery and a Business Centre based near Earl Soham Lodge.



Former Maltings, Cobbold's Row



19th Century Map

11 PROPOSED ENHANCEMENTS

The village had previously one 'Building at Risk' on Suffolk Coastal District Council's Register, the former Baptist Chapel at Little Green. This is black weather-boarded on a brick base and subject to gradual repairs by the owner.

Like many rural villages, Earl Soham does suffer from a surfeit of overhead wiring, supplying the houses with electricity and a telephone service. Where this is excessive, it should be put underground, if at all possible.

Elsewhere there is not much in the way of modern intrusion, other than one small flat-roofed shop extension at grade II listed timber-framed and thatched Stanwell House.

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.



Former Baptist Chapel



Overhead Wiring



Modern Shop Extension

12 STREET BY STREET APPRAISAL



12.1 Eastern Approach to the Village

Travelling west along the A1120 the road dips down through a well treed approach to the village proper. The Cemetery and the Bedfield Road junction mark the beginning of the Conservation Area. There are one or two buildings in evidence but it is very much the wooded boundary to the road frontages which characterises this part of the Conservation Area.



Suddenly the thatched Fir Tree Cottage and The Gables come into view, their position with principal elevations facing east providing a sense of enclosure, recognizing the importance of the Church and the Old Rectory tucked behind the trees. The church tower pokes up above the greenery and the thatched roofs of Fir Tree Cottage and The Gables themselves form important features in the composition.



12.2 The Causeway

The attractive gardens of the two thatched homes on the corner of Church Lane, with their neatly clipped hedges, grassed verges, ditch and white painted posts and railings link through to The Causeway. The Causeway is an important traditional feature in the street scene in this part of the village, running along a grassed area with adjoining ditch and white railings.



Low scale houses, traditional outbuildings and brick walls are set back behind a narrow pathway. Trees and shrubs have grown up along this frontage, which along with the trees, hedgerows and grass verge on the opposite side of the road create a very green, rural underdeveloped character to this part of the Conservation Area.



Crucial to this character is the cumulative effect of all the relatively incidental traditional features which still exist. Old brick walls, gates, posts and railings, old outbuildings and the simple bridge over the ditch actually form extremely significant features in the street scene and contribute greatly to the particular character of Earl Soham.



From here looking east and south there is one of the most picturesque views in the whole District. St Mary's Church with its massive square flint tower forms an extremely attractive relationship with the Old Rectory to the east. The green sward in front of the Old Rectory and around and in front of the Church appears like a village green. Mature trees frame this and form a backdrop to the overall composition.



12.3 Around the Church and Old Rectory

Honeywell Cottage and Church Cottage occupy a prominent location on the north side of the road, close to the back edge of the pavement. The fact that most of the dwellings here are painted similar colours with traditional white painted windows means that there is an element of unity about the group.



A second Church Cottage on its west side occupies the gap between the Church and the two thatched buildings further west. Its low scale and simple form emphasise the sheer scale of the Parish Church and the elegance of the Old Rectory.



12.4 Primary School and Adjacent Buildings

Opposite the Causeway is the Victorian village primary school next to the entrance to Earl Soham Lodge. The primary school is built on rising land. It is quite a low, unprepossessing building, but its simple form is attractively detailed and represents a wholly appropriate feature in this pleasant Suffolk village.



On the other side of the Earl Soham Lodge access, thatched Norfolk House is the first of several traditional buildings following the curve of the driveway. This group is an interesting mixture of building forms, detailing and materials. Because inappropriate alterations have not been carried out on them, their architectural quality and patina of age is particularly striking. There is an important specimen tree adjacent to Norfolk House and other mature trees lining the driveway to Earl Soham Lodge are prominent in the street scene.



12.5 The Main Village Street

Continuing westwards the road straightens out into what visually reads as the main village street, The Willows marking the end of built development on the southern side of The Street until the western side of The Green is reached.



A mixture of trees, shrubs and hedgerows with a wide green verge form the southern frontage of The Street. Panoramic views are afforded of the land beyond sloping gently upwards, its open character with individual trees and the countryside beyond is a major feature of the village. This undeveloped frontage is very much part of the current identity of Early Soham and reflects its historical development.



The northern side of The Street is quite built-up with a variety of traditional building styles, sizes and forms. Although a number of the buildings are located quite close to the back of the pavement, virtually all of them have at least a small private area in front and some are set further back with reasonably sized front gardens.



12.6 Little Green

North of The Green there exists a very interesting group of buildings, the only area in the village which is not essentially frontage development. Behind the buildings which front onto the A1120 is Little Green.



Every now and then buildings are set at right angles to the road and in some instances attractive traditional ancillary buildings have a prominent position in the street scene. Like the rest of the Conservation Area this part still very much retains its traditional character. Boundary treatments remain sympathetic to this character and traditional features and materials still predominate on the buildings. There is little modern development, the changes that have taken place, for example modern windows being installed, remain for the time being relatively low key.



This cluster of traditional dwellings and ancillary buildings is very much a hidden part of Earl Soham. It has a close knit informal layout, the small spaces between the buildings affording important glimpses of trees and countryside beyond. Its open, informal and undeveloped character complements the rural character of the village and encroachment on this character by development or the addition of hardstandings or outbuildings should be resisted as an erosion of this important contribution.



12.7 The Green

A triangular area with grass and trees, The Green is an important focal point in Earl Soham. Unfortunately like elsewhere in the village the impact of traffic, traffic signs, kerbing and various other highway paraphernalia only serve to undermine what could otherwise form an idyllic rural scene. Any formalisation, such as extensive seating, kerbing or parking bays should be resisted to ensure the special character of this space is retained. Trees and tree groups are critical features of The Green and contribute to the attractive quality of the space.



To the west of the Green the Rookery with its ancillary buildings and large garden setting combine with Street Farmhouse and its complex of traditional agricultural buildings to create a very attractive grouping.



Wooden poles supporting overhead wires are also particularly intrusive. A traditional red telephone box presents an attractive feature in one corner of the Green.

Some commercial premises feature in this area and their uses make a very important contribution to the conservation area.



Street Farm in particular has been little changed over the years and the fact that its agricultural associations remain clearly evident is a significant factor in terms of illustrating its historical function and its traditional relationship with the village. Its possible origin as a guild hall emphasises the importance of this relationship.



2.8 Western Approach to the Village

Buildings, trees, hedges, walls, other structures and landscape features provide a strong sense of enclosure and a pinch point in the village Street to the west of the Green. The road twists and groups of trees enclose the views to both the east and the west.



Beyond the bridge on the north side of the road the frontage is undeveloped. Once used as allotments but now a damp meadow with a low frontage hedge, the gap affords views of the water meadows beyond on the flood plain of the river and towards the gently undulating countryside beyond.



The road crosses the little river which passes through this part of the village. The bridge itself, although surrounded by trees and attractive traditional buildings, is disappointing, its utilitarian railings and wide footways reminiscent of bridges over dual carriageways.



An interesting facet of the layout of the village and its historical development is that here the buildings are mostly located on the south side of the road, the north side remaining until recently almost totally devoid of buildings. That is apart from the attractive little Baptist Church, with its white and red brick walls, slate roof and tall windows. It was located in splendid isolation on the edge of the flood plain of the river, until the recent infill of two houses beyond it to the west. The Church makes a positive contribution to the conservation area by virtue of its distinctive appearance.



On the south side of the road there is another small triangular green. Fronting on to it with a strong building line are The Victoria, a 19th Century brick built public house now painted over, Ingleside, a late 16th Century timber framed house and Cobbold's Row, a very imposing terrace, converted from a former maltings.



A grass verge in front of Cobbold's Row links through from the Green in front of The Victoria, providing an appropriately scaled soft 'plinth' for this row of cottages, which because of the open land on the opposite side of the road makes for a very attractive rural setting.



Dominating this part of Earl Soham, because of their size and visual strength, Cobbold's Row is a very attractive architectural composition, although appearing somewhat different from the other buildings in the village. Largely unaltered, with plaintiled roof, red brick walls, simple small paned casement windows, half timbered first floor and massive decorative chimney stacks Cobbold's Row is an important feature which contributes very much to the special identity of Earl Soham.



Two listed buildings, Wentworth House and The Chestnuts, both timber-framed and plastered houses dating from the late 16th Century, either side of the Mill Hill junction, form the western limits of the Conservation Area. These buildings are set amongst mature trees, hedges and grass verges. Further west ribbon development forms a rather disappointing western edge to Earl Soham.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Earl Soham remains that of a typical old Suffolk village which still retains much of its traditional form and appearance. Despite some intrusive 20th Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which justify its Conservation Area designation.

These special characteristics include, amongst other things, the number and quality of its traditional buildings, the relatively unique shape, form and layout of the settlement itself and the attractive relationship which exists between the older buildings, the spaces between and around them, and the wider landscape. Important natural features such as trees and hedgerows also make a major 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. Physical measures to control parking including signage, lining and bollards must be very carefully considered to minimise their impact on the quality and importance of open spaces and streetscenes within the conservation area and alternatives should always be considered preferable.

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 Earl Soham, 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

Creation of hardstandings

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.

31.2 Design of new development

In a conservation area such as Earl Soham 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.

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 2010/2011 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. Some public comments made to date include a suggestion that the conservation area boundary is expanded to incorporate the entire village.

13.4 Demolition

Earl Soham 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 Earl Soham and undermine the conservation area. Conservation area guidance issued by the Government (PPG15) provides that a proposal to demolish an unlisted building that is judged to make a positive contribution to the special interest of the conservation area will be considered against the same set of tests that apply to a proposal to demolish a listed building. Appendix 2 of the English Heritage publication 'Guidance on conservation area appraisals' sets out the characteristics to be identified in judging whether an unlisted building makes a positive contribution.

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers 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 Earl Soham is maintained and protected.

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 web site (www.suffolklandscape.org.uk) and Suffolk Coastal District Council Supplementary Planning Guidance's 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.

Contacts

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

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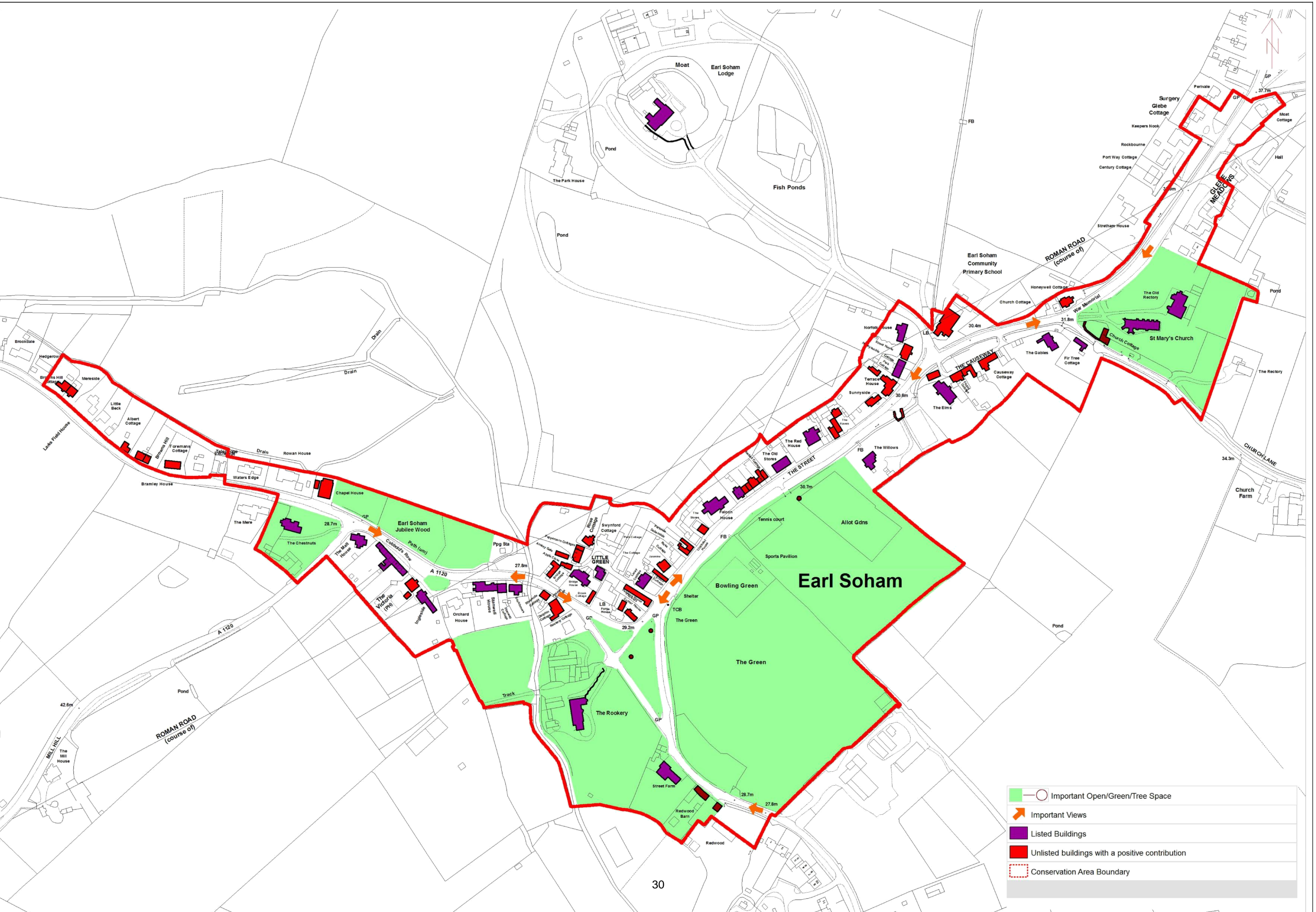
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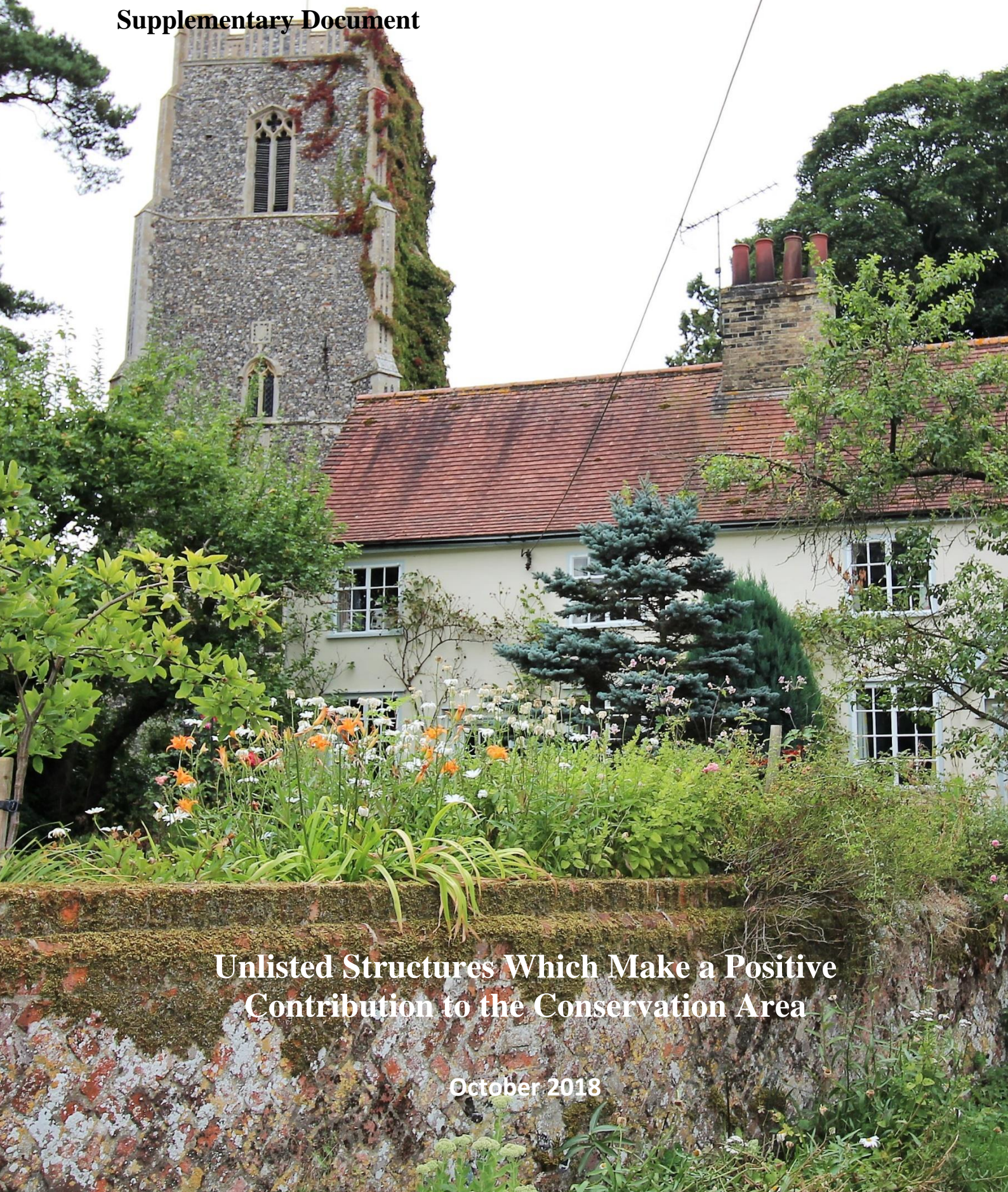
For further information regarding Conservation Areas and Listed buildings please visit the Council's web site www.eastsuffolk.gov.uk



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| | Important Open/Green/Tree Space |
| | Important Views |
| | Listed Buildings |
| | Unlisted buildings with a positive contribution |
| | Conservation Area Boundary |

Earl Soham Conservation Area

Supplementary Document



Unlisted Structures Which Make a Positive
Contribution to the Conservation Area

October 2018

Introduction

This inventory was drawn up during field work undertaken in the Summer 2016 and early 2017. The survey work was undertaken from public thoroughfares and supplemented from readily available published material and map regression studies.

The inventory does not claim to be an exhaustive one, as other structures of architectural and/or historic significance which are not readily visible from footpaths and roads may also exist.

The inventory includes unlisted structures only. Structures within the curtilage of listed buildings are not therefore normally included. However, where there is believed to be some ambiguity over their status, and the structure is readily visible from the highway, an entry for that structure with a brief note of explanation for its inclusion will be found.

Free-standing structures such as water pumps, memorials, and village signs are included separately where thought worthy of inclusion as they are within the Statutory List.

A boundary review has also been completed as part of the field work and this, and any structures that contribute positively to any proposed extension areas are discussed separately towards the end of this document.

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Brandeston Road



The Old Granary, Brandeston Road

The Old Granary, Brandeston Road Previously known as Redwood Barn. Multi-phase L-shaped range of former farm buildings now converted to a dwelling. The frontage part is probably the large barn shown on the 1841 tithe map, but this had become two distinct structures by the time of the publication of the 1884 1:2,500 Ordnance Survey map. By 1884 a single storey red brick structure had also been added at a right-angle to the rear. Further twentieth century structures now demolished. The elevation to Brandeston Road is largely blind; the southern half is of exposed brick and the northern half is rendered with an exposed red brick plinth. Red pan tile roof without stacks. The upper gable end of the southern gable is weatherboarded with large inserted casement window. Further weatherboarding to rear elevation. Decorative brick and flint boundary walls partially of mid to late nineteenth century date but with some twentieth century alterations. Although originally part of Street Farm it appears to have latterly belonged to the adjoining Redwood which is not included within this inventory. Redwood Barn forms an important part of the setting of the GII* listed Street Farmhouse. A key building at the entrance to the Conservation Area along the Brandeston Road. Early twenty first century cart lodge not included.

Little Green



Thorolds, Corner of The Street and Little Green

Pegasus House and Thorolds, Little Green and Dwarf Boundary Wall to The Street A semi-detached pair of houses standing on the corner of The Street and Little Green. The pair reputedly date from c1833, and are shown on the 1841 tithe map. When built they were however a row of very small cottages, and are shown as such on the 1884, 1:2,500 Ordnance Survey map. Further cottages which were attached to the northern end of the block have been demolished. They are rendered with a black pan tile roof. The Little Green elevation of the two properties forms an important part of the setting of the GII listed Lacey Cottage. This façade's almost featureless appearance is one of the building's most striking characteristics. This pair also make a positive contribution to the setting of the GII listed, former Baptist Chapel on Little Green (GII)

Pegasus House is a long, one room deep structure. Two boarded front doors survive within the principal elevation, the windows are mostly casements those to the first floor having leaded lights. On the ground floor a single small pane sash window survives at the northern end. One gault brick stack only now survives. Boarded door in Little Green elevation.



Thorolds before remodelling, from a c1950 postcard

Thorolds was a shop from the later nineteenth to the later twentieth century, and had a shop fascia in the gable end fronting The Street. This has recently been replaced by a pair of doors flanked by tall two-light windows. It has an early twenty-first century, single storey lean-to addition on its principal façade. This is weatherboarded, and appears to be a replacement for a structure with a crenelated parapet which formed part of the former shop. An 1889 photo on the village website appears to show this earlier structure under construction. Gault brick ridge stack. Good quality dwarf brick boundary wall to The Street.



Apple Close, Little Green, from The Street

Apple Close, Little Green An early nineteenth century dwelling possibly originally constructed as a semi-detached pair of cottages. It appears to be shown on the 1841

tithe map. Rendered exterior with a hipped black pan tile roof with contrasting red clay ridge and hip tiles. Central red brick ridge stack. The house is approached via a footpath from Little Green, but its principal façade faces over the garden of Bridge Cottages, The Street. Later twentieth century casement windows and pedimented open-sided porch. The single storey addition is either a replacement or a conversion of an outbuilding shown on the 1884 1:2,500 Ordnance Survey map. Apple Close forms part of a good group with the GII listed Bridge House.



Apple Close, Little Green with the rear of the GII Bridge House and Peppercorn Cottage

Anstey Gate, Little Green A small cottage of one and a half storeys. Rendered walls above a brick plinth. Steeply pitched red pan tile roof with a single central red brick ridge stack. The cottage's attic rooms are lit by a single dormer in the front and rear elevations, each with a small pane casement window. Anstey Gate is a possibly an early eighteenth century structure and retains remnants of its original timber frame. Early twenty first century casement windows and boarded door. The house was fire damaged c2010 but has since been repaired and a single storey range added.



Peppercorn Cottage, Little Green

Peppercorn Cottage, Little Green and boundary wall A substantial two storey dwelling, reputedly built c1610, with a rendered façade, and a red pan tile roof with a single red brick ridge stack. A further chimneystack projects from the eastern gable but is now truncated below roof level. Single storey lean-to addition of a single bay located to the west. Twentieth century casement windows. Rear elevation rendered but largely blind save for a single first floor casement window. Single storey addition of brick beneath a cat slide roof. A building is shown on this site on the 1841 tithe map and in use as three cottages by the time of the publication of the 1904 1:2,500 Ordnance Survey map. Sections of timber frame are retained. The front garden has a low nineteenth century red brick boundary wall bordering onto Little Green. Peppercorn Cottage forms an important part of the setting of the adjoining GII listed former Baptist Chapel.



Rose Cottage, Little Green

Rose Cottage, Little Green and boundary wall

A small cottage of a single storey with attics with a black and red pan tile roof. Single storey rear addition and further small single storey range to the east. Tall red brick chimneystack to western end of ridge. Rendered facades and twentieth century small pane casement windows, with above an oversized twentieth century dormer window. Wooden gabled porch with bargeboards probably of twentieth century date. Shown on the 1841 tithe map. Low red brick wall of nineteenth century date to front.

Low Road



Chapel House, Low Road

Chapel House and outbuilding, Low Road A former Particular Baptist Chapel of 1859. Internally remodelled in the 1960s when the nineteenth century fittings were removed and the interior subdivided. Closed 2009 and converted to a house c2011 to the designs of Andrew Hughes. Rectangular in plan, with a single storey outshot to the rear. The principal facade is faced in gault brick with a open pediment resting on corbels. The façade is divided into three arched panels by pilasters; the central arched panel contains the principal entrance door and has a small casement window above. Large former stair windows to either side. The other elevations are faced in red brick with gault brick dressings, full height small pane casement windows set in rectangular recesses to side

elevations. Welsh slate roof and overhanging eaves.

Single storey nineteenth century painted wooden outbuilding of considerable character to south. Casement windows, boarded door, plain wooden bargeboards. This is shown on the 1904 1:2,500 Ordnance Survey map but not that of 1884.

Twenty first century brick gate piers not included.

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The Street (North Side)



Bridge Cottage, The Street

Bridge Cottage, The Street Two former cottages and an attached outbuilding probably dating from the second quarter of the nineteenth century which stand at a right-angle to The Street. Now converted to a single dwelling. Of painted brick, and of two storeys and five bays. Bridge Cottage has casement windows and a black pan tile roof above a dentilled brick eaves cornice. Wooden latticed porch. Low rendered rear lean-to addition beneath a cat slide roof. Single storey outshot with refaced gable to The Street. A structure is shown on this site on the 1841 tithe map, but it is unclear whether it is the present building. The more detailed 1904 1:2,500 Ordnance Survey map suggests that there

were once further cottages backing on to what is now Bridge Cottage. It forms part of a good group with the GII listed Bridge House and other adjoining historic buildings.

Apple Close – See Little Green



Old Saddlery, The Street

Old Saddlery, The Street A rendered cottage of a single storey with attics, with a gable end to The Street. The Old Saddlery is shown on the 1841 tithe map. Steeply pitched red pan tile roof, possibly replacing thatch. Its principal elevation is to the west, and has casement windows with leaded lights and an open-sided wooden porch on a red brick plinth. Blind rear (eastern) elevation facing onto the pathway leading from Little Green. The cottage's gable to The Street contains a memorable twenty light casement window at first floor level, which is probably of nineteenth century date. Twentieth century four light casement window below, with plate glass panels. Painted wooden bargeboards. The 1904 1:2,500 Ordnance Survey map shows a range of buildings linking the Old Saddlery to the adjoining GII listed late sixteenth century Bridge House. Map evidence suggests that this range was demolished at some point

between 1950 and 1980. The Old Saddlery is enclosed to the south within the red brick boundary wall of the GII listed Bridge House.



Corner House, The Street

Corner House, The Street and outbuilding A later eighteenth or early nineteenth century building which was probably originally built as a house and workshop (or barn). In the late nineteenth century the barn or workshop was converted into a shop. It is now a single dwelling. Rendered with late twentieth century casement windows and a red pan tile roof. Later nineteenth century red brick ridge stack. An 1889 photograph on the village website appears to show this structure with a weatherboarded gable end to The Street and a first floor taking-in door. This photo also shows that the principal façade was rendered with casement windows of a type normally found in workshop buildings. Twentieth century gabled porch to northern end of eastern elevation with plain tile roof. Prominently located overlooking The Green and part of the wider setting of the listed buildings which line its northern and western sides. Three of Corner House's four façades are visible from The Street.

To the immediate north-west of the house is a single storey red brick and weatherboarded outbuilding with a black pan tile roof. It is probably of early nineteenth century date and retains at least one original small pane casement window. Late twentieth century garage door.

Pegasus House - See Little Green

Thorolds – See Little Green



Shrub Cottage, The Street

Shrub Cottage, The Street Standing at a right-angle to The Street and probably at least partly of early nineteenth century date. Rendered and with a gable end to The Street. Roof covering of red and black pan tiles, central red brick ridge stack, and late twentieth century bargeboards. Sixteen light sash windows are shown on historic photos of the house, but these were replaced with PVCu units in the late twentieth century. The form of the original openings has however been retained. A building is shown on this site on the 1841 tithe map but it does not appear to extend as far to the north as the present structure. A dwelling of the existing footprint is however, shown on the 1884, 1:2,500 Ordnance Survey map. Shrub Cottage forms an important part of the setting of the GII listed Lacy Cottage.



Jasmine House, The Street

Jasmine House, and boundary wall to The Street A substantial detached house with a rendered façade to The Street which is scored to imitate ashlar block work. Tarred brick and stone rubble plinth. Black pan tile roof with

central red brick chimneystack and overhanging eaves. Central gabled late twentieth century wooden porch and six panelled door with glazed upper panels. Small circular window above. Late twentieth century casement windows with an unusually large space between the first-floor window heads and the eaves Gabled return elevations with simple wooden bargeboards. Single storey gabled range to rear with a tall red brick chimneystack. Jasmine House is shown on the 1841 tithe map.



Parkside and Debenside, The Street

Parkside and Debenside, The Street A semi-detached pair of houses probably dating from the 1840s. In the later nineteenth century they became a house and shop. Now again two houses. Despite their early nineteenth century appearance, the block does not appear to be marked on the 1841 tithe map. If the map is correct, they must have been built very soon after. *Parkside* retains sixteen light hornless sash windows on its principal façade, together with an early to mid-nineteenth century doorcase with pilasters and a rectangular over-light. Four panelled door. Shallow pitched hipped pan tile roof. Later addition to the rear. Window on first floor of the northern return elevation of the frontage range now blocked.

Debenside To the left of the door there was formerly a shop fascia which has been replaced by two casement windows. Above is a further late twentieth century small pane casement window. Edwardian photographs show the southern return elevation with sixteen light

hornless sash windows identical to those at Parkside, these have unfortunately been replaced with casements.

Simple spear railings of cast iron, with more elaborate circular posts with finials to the corners and flanking the front door of Debenside.



Hutton's Butcher Shop, The Street

Hutton's Butcher Shop, The Street A late nineteenth century workshop or stable, with a gabled façade to The Street. It was converted to a petrol station in the mid-twentieth century and is now (2017) used as a butcher's shop. Of two storeys and three bays. Built of red brick and embellished with gault brick lintels to the windows, and the central boarded first floor taking in door. Small, possibly original casement windows survive to the first floor and ground floor right; late twentieth century shop window to ground floor left and central twentieth century door opening. Welsh slate roof, simple painted wooden bargeboards with elaborately turned spear finial to apex.



The Butcher's Shop, a now demolished cottage, Parkside and Debenside c1914. From an old postcard.

The right-hand return elevation contains a central door flanked by a pair of small casement windows at ground floor level. The low later twentieth century addition to the rear is not of special interest and does not contribute to the character of the Conservation Area.



Dove Cottages, Nos.2 & 3, The Street

Dove Cottages, Nos. 2 & 3 The Street A semi-detached pair of painted red brick cottages with mirrored plans, which are probably of early to mid-nineteenth century date. Their unaltered elevation to The Street is now something of a rarity in the locality. A structure is shown on this site on the 1841

tithe map. Black pan tile roof with projecting eaves and a substantial central red brick ridge stack. Each cottage has a single nineteenth century nine-light casement window on each floor, those to the ground floor under gauged brick lintels. Doorways beneath gauged brick lintels with boarded doors. Dove Cottages form part of good group with the GII listed 'The Hawthorns', No.1 The Street, and the adjoining GII former Falcon Inn and unlisted 4-6 cons The Street.



Street Cottage, Nos 4-6 (cons), The Street

No.4 'Street Cottage', No.5, and No.6 Bluebell Cottage, The Street. A terrace of three rendered, two storey cottages, which are probably of mid to later eighteenth century date. *Street Cottage* (to the left) has a central gabled and glazed wooden porch of late twentieth century date, and twentieth century casement windows. Late twentieth century red plain tile roof and substantial brick ridge stack. The other two cottages have a much older plain tile roof covering. No.5 has a later twentieth century boarded front door No.6 a twentieth century partially glazed door. The ground floor casement window to No.5 appears to be of an earlier date than the other surviving windows on The Street frontage of the terrace, and may possibly be of earlier nineteenth century date. *Bluebell Cottage*, No.6 with ridge stack to gable end, the brickwork of the remainder of the stack being exposed within the otherwise rendered gable end.



Brook House, The Street

Brook House, The Street Early twentieth century former butcher's shop and attached dwelling now one house. Built of red brick with stone sills and lintels and retaining much of its original external joinery including horned plate glass sash windows and the shop fascia. Original green glazed tiles still incorporated within the shop fascia. Four panelled doors. Red plain tile roof. The wing containing the former shop is gabled and projects to the front of the plot and has a blind western return elevation. The original house is however set back behind a small front garden. The present Brook House does not correspond to the property shown on the 1904 1:2,500 Ordnance Survey map and is probably therefore a c1910-14 replacement for two earlier cottages. Its exterior remains a good and remarkably complete example of its kind. The low concrete boundary wall to The Street is not of interest. Brook House forms part of an attractive group with the listed Red House and its fine curtilage listed coach house.



The Haven, The Street

The Haven, The Street A detached red brick cottage with a black glazed pan tile roof which probably dates from the mid-nineteenth century. Set back some distance from The Street. Original door and window openings to principal façade preserved. Casement windows with gauged brick lintels. Centrally placed late twentieth century glazed door within late twentieth century gabled wooden porch standing on a red brick plinth. Red brick stacks to gables. Rear range rendered and painted.



Sunnyside, The Street

Sunnyside, and boundary wall, The Street A substantial five bay, two storey detached house, with a symmetrical rendered façade to The Street. A structure of a very similar footprint is shown on this site on the 1841 tithe map, and the present building complete with its central gabled porch is shown on Edwardian photographs and the 1904 Ordnance Survey map.



Detail of a c1920 postcard of Sunnyside and Terrace House

The porch has a four-panelled door with glazed upper panels set within it and plain wooden bargeboards. It is flanked by four light, horned, plate-glass sashes in moulded wooden surrounds. Single storey later twentieth century wing to south west with crow stepped gables. Pan tiled roof with a central red brick ridge stack.

Low brick boundary wall to The Street which formerly supported elaborate late nineteenth century cast iron railings.



Terrace House, The Street

Terrace House, and boundary wall to The Street A substantial detached house with an early twentieth century brick façade, probably to a much earlier building. The south-western three bays of the principal façade project, and

have a wide bargeboarded gable. Plain tile roof with a row of three closely grouped gabled dormers containing horned four-light sash windows. These dormers appear on Edwardian postcards. Substantial red brick ridge stack with a corbelled cap. The remainder of the principal façade also retains its nineteenth century horned plate-glass sashes which have stone sills and gauged brick lintels. Off-centre six panelled door with a lugged surround which is capped by a pediment. This door surround is very similar to that on the adjacent Street House. The house's return elevations are rendered and at the rear is a low single storey range beneath a red pan tile roof. The first edition 1884 1:2,500 Ordnance Survey map appears to show two houses on this site, the 1904 edition one. A substantial building also occupies the site on the 1841 tithe map.



C1900 Wall at Terrace House The Street

Good gault brick wall with square section piers and balusters to The Street which is shown on early twentieth century postcards of the house.



Street House, The Street

Street House, The Street and garden walls to front A double pile house of mid nineteenth century appearance, (shown on the 1884 1:2,500 map) the lower rear range may however be older. Faced in gault brick with horned plate-glass sash windows, stone dressings, and two full height canted bay windows. Black pan tile roof with terracotta ridgepieces partially hidden behind a high parapet. Red brick ridge stack. Single storey porch containing pedimented doorcase which is shown on Edwardian postcards of the house and is similar to that on Terrace House next door.



Return elevation of Street House

There are nineteenth century red brick walls surrounding the front garden, with square section stone capped piers and decorative spear and hoop railings.



Boundary wall and railings to Street House

Street House is prominently located, and is flanked to the north and south by the GII listed Norfolk House, and Park Cottage and Honeysuckle Cottage. Opposite is the GII listed The Elms.



Primary School, late nineteenth century wing.

Earl Soham Primary School A single storey purpose built free school of c1850. It was erected by public subscription, and originally administered by the Church of England. Around 1874 it was transferred to the newly founded School Board and then extended to cope with the requirements of the 1870 Education Act. The school was again extended and altered c1890 in a similar style. In 1911 the building was again altered and extended, these works being undertaken to a more standard board school design. The school was further extended to the rear in the later twentieth century. A later nineteenth century gabled porch appears to have been removed from the entrance façade.

The original building is constructed of red brick, with elaborate gault brick dressings and casement windows. Shallow pitched Welsh slate roof and red brick chimneystacks. Projecting plinth, decorative bargeboards with elaborately turned spear finials. The range projecting from the south-west corner does not appear on the 1884 map, but is shown on that of 1904. The eastern elevation must also date from the same period.

Post World War Two additions, and the sheltered play area detract from the building and Conservation Area. The school forms part of an important group with the GII Norfolk House and The Elms, and also terminates views looking south from the drive of the GII* Earl Soham Lodge.



Primary School, from The Street.



Honeywell Cottage, The Street

Honeywell Cottage, The Street Formerly two cottages now converted to a single dwelling. The gabled section is of mid or later nineteenth century date and is built of red brick which was unfortunately rendered in the late twentieth century. Its sash windows have also been replaced with PVCu, but the original shallow arched window openings have been retained. This sections Welsh slate roof covering was replaced with red pan tiles in the later twentieth century, and unfortunately now has a large Velux roof-light inserted.



Honeywell Cottage, The Street

The northern two storey section is of early nineteenth century date and was originally a separate detached dwelling. The small pane casement windows, which are shown on old postcard views, have been replaced with PVCu. Red pan tiled roof. Former doorway in street frontage now blocked.



Honeywell Cottage as shown in a c1920 postcard when still two separate dwellings.



The gable of Honeywell Cottage, from a 1920s postcard

The Street (South Side)



The Victoria, The Street

The Victoria Inn and outbuilding to rear, The Street A beer house on this site was first granted a licence in the 1860s, which is possibly when the present structure was built. It has a two storey three bay elevation to The Street, with a mixture of small pane and plate glass sashes. The plate glass sashes are not shown on Edwardian views of the building. Constructed of painted red brick, with a Welsh slate roof and a dentilled eaves cornice. Probably later nineteenth century central gabled porch giving access to the bar, with applied timber framing to the apex of its gable. The elevation to the beer garden remains unpainted.



Outbuilding, The Victoria, The Street

At the rear is a red brick outbuilding which is shown on the 1884 1:2,500 Ordnance Survey map. It has a partially weatherboarded first floor, and a red pan tile roof with a chimneystack on its southern gable. Boarded doors, including a large pair of taking-in doors on the first floor.



An early twentieth century view of The Victoria

The Victoria forms part of a memorable group which also includes Cobbold's Row and The Malt House both of which are GII listed. (The toilet block is not included within this inventory).



Jasmine Cottage and Riverside Cottage, The Street

Jasmine Cottage and Riverside Cottage, The Street A semi-detached pair of early to mid-nineteenth century red brick cottages, which were significantly extended in the later twentieth century. *Jasmine Cottage* is wider at the front than at the rear, the left-hand bay being only a single room deep. It has a single storey lean-to addition to its rear with a red pan tile roof. *Riverside Cottage* was originally a two up, two down labourer's cottage but was extended significantly c1980. The two cottages form part of a notable group of historic buildings which also includes the GII

listed Stanwell House, Stanwell Cottages, Scotchmers, and Ingleside.



Dolphin Cottage, The Street

Dolphin Cottage, The Street A probably early nineteenth century structure which corresponds closely to one shown on the 1841 tithe map. It appears to be shown on the 1884 1:2,500 Ordnance Survey map as at least two, (or possibly three) properties. Of two storeys and four bays, with rendered facades. Sixteen light hornless sash windows to the first floor, and a mixture of casements and sashes to the ground floor. Black pan tile roof, and a red brick ridge stack. Bargeboards to gabled return elevation. Twentieth century gabled and weatherboarded rear addition. It was reputedly a public house in the nineteenth century but there appears to be little documentary evidence to back up this assertion.



Village Sign, The Green

Village Sign, The Green A tall carved wooden post displaying a slightly elongated male figure in early medieval costume, with a falcon on his right shoulder. It stands on a square red brick plinth containing inscriptions carved onto two stone blocks. The top of the plinth has pebbles set in concrete. Carved in 1990 by Nick Deans (1950-1991) to replace the original of 1953 by the Suffolk born sculptor Ray Exworth (1930-2011) which had been erected by the Women's Institute to commemorate the coronation of Queen Elizabeth II. The figure of a falconer apparently relates to the medieval hunting lodge of the Bigods which once stood near the village.



Water Pump, The Green

Water Pump, The Green A prominently located cast-iron hand cranked water pump which probably dates from c1900. Gadroons and other embellishments to the spout. The water butt made from a cistern is not included in this inventory. The conical cap to the pump appears to be a later intervention.



Water Pump, Allotment Gardens, The Street

Water Pump, Allotment Gardens, The Street Early twentieth century cast iron hand cranked water pump made by Bamfords. Gadroons and other embellishments to the spout. (Cistern not included). Located at the entrance to the allotments. These allotments were laid out prior to the publication of the 1904 1:2,500 Ordnance Survey map.



Bridge at entrance to The Willows, The Street.

Bridge at entrance to The Willows, The Street. A small red brick arched bridge with stone copings probably of later nineteenth or early twentieth century date.



Friday Cottage, The Street

Friday Cottage and garage, The Street A small, timber framed dwelling of a single storey, with attics which are lit by dormer windows. Late twentieth century red pan tile roof, and two red brick ridge stacks. The cottage is rendered with early twenty-first century small pane casement windows. Hood over front door supported on moulded brackets. Probably originally of later seventeenth or early eighteenth century date but much altered externally; the interior however retains a surprisingly complete timber frame. A structure is shown on this site on the 1841 tithe map. Twentieth century front door which is partially glazed. Later twentieth century single storey addition of red brick running full length of rear elevation. Formerly two cottages. Attached to the west to a curtilage listed outbuilding of 'The Elms', with which it forms part of a memorable group (GII).



Garage to Friday Cottage with the GII The Elms beyond

To the north west of Friday Cottage is a timber framed and weatherboarded single storey structure on a red brick plinth, of mid-

twentieth century date which now functions as a garage. Large eight light, centrally opening casement windows. The garage occupies an extremely prominent site close to The Street and forms a key part of the immediate setting of a number of GII listed buildings. Although modest in nature, it echoes the local vernacular tradition more accurately than more recent structures of its kind.



Friday Cottage (foreground), The Causeway and Causeway Cottage



The Causeway

'The Causeway', The Street An L-shaped detached dwelling of two storeys with attics. Like Friday Cottage it fronts onto a pathway known as The Causeway. It is probably of eighteenth century date, but was heavily restored and extended c2014. Probably originally of a two-cell lobby entrance plan, it still retains a very substantial central chimney stack. Rear range of a single storey and attics at right angles, with pronounced projection to the eaves and a further substantial red brick stack projecting from the rear gable. The lower section of the stack is now encased within a single storey lean-to outshot. Red plain tile roof to principal range, and red pan tile to the single storey rear outshot. Its casement windows and boarded doors appear to be c2014 replacements of the previous unsympathetic later twentieth century windows. Forms part of a memorable group with Causeway Cottage, Friday Cottage and the GII listed The Elms. Twentieth century flat roofed garage addition not included.



Causeway Cottage, The Causeway

Causeway Cottage and outbuilding, The Causeway A substantial former farmhouse house of possibly mid to late seventeenth century origins, altered in the early nineteenth century. Shown as either two or three cottages on early Ordnance Survey maps. At least partially timber framed but now with a painted brick façade and a red pan tile roof. Casement windows; those to the ground floor appear to be of later twentieth century dates and have leaded lights. Canopied porch resting on decorative brackets. Of two ranges, that to The Street of

three cells with a very large red brick stack chimneystack towards the north-eastern end separating the room in the centre of the house from what was presumably the parlour. The upper section of this stack is of mid nineteenth century date with gault brick dressings. Cross passage towards south western end. Gabled cross wing again with a substantial stack. The north-eastern elevation of this range has a lean-to addition beneath a catslide roof.



Outbuilding to Causeway Cottage

To the north east of Causeway Cottage is an early nineteenth century red brick outbuilding with a street façade embellished with blind panels. Twentieth century red pan tile roof. The return elevation of this building has been altered to form garage entrances. The south-western elevation (that closest to the house) is weatherboarded. Between this building and the house is a further garage range which is not of special interest.



Church Cottage and the tower of St Mary's Church

Church Cottage, The Street and boundary wall A substantial detached (shown on the 1841 tithe map) house of probably eighteenth

century date, which was formerly two cottages. Of two storeys and four bays with rendered walls. Red plain tile roof with matching ridge pieces, and a central gault brick ridge stack marking the former division line between the two cottages. Late twentieth century small pane casement windows. Boarded front door to right within gabled porch, door to former left hand cottage glazed with hood mould above. The rear elevation is single storey with a red pan tile roof addition to Church Lane end.



Church Cottage from The Churchyard

The cottage stands on the corner of Church Lane and The Street, and is prominently located adjacent to the entrance drive to the GI listed St Mary's Churchyard. All of the house's elevations are visible from either the public thoroughfare, or the adjoining Churchyard.



Church Cottage Boundary Wall to Church Lane

Church Cottage has a retaining wall of random brickwork to the section of its front garden bordering on Church Lane. Whilst this is probably of mid-twentieth century date (it is not shown on early twentieth century postcards) it is nevertheless a considerable asset to the Conservation Area. The rendered boundary wall to rear garden which fronts onto Church Lane is not included.



Church Cottage c1925 from an old postcard

The Churchyard St Mary's churchyard retains a number of eighteenth and early nineteenth century memorials some with good carved panels. A particularly good early group can be found to the east of the church close to the former vicarage. Not all are now however, legible.

Earl Soham Conservation Area

Boundary Review October 2018



Low Road looking towards the former Baptist Chapel the existing boundary of the Conservation Area incorporates the modern houses in the mid-distance but not the cottage in the foreground.

The existing boundaries of the Earl Soham Conservation Area were walked in July 2016 and January 2017. This work was reviewed in summer 2018. One small boundary extension is suggested on the northern side of Low Road at the western edge of the Conservation Area.

Proposed Boundary Extension – North side of Low Road

On the north side of Low Road to the west of the present conservation area boundary are a group of small former labourer's cottages of mid-nineteenth century date, which were constructed within a series of small enclosures shown on the 1841 tithe map. The adjoining former Baptist Chapel (which is within the existing Conservation Area) was constructed on part of one of these plots in 1859.

These cottages were built to a broadly similar, and remarkably conservative design for the period, even by the somewhat conservative approach to domestic architecture prevalent in Suffolk during the mid-nineteenth century.

The bulk of the houses on The Street, the main thoroughfare through the village stand on its north side and look out over open countryside to the south. This is also true of the mid nineteenth century development on Low Road. The houses now face a high hedge.

In order to include these structures a small number of broadly neutral buildings would also need to be brought into the Conservation Area including the mid-twentieth century single storey brick telephone exchange building, and three late twentieth century detached houses (including Little Beck, and Bramley House). Two detached early twenty first century houses stand immediately by the now converted former chapel, within the Conservation Area boundary.

If a tighter boundary is preferred, two of the late twentieth century dwellings could be excluded from the proposed extension area if the boundary line is drawn to the immediate west of Albert Cottage, thereby also excluding Browns Hill Cottage and Mereside the most altered of the mid-nineteenth century groups.

Buildings Which Positively Contribute to the Proposed Extension Area.



Foreman's Cottage, Low Road

Foreman's Cottage, Low Road A mid-nineteenth century rendered dwelling of three bays and two storeys with a shallow-pitched Welsh slate roof and overhanging eaves. Brick plinth and moulded platt-band. Formerly a semi-detached pair of labourer's cottages, it was converted into a single dwelling after 1980. Horned twelve light sashes. Rebuilt central red brick ridge stack rising from the former party wall between the two original cottages.



s. 1 & 2 Browns Hill, Low Road

Nos. 1 & 2 Browns Hill, Low Road A semi-detached pair of mid-nineteenth century former labourers' cottages, each with a symmetrical three bay façade and a shallow pitched black pan tile roof with overhanging eaves. Rendered over a red brick plinth. Red brick ridge stack rising from the spine wall between the two cottages. The façade to No.1 is scoured to imitate ashlar blockwork. No.1 has sixteen light sashes in its Low Road elevation. The left-hand windows appear to be nineteenth century hornless sashes, the right-hand ones, horned replacements. Boarded front door. Late twentieth century casements to No.2 and six-panelled door. These

houses are not shown on the 1841 tithe map, but are present on the 1884 1:2,500 Ordnance Survey map. The two cottages form part of a memorable group with the adjoining Albert Cottage.



ert Cottage, Low Road

Albert Cottage, Low Road A two-storey rendered cottage of mid-nineteenth century date, with a symmetrical three bay façade. Rendered over a tarred brick plinth. The only mid-nineteenth century block in the proposed extension area which was not originally constructed as a semi-detached pair of cottages. Red pan tile roof, and red brick stacks rising and corbelled out from each gable end. Hornless sixteen-light sash windows to Low Road elevation of the original house. Later twentieth century gabled porch with a red pan tile roof and casement windows in side elevations. The house is not shown on the 1841 tithe map, but is present on the 1884 1:2,500 Ordnance Survey map. Slightly lower two storey c2007 rendered addition to the western end designed by Robert Pearce of Framlingham. This is rendered and has a red pan tile roof. Forms part of a good group with Nos.1 & 2 Browns Hill.



owns Hill Cottage and Mereside, Low Road

Browns Hill Cottage and Mereside, Low Road A block which was originally two pairs of semi-detached mid-nineteenth century cottages, but which is now two houses. Rendered walls and a red pan tile roof. Each house with a central red brick ridge stack on what was once the party wall between cottages. Rendered over a brick plinth. *Mereside* has a twentieth century gabled porch with simple wooden bargeboards and a partially glazed door. To its rear is a large flat roofed extension. *Browns Hill Cottage* has a lean-to porch and a boarded front door. Its windows have been replaced with PVCu but the original form of the openings appears to have been retained. The row was converted to two houses before 1980.