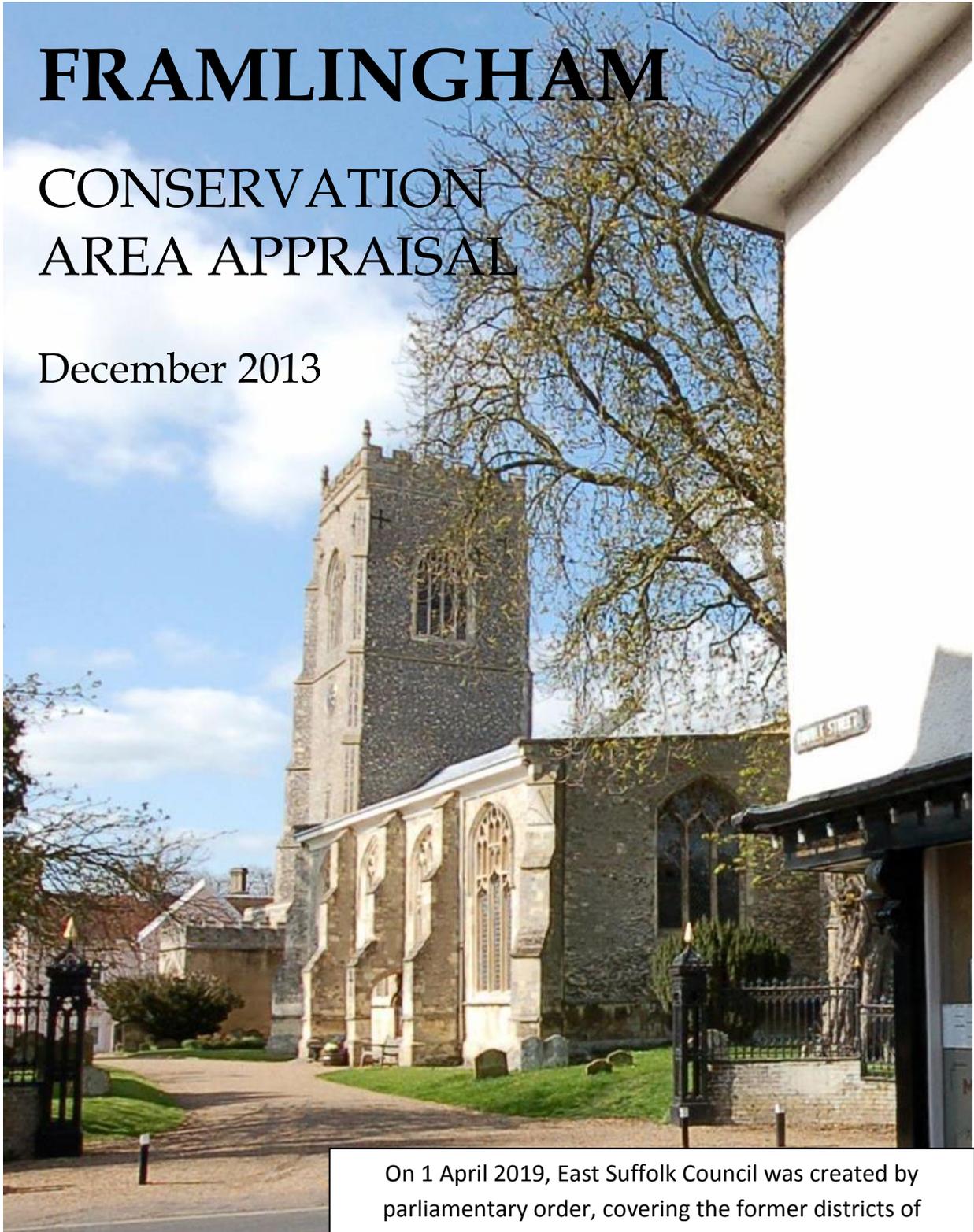


# FRAMLINGHAM

## CONSERVATION AREA APPRAISAL

December 2013



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.

## Bibliography

Alexander, Magnus. *Framlingham Castle, Suffolk: The Landscape Context*, English Heritage Research Department Report No 106-2007. (London, 2007)

Bridges, John F. *Framlingham, Portrait of a Suffolk Town* (Long Melford, 1975)

Bridges, John F. *The Commercial Life of a Suffolk Town, Framlingham around 1900*, (Cromer, 2007)

Brodie, A & Felstead A. *Directory of British Architects 1834-1914* (London, 2001)

English Heritage. *The National Heritage List for England – Website*  
<http://list.english-heritage.org.uk/>

English Heritage. *Understanding Place: Conservation Area Designation, Appraisal and Management* (London, 2011)

Framlingham and District Local History and Preservation Society, *Fram: The Journal of the Framlingham and District Local History and Preservation Society* (Framlingham)

Framlingham and District Local History and Preservation Society – Website  
<http://framlinghamarchive.org.uk/about/>

Hawes, Robert & Loder, Robert. *The History of Framlingham in the County of Suffolk* (Woodbridge, 1798)

Kilvert, Muriel L. *A History of Framlingham*, (Ipswich, 1995)

Mc Ewan, John. *Lambert's Framlingham 1871-1916*, (Framlingham, 2000)

Pevsner N & Radcliffe E. *The Buildings of England, Suffolk* (Harmondsworth, 2000)

Sandon, Eric. *Suffolk Houses, A Study of Domestic Architecture* (Woodbridge, 2003)

Stacey, Nichola. *Framlingham Castle* (London, 2011)

Williamson T, *Suffolk's Gardens and Parks* (Macclesfield, 2000)

**Public Consultation:** this took place between 28th June and 27th September 2013 and included:

All conservation area building owners/occupiers were written to advising them of the consultation and providing a weblink to the appraisals and offering to send printed copies on request; Affected Ward Members were invited to comment; The Town Council was written to with several printed copies of the draft appraisal provided and a weblink to the Council's website for downloading; The draft appraisal was placed on the Council's website for downloading; A press release was issued; Posters were supplied to the Town Council for display on noticeboards; Printed copies were available for inspection during office opening hours at the Council's planning helpdesk and printed copies were furnished to the public on request; Monthly adverts were placed in the East Anglian Daily Times promoting the consultation and providing contact details; And invitations for responses were sent, alongside printed copies, to the following bodies: Suffolk Preservation Society; Suffolk Preservation Society: Suffolk Coastal Branch; Suffolk County Council Archaeology.

A total of 11 responses were received which led to 36 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in December 2013.



<b>11</b>	<b>Character Area 7: New Road to Station Road</b>	
	Character Summary	<b>112</b>
	Key Views	<b>114</b>
	Street-by-street appraisal	
	New Road	<b>115</b>
	Well Close Square	<b>116</b>
	Bridge Street	<b>118</b>
	Riverside	<b>119</b>
	Albert Place & Albert Road	<b>119</b>
	No.s 1&4 Fore Street	<b>122</b>
	Station Road	<b>122</b>
	Brook Lane	<b>124</b>
	Significant Open Spaces	<b>124</b>
	Significant Structures	<b>124</b>
<b>12</b>	<b>Conservation Area Management Plan</b>	<b>135</b>
	Alterations to existing buildings	<b>136</b>
	Design of new development	<b>136</b>
	Conservation area boundary	<b>137</b>
	Demolition	<b>137</b>
	Enhancement opportunities	<b>138</b>
	Landscape and Trees	<b>139</b>
	Contacts	<b>139</b>
	Copyright	<b>138</b>
<b>13</b>	<b>Historic Associations with Local People</b>	<b>140</b>
<b>14</b>	<b>Summary of Character Features Map</b>	<b>141</b>

## Introduction

The Suffolk Coastal District currently has thirty four designated conservation areas, and these range in size from small coastal settlements, such as Darsham, to larger towns such as Woodbridge and Framlingham.

Framlingham is a multi-phased market town of Anglo-Saxon origin, and is situated 7 miles to the west of the A12, and 19 miles north east of Ipswich. At the time of writing the town had a population of approximately 3,100 people and covers an area of approximately 96 hectares.

The Framlingham conservation area was first designated in 1970, since which date the original boundary has been extended in 1979 and 1988 to include Framlingham College and associated landscape.

The designation and re-appraisal of conservation areas is an important process and one that is governed by the Planning (Listed Buildings & Conservation Areas) Act 1990.

The role of a conservation area is not to restrict change and development, but to understand and recognise what is important about an area, and to ensure that any change is not detrimental to the area. In controlling proposals for demolition and having tighter control over design, material use and detailing the intrinsic quality of a conservation area can be maintained. Trees located within a conservation area are afforded protection by default, thereby recognising the important role of such features within both an urban and rural context.

Once a conservation area has been established, the local authority has a duty to review this periodically. While this appraisal process has produced a list of *'buildings that contribute positively to a conservation area'* a review of the existing

conservation area boundary has not been undertaken.

The conservation area has been appraised, and this report prepared, accordance with the published English Heritage guidance document *'Understanding Place: Conservation Area Designation, Appraisal and Management'* (2011, rev. June 2012).



## 1 Planning Policy Context

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.

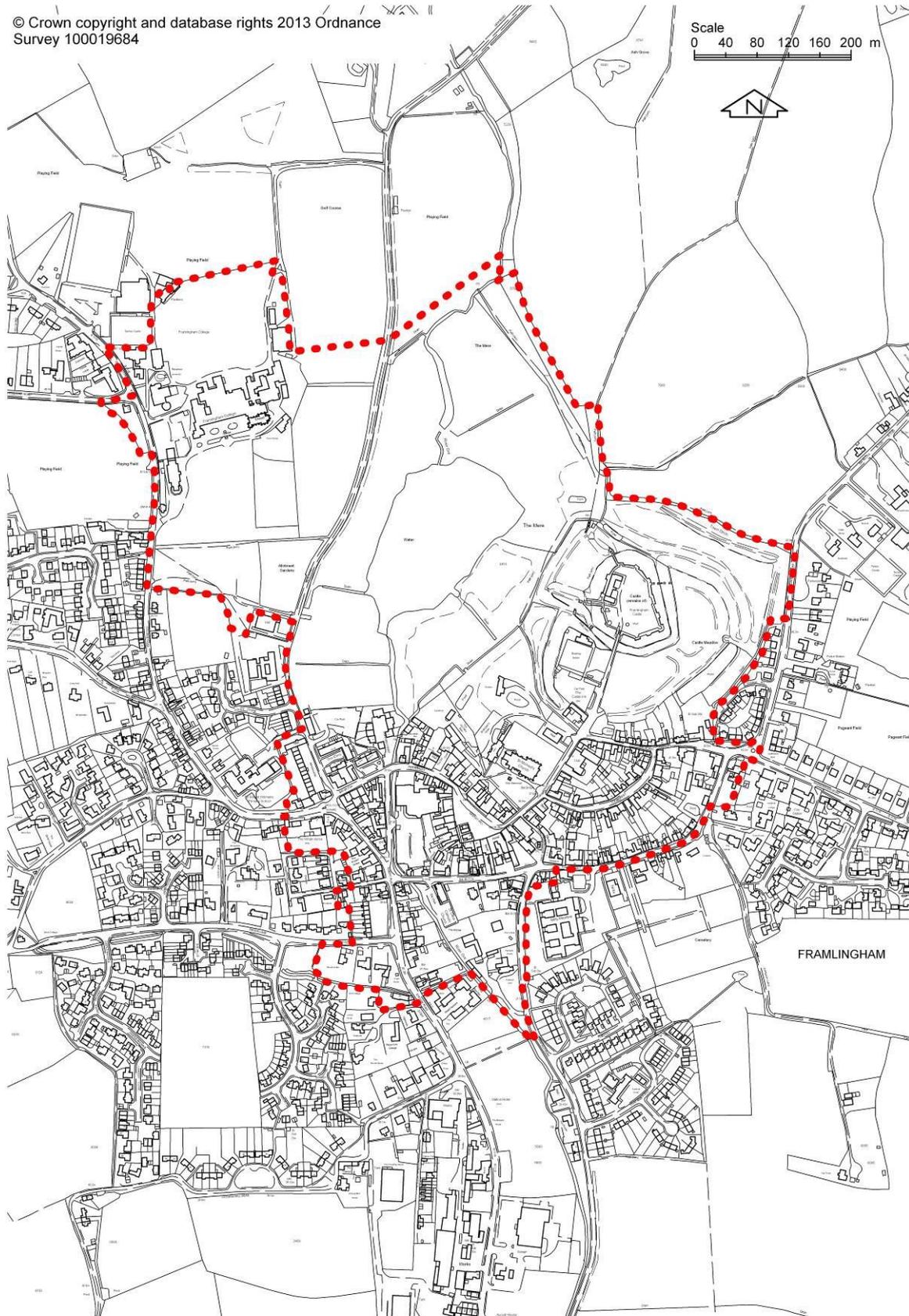
As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving 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 is set out in the National Planning Policy Framework (Chapter 12 Conserving and enhancing the historic environment) of March 2012.

At the District and local level, the Suffolk Coastal District Local Plan 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 Local Plan 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 and archaeology;
- an analysis of the area's history, development and current status; and
- a guide to managing future change: small scale affecting households and larger scale affecting new development.



### Framlingham Conservation Area

## 2 Summary of Special Interest

- The town is an outstanding example of a small English Market town retaining much of its early medieval street pattern. The small scale intimate character of the streets leaves a memorable impression on the visitor.
- The conservation area retains important early medieval defensive earthworks of great historic and archaeological value.
- Framlingham Castle is a magnificent twelfth century and later fortress which became a Tudor palace. It is an important tourist attraction and of outstanding historical and architectural interest.
- 'The Mere' is an important nature reserve, an outstanding early Medieval designed landscape and a great amenity to visitors and towns folk.
- Framlingham Conservation Area is notable for its small scale, often brightly coloured vernacular buildings dating from the sixteenth, seventeenth, and eighteenth centuries with their rendered facades, simple historic joinery, pantile and plain tile roofs. These simple buildings are fundamental to the character and distinctiveness of the town.
- The conservation area's early and mid nineteenth century houses are both elegantly designed and thoughtfully detailed. Very few have been unsympathetically altered.
- The conservation area contains a number of outstanding buildings relating to welfare provision in early modern England, notably its Poor House and Hitcham's and Mill's Almshouses.
- Framlingham College's mid nineteenth century gothic buildings are an architecturally and historically significant example of a minor Victorian public school, they and their associated designed landscape are also a prominent feature in the landscape.
- Historic places of worship, some now converted to other uses, make a strong contribution to the area's townscape. These range from a fine medieval parish church with a prominent tower, to elegant eighteenth and nineteenth century non-conformist chapels, and a distinctive twentieth century Roman Catholic Church.
- The conservation area retains a notable collection of historic street furniture and unspoilt nineteenth century shop fronts which add greatly to the character and distinctiveness of the town.
- The bustling and lively character of Market Hill reflects the historic importance of this space at the heart of the town's retail, social and commercial life in the past and today.



*The Castle and Mere nature reserve.*

### **3 Assessing the Special Interest**

#### *Location, General Character, and Setting*

Framlingham is a small inland market town in eastern Suffolk located about 19 miles north west of Ipswich. It straddles the River Ore, which is a tributary of the Alde. The Castle and church stand on the highest point within the settlement, whilst between them and the river Ore, is the historic core of the early medieval town. The locality is one where chalky till is overlaid with slightly permeable calcareous clay soils; it remains an area of mixed agriculture.

The leafy grounds of Framlingham College, the adjoining allotments, and 'The Mere' nature reserve frame a large part of the town and have a significant positive impact on the appearance of the conservation area. The early, medieval Castle and its earthworks complete the

framing of the town's northern side and help to give it its highly distinctive character. The town's historic housing stock is primarily made up of small cottages many of which have been combined in recent years to provide larger dwellings. Larger detached dwellings are primarily located on Church Street, parts of Castle Street, Fairfield Road and Station Road. The town's commercial heart is now centred on Market Hill and Bridge Street.

The town had a population of just over 3,000 at the time of the 2001 census an increase of around 500 people on that of 1901. During the second half of the nineteenth century its population numbers hardly changed. To the south west of the town centre is the former railway station, and between it and the

town a small suburb of largely later Victorian villas. Those small scale modern housing developments which do exist are primarily located on the southern side of the town. There are a small number of light industrial units on the town's edge. The nearest railway stations are now at Saxmundham and Wickham Market.

Framlingham's Castle, church, picturesque streets, and market make it a popular tourist destination. Tourist numbers in the summer months are high, bringing with them both increased traffic volumes and also much needed trade to the town's diverse range of small shops. There is one supermarket which is located just off Market Hill in an area until recently occupied by an industrial complex. The town was once home to a number of historic pubs; the majority of these have however closed in recent years. In addition to Framlingham College there is Sir Robert Hitcham's Primary School on College Road and a secondary school, the Thomas Mills High School, situated on the B1119.

The conservation area covers much of the historic core of the town, the only major exception being the late Georgian cottages and villas which line College Road to the north west of the town centre.

#### Early History and Archaeology

Over 70 sites are recorded in the parish in the County Council Archaeological Service's Historic Environment Record (details are available online at [www.heritagegateway.org.uk/Gateway/chr](http://www.heritagegateway.org.uk/Gateway/chr)).

There is little evidence of a settlement at Framlingham before the Saxon period. There was probably an Iron Age

settlement a little to its south on a spur of the Ore; its site was however largely destroyed in the mid nineteenth century when the railway came to the town. Fragments of Romano British pottery have been found on the Guildhall site on Market Hill, and 200m to the north of the church.

The Saxon settlement may have been in the area now occupied by the extensive gardens of the former Rectory. The name Framlingham apparently comes from the Saxon name 'Framela' and may therefore mean that it was the settlement of followers of a chieftain of that name. Framlingham may also have been important enough to have a minster.

A cemetery near the bowling green excavated in the 1950s was once thought to have been of Saxon date, but is now believed to be of later, post Norman Conquest origins.

At the time of the Domesday Book Framlingham was held by the Earl of Chester as part of his honour. How the estate later passed out of Chester's control is unclear however. At this time Framlingham was an established community of some size which could arguably be described as a proto-urban centre.

#### Medieval and Tudor Framlingham

A castle probably existed at Framlingham by the mid twelfth century when the manor was held by the Bigods. The castle was however, destroyed by order of Henry II after Hugh Bigod joined a rebellion in 1173. Its lifespan may therefore have been a relatively short one.

The extension and rebuilding of the Castle c1200 forced a major re-planning of the settlement which had grown up beyond its walls. In c1381 the Castle passed to the Mowbray family and became their principal residence. In c1480 it passed to the Howards.

The present Mere is a manmade lake which was probably created from a much smaller pool in the first half of the fourteenth century, for both defensive and aesthetic purposes. It is first mentioned in a document of c1386 shortly after the Castle came into the possession of the Mowbrays.

The Castle is now a scheduled monument although not all of its defences are included in the scheduled area. The outer moat ditch is now partly beneath properties on Castle Street which were probably constructed in the sixteenth century. The Town Ditch which possibly pre-dates the present Castle is also located outside of the area of the scheduled ancient monument (but within the conservation area). The exact original form and extent of Town Ditch is unclear but it is thought to have run at the rear of gardens on Double Street and Fore Street to meet the river.

In c.1480 Framlingham Castle became the property of the Howard family, later Dukes of Norfolk, and in the early sixteenth century the great hall, gate house, and other parts of the Castle were modernised by them. The Howards also built the bridge across the moat to replace a drawbridge.

The church was possibly moved to its present site during the rebuilding of the Castle c1200, when the construction of the

curtain wall cut the town off from an earlier place of worship which had existed within the castle complex. Its construction between an existing settlement in the Church Street and Double Street area, and the Castle walls, may account for the building not following an exact east-west alignment. The present church is largely of fifteenth century date, apart from its later chancel.

Research by English Heritage has suggested that the churchyard may have originally formed the north-eastern side of a much larger Market Place, and that the block of high status buildings which include the former Guild Hall are later medieval infill. Church Street itself and the plots which line it were probably laid out by the end of the thirteenth century, although the plots have been altered, amalgamated and subdivided over the subsequent centuries. One subdivided and partially re-fronted former house at Nos. 8-9 Church Street retains fourteenth century fabric.

Double Street is possibly the earliest part of the present town, its plots may have been laid out in the early thirteenth century, although the earliest known fabric contained within its buildings dates from the fifteenth century.

The Market was first recorded in 1270 and the town became a borough c1286. The market was evidently a prestigious one second only to that at Bury St Edmunds. In the later medieval period the town was also home to a high-status religious guild whose premises stood on the northern side of Market Hill between the Market Place and church. The Guild was dissolved under an act of 1547. There is some evidence to suggest that the formal

plots to the south and west side of Market Hill were part of a planned early medieval development.

The historic core of the present town including Market Hill and the alleys leading from it, Castle Street, Church Street, and Double Street are areas of great archaeological sensitivity as an early medieval settlement.



*Nos. 8-9 Church Street retain early fourteenth century fabric.*

#### Framlingham 1524-1730

The chief residence of the ruthlessly ambitious next Duke, Thomas Howard (d1554) was not at Framlingham Castle but at Kenninghall in Norfolk, and there is some evidence that the Castle had already begun to decline before the Duke and his son Henry Howard, Earl of Surrey fell from Royal favour.

After the dissolution of Thetford Priory where the Howards had traditionally been

buried, Thomas Howard began to rebuild the chancel of St Michael's Church to house his family's tombs. The Howard monuments at Framlingham Church are amongst the finest examples of sixteenth century sculpture to have survived in England.

In 1547 Henry Howard was executed on Tower Hill, his father however, escaped execution thanks to the death of Henry VIII. The Duke's disgrace put an end to building works at St Michael's Church, and the Howard lands, including Framlingham Castle were surrendered to the Crown. The Castle became the property of Queen Mary who moved here during the 1553 succession crisis as it was regarded as being the most secure of her residences. Mary later returned Framlingham to the Howards, but Kenninghall remained their preferred residence. The Fourth Duke was executed by Elizabeth I in 1572 for plotting against her and the Castle once again became part of the royal estate. It was then used as a prison. Cottages began to spring up on the northern side of Castle Street on land which had once been part of its defences.

Framlingham was returned to the Howards by James I, but was sold by them in 1635 to a wealthy lawyer and politician Sir Robert Hitcham. Hitcham left his estates to Pembroke College on his death in 1636 on the condition that Framlingham Castle and its estate were put in trust for the benefit of the poor of three local towns, Framlingham, Debenham, and Coggeshall.

In the 1650s Hitcham's Almshouses were built on New Road, and a substantial new building was constructed within the derelict castle walls. This latter building



*The Poor House within Framlingham Castle from an engraving of 1785*

was possibly originally intended as a residence for the school master, but soon became the town's poorhouse. When plague struck the town in 1666 the Castle was used as isolation wards for its stricken town's folk.



*Behind this early Georgian Market Hill façade can be found a substantial timber framed building constructed by Simon Pulham c1564.*

The Castle's decline did not prevent the construction of a number of substantial

houses in the streets beyond, 'The Readery' on Castle Street built as the residence of the Reader of St Michael's Church, and nearby Moat House are notable sixteenth and seventeenth century examples. Market Hill, Double Street, and Church Street all contain buildings with sixteenth century fabric, these include the substantial timber framed structure built on the site of the former guild of St Mary by Simon Pulham in 1564. The southern side of Castle Street began to be developed in the seventeenth century.

The fine Mills almshouses, completed in 1705, were funded by the dissenter Thomas Mills (d1703) who partly funded the construction of the Meeting House on Bridge Street. As a dissenter he was not offered an Anglican burial but was instead buried in a tomb in his garden on Station Road.



*Hitcham's Almshouses.*

The trustees of the wills of Sir Robert Hitcham and Thomas Mills were, together with those of Pembroke College, to play an important role in the town over the next 250 years and beyond.

The Ancient House is perhaps the most notable, but by no means the only example of a substantial dwelling which was either remodelled, or built at the end of the seventeenth century.

*Framlingham between 1730 and 1860*

In the eighteenth century specialist shops began to appear on Market Hill reducing the need for market stalls. The two storey Market Cross on its east side, which had once been central to the town's commerce, began to fall into decay and was eventually demolished. The first banks were also established on Market Hill, whilst the former Guildhall, and a number of merchant's houses were re-fronted in the classical style.

Farming remained important to the commercial life of the town. As late as 1901 there were still twenty five farms within Framlingham parish. The site of the last farm within the conservation area, Brook Farm, on Brook Lane, was not developed for housing until the last decades of the twentieth century. Milling and tanning businesses, both necessary to the prosperity of the farming community expanded on the banks of the River Ore in the eighteenth and early nineteenth centuries, the tanning industry in particular causing pollution and therefore reducing the social status of properties on the river banks.

Brewers and maltsters were important employers in the town in the late eighteenth and early nineteenth centuries. Haynings' late eighteenth century weather boarded maltings in Castle Street survived until the 1981; other maltings complexes were constructed on the corner of Riverside and Bridge Street, and on Crown and Anchor Lane.

Before his bankruptcy in 1832 the brewing and pub business of George Brook Keer was probably the town's largest employer. Parts of one of Keer's brewing and maltings complexes survive on Crown and Anchor Lane, as do many of the 21 former pubs he owned. Traces of the Keer family's business empire can indeed be found throughout the town.

The Keer family's mansion which stood adjacent to Church Lane was one of the largest in Framlingham. It was demolished and its gardens sold as building plots in the mid 1830s creating the upper part of Bridge Street as it is known today. Other large houses associated with brewers and maltsters still survive, including Haynings on Castle Street, reputedly constructed for the

owners of Haynings maltings, and No. 28 Castle Street which was remodelled and extended for the owner of Castle Brewery. The grandeur of these properties is an important reminder of the former importance of brewing to the town.

The Castle Brewery itself was constructed by a former employer of Keer in the late 1830s and survived until the Edwardian period; it is now the Castle Inn.

The town did not expand significantly during the Georgian period, most of the development being concentrated within the confines of the medieval settlement. It was not until the 1830s when the Fruer family began to develop the area around what is now Well Close Square, that the first significant expansion took place.



*Mid and late Georgian houses on Market Hill*



*Detail of Regency House, Church Street*

Nonconformist congregations grew in number and confidence in the Georgian period. A Presbyterian meeting house was erected c1717 on Bridge Street, which remains a very early surviving example of its kind. In the early nineteenth century a now demolished Wesleyan Chapel was erected on Station Road. The former Congregational Chapel on Fore Street of c1823 has an elegant classical façade. Its interior has however, been converted to other uses.

Only one public building was built in the town in the later eighteenth century, the school on New Road of 1788. The social life of the town was centred on its many inns where business was also conducted. A Corn Exchange was constructed within the Crown Hotel complex c1847. This exchange also acted as the town's court house until 1872.



*The Crown Hotel courtyard.*

### 1860 to the Present Day

A railway station was opened at Framlingham in 1859 and in the following two decades a number of well-built brick villas were constructed between it and the town. The population of Framlingham did not expand however in the second half of the nineteenth century, and if the pupils and staff of the College are discounted it may actually have fallen. A number of proposed housing developments such as that planned on College Hill either failed entirely, or, like that centred on Albert Road, were only partially successful. Those houses that were built are generally of a highly conservative design, but are now much sought after.

Some significant building projects were undertaken within the town in the third quarter of the nineteenth century however, such as the new court house on Bridge Street of c1872 and Barclays Bank, Market Hill, of the same year. The parish church was also restored under the expert guidance of Edward Prior (1857-1932).

Unarguably the most impressive building project of the Victorian period was Framlingham College, which was founded in 1864 as the Albert Memorial College. This distinguished gothic complex expanded almost continuously in the later



*Framlingham College viewed from the Castle.*

nineteenth century, and after the First World War employed the noted architect and author Henry Munro Cautley (1875-1959) to add a large and stylish new building. Athlone Hall built on the edge of the College grounds in the 1960s is arguably one of the best buildings constructed in the town since the Second World War.

In the interwar period a major new employer, Potter's Garage, constructed new business premises on Riverside. A.G Potter had begun his manufacturing career making bicycles before becoming a Ford dealer in 1913. His premises eventually expanded onto New Road and into a range of former shops at the corner of Market Hill and Bridge Street. The demolition of much of Potter's complex in recent years has left a void in the centre of the town which has only been partially filled by the construction of a new supermarket. As with Keer's brewing business more than a hundred years before, it will be many decades before the town reshapes itself to entirely remove traces of a departed major employer.



*Barclays Bank of c1872 on Market Hill.*

Framlingham Railway Station sadly closed for passenger traffic in 1952 and for freight in 1963.

The population of Framlingham expanded rapidly in the decades after World War Two, and in the last quarter of the twentieth century new housing developments sprang up in the New Road area, on Brook Lane, Bridge Street, and more recently at the junction of Castle Street and Saxmundham Road.

Visitors to the town have steadily grown in number from the later nineteenth century; responsibility for the Castle passed to the old Ministry of Works in 1913 and was taken over by English Heritage in 1984. 'The Mere' has been dredged and is now managed by Suffolk Wildlife Trust. Most of the historic core of Framlingham is now a conservation area.

Framlingham has lost far fewer buildings of note to unsympathetic redevelopment than most towns. Of the noteworthy buildings which have gone, such as a handsome seventeenth century house on Riverside most went before the Second World War. The Victorian Hitcham's School on College Road was demolished after being badly damaged by bombing c1940, and in the mid 1950s fire destroyed part of the range of buildings on Market Hill which includes the Guildhall. The most noteworthy losses in the town centre since the Second World War are probably Mills Girl's Grammar School of 1902 on Fairfield Road (demolished c1979) and Haynings Maltings, Castle Street (demolished c1981). Whilst demolitions have been few, the character of a number of the smaller historic dwellings on the town's edge has been seriously damaged by unsympathetic alteration.

A number of the town's smaller shops have returned to domestic use although their historic shop fronts have in general been successfully retained and adapted. A significant number of the town's pubs have also been converted to private dwellings. The town centre however, remains a pleasant and vibrant one, and its market brings considerable colour and character.



*Garrard's Court, a maltings conversion on Fore Street.*



*New housing on the Maulden's Mill site, Bridge Street.*



*Memorial shelter and recent housing Saxmundham Rd.*

Traditional Building Materials and Colours



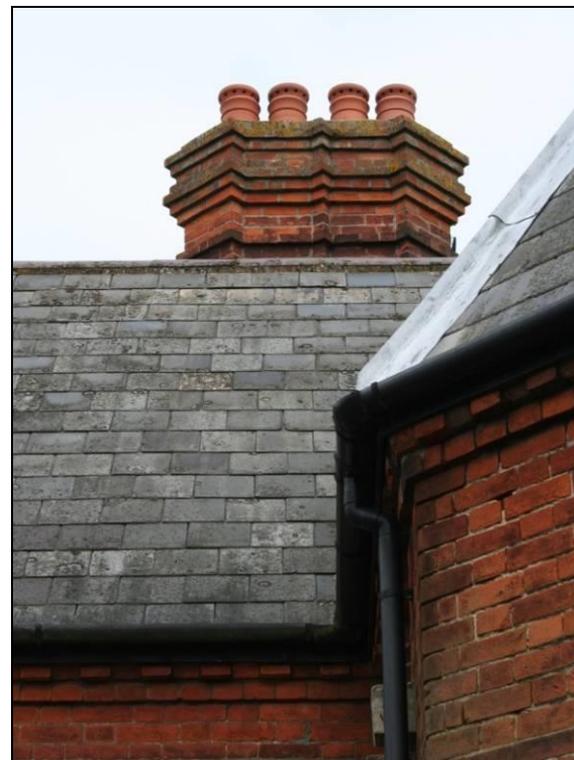
1) Red clay plain tiles



2) Red clay pan tiles



3) Black glazed pan tiles



4) Slate roof covering



5)



6)



7)



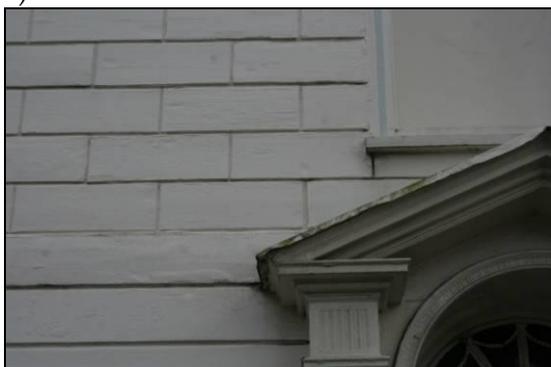
8)



9)



10)

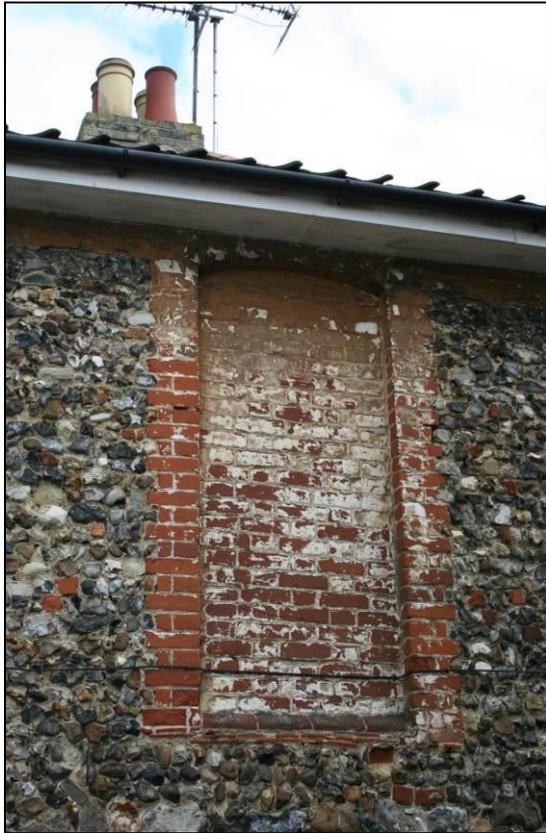


11)



12)

5) Gault brick and red brick elevations. 6) Gault or 'Suffolk white' brick dressings to red brick elevations. 7) Sixteenth century bricks reclaimed and re-used during the mid seventeenth century. 8) Early eighteenth century Flemish bond brickwork with burnt headers. 9) Painted brick and render elevations, often brightly coloured. 10) Mathematical tiles hung on a timber framed and rendered building. 11) Painted timber elevations to represent coursed stonework. 12) Exposed timber framing.



13)



14)



15)



16)

13) *Random knapped flint, brick, cobble and clinker.* 14) *Stone dressings.* 15) *Painted weather boarding.*  
 16) *Flint, freestone quoins and flush work.*

In understanding the character of an area (see later section, '*Character Areas*') it is necessary to first look at the key constructional and visual elements that comprise a building, streetscape or area.

Framlingham is a town that has developed and grown over a considerable period of time, and consequently the material and colour palette evident is diverse. It is this variety, combined with good detailing and levels of preservation,

that contribute very significantly to the conservation area and town as a whole.

The soil type of Framlingham is predominantly clay, and consequently it is unsurprising that a number of brickworks have existed in both the town and the surrounding area. Although there is no definitive record charting the development of brick production in Framlingham, the existence of very fine decorated red brick Tudor chimney stacks

at the castle possibly indicates that bricks were being produced locally by this time.

The Sir Robert Hitcham almshouses on New Road are believed to have been constructed during the late seventeenth century using sixteenth century red bricks salvaged from demolished structures within the castle complex, indicating local brick production, of some scale, operating during the sixteenth century.

During the nineteenth and twentieth century brick and tile works existed in Station Road, Kettleburgh Road and Brick Lane exists off Fairfield Road, all to the south of the town. To the north, the neighbouring village of Badingham also had a brickworks and this likely provided bricks for use in the town. Furthermore, it is believed that the red bricks used for the construction of Framlingham College were dug and fired near to the construction site.

Given the brick and associated tile production occurring locally it is unsurprising that a number of very fine brick structures exists within the conservation area, including some nineteenth century buildings constructed of gault or Suffolk white bricks - imported to the area no doubt as a result of fashion and improved transportation links.

The existence of kilns in and around the town would suggest the common use of clinker in construction (the incombustible waste product of burning coal) would be prevalent, yet examples within the town are surprisingly rare (c.f. side gables at No's. 8 and 10 Bridge Street).

The use of flint and cobble is however more commonly seen, and these would have been dug locally and transported to wherever they were required. The church is a noteworthy example of flint construction with fine knapped flint 'flushwork' decoration.

Timber, grown, felled and seasoned locally would have been used extensively for construction of timber frames, roofs structures, floorboards, plaster laths and so on. Normally English oak, chestnut or beech would have been used (oak being particularly suited to clay soil conditions found locally).

Chalk and lime (the former converted into lime) was used extensively in building works until approximately the early twentieth century, including in mortar, external render and internal plaster, would have been dug locally and burnt in coal fired kilns.

Residential properties would traditionally have been decorated with lead paint and there now exists a wide variety of colours used throughout the town - this is best seen on Castle Street and Double Street. Non-domestic buildings with weather boarded elevations would have been decorated, more for preservation than aesthetics. Commonly such structures had coal tar applied as this material was not only an excellent preservative but also readily available due to it being a by-product of coal gas production (there existed a gas works on College Road from 1850). As well as the application to timber boarding, this was also applied to the base of properties to act as damp proofing, a feature that can be seen extensively throughout the town today.

Stone, either for freestone quoins (c.f. the church) or dressed (c.f. Framlingham College, Chapel and Gate lodge) was not locally found, and this would have been imported to the area, likely via train or the quay at Woodbridge or Ipswich.

*Traditional Details*



1)



2)



3)



4)

1) No. 36 Castle Street. High quality late eighteenth century timber doorcase with paired columns and swept pediment. Attached to the front of earlier dwelling. 2) Early nineteenth century doorcase with fluted columns and open pediment. 3) Early eighteenth century doorcase to earlier property 4) Timber pentice board.



5)



6)



7)



8)



9)



10)

5) Timber window with metal casement and leaded glass. 6) Casement window with timber glazing bars, linked to the door by drip course or pentice board. 7) Dormer or gablet windows to the first floor. 8) Tripartite sash windows and radiused central bay. 9) 6 over 6 pane sashes set within earlier frame and brick opening. 10) Mid to late nineteenth century sash window and corbelled surround.



11)



12)



13)



14)



15)



16)

*11) and 12) Examples of decorative pargetting. 13) Brick tumble detail to gable end. 14) Corbelled brickwork detail to the corner of buildings / wall. 15) Decorative gault brick detailing. 16 Deep overhanging eaves and shallow pitches to roofs.*

The wealth of building types found in Framlingham has resulted in a wide variety of styles and architectural details having been employed around the town.

Timber doorcases, of varying dates, most with classical detailing, are a welcome and recurring feature of the town and are to be found on the larger buildings situated around Market Hill, Church Street and Castle Street. The example at No. 36 Castle Street is of exceptional quality. More

humble timber door surrounds and pentice boards can be found on cottages, and while in comparison they are restrained, they are important survivors and contribute significantly to the character of the town.

The high numbers of retained windows of historical value are details that contribute positively to individual buildings and the conservation area as a whole. Examples include simple timber casement

surrounds from the eighteenth century, small dormer windows and fine sash windows of varying date and configuration. Areas such as Market Hill and Castle Street retain an unusual wealth of window joinery, and their on-going retention and conservation must be considered to be of high priority.

The treatment of window surrounds is equally diverse. There exist some fine gauged brick lintels from the eighteenth century, although these appear infrequently and only on high status buildings. More common are the iron console brackets found on numerous nineteenth century dwellings. So frequently is this detail seen to window heads that a sense of design unity is created, particularly to buildings on Station Road, Fore Street and Albert Place. Less often found is the use of hood mould decoration to the heads of windows. This can be seen most prominently to the Crown Inn, Market Hill.

Pargetting (plaster decoration, often in relief) is a surprisingly infrequent feature of the town and only two examples have been noted. The pargetting to the Ancient House, Albert Place, dates to the late seventeenth/early eighteenth century and is of fine quality (albeit much masked by a later application of cement render).

The quality of brickwork within the town is generally commensurate with the status of the building on which it was used. Vernacular features include 'brick tumble' details to gable ends and radiused corners to walls corbelled out to a right-angle (there exists a cluster of four such corbelled details on or around Well Close square). Some evidence of standardised decorative 'special' bricks is evident, particularly to the tops of pilasters. Deep overhanging eaves are a fairly common feature, existing to a number of early to mid nineteenth century properties situated around Albert Place and Well Close Square.

### Street Furniture

Framlingham, in common with most towns and villages, possesses a high quantity of modern street furniture, ranging from lamp posts, to signage and rubbish bins, and although these features do little to enhance the quality of the conservation area they are largely necessary for reasons relating to safety.

However, unlike many other towns, Framlingham retains a number of historic items of street furniture, which are summarised below:

- Numerous mid nineteenth century cast iron street name signs.
- Four mid nineteenth century cast iron bollards to the south west corner of the churchyard (*Grade II listed*).
- Cast iron railings, piers and gates, of various dates, see St. Michael's Church piers and railings (*Grade II listed*), railings outside Tomb House, Station Road (*curtilage listed*), No. 1 Castle Street, No. 14 Fairfield Road, No. 3 Fore Street, No. 26 Well Close Square.
- Two octagonal mid nineteenth century pillar boxes, one on the corner of Castle Street and Double Street, the other to Mount Pleasant (outside the conservation area). Manufactured by Andrew Handyside & Co, Derby and reputedly the two oldest pillar boxes in use in the country (both *Grade II listed*).
- K6 telephone box, to the corner of Market Hill and Church Lane (*Grade II listed*) and adjacent "E II R" pillar box.
- Cast iron hand pump, with two spouts, by the junction of Riverside and Fore Street (*Grade II listed*). Jeaffreson's Well, Saxmundham Road, of 1896, with tiled roof supported on oak posts. Other pumps exist in the town but are located on private property.
- Cast iron base to a gas lamp, located on Church Street, adjacent to the footpath to the south of the Castle Inn.
- Old pump on Crown and Anchor Lane.

- Framlingham Town sign, late twentieth century. Located within the market place. It is interesting to note that both the village hand pump and one of the

octagonal pillar boxes are depicted on the sign, acknowledging the contribution such features make to the character of the town.



17)



18)



19)



20)



21)



22)

*17) Cast iron street name signs. 18) Mid nineteenth century cast iron bollards. 19) Mid nineteenth century railings and piers. 20) Mid to late nineteenth century railings and gate. 21) Mid nineteenth century octagonal pillar box. 22) K6 telephone kiosk and mid twentieth century pillar box.*



23)



24)



25)



26)

23) Cast iron hand pump with two outlet spouts. 24) Jeaffreson's Well and associated tiled structure, situated on the Saxmundham Road. 25) Cast iron base to gas lamp. 26) Framlingham Town sign, note the depiction of street furniture on the sign.

### Traditional Shop Fronts

The commercial nature of Framlingham, and its rapid development during the eighteenth and nineteenth centuries, resulted in the ground floor accommodation of a number of formerly residential properties being altered to include a shop window.

The majority of shop fronts surviving in Framlingham date from the early to mid nineteenth century, and most conform to a type - primarily timber surrounds with either slender pilasters or console brackets. Note the stylistic similarities between the fronts at No. 7 Market Hill and No. 9 Double Street, where the detailing of the joinery and even the glazing proportions are closely related. There are however a few more architecturally ambitious surrounds, and the two most remarkable are to be found at No. 32 Market Hill and No. 29 Double Street. The former has four Greek columns to its façade, whereas the latter (which also incorporates four columns, although of less scholarly appearance) is vaguely gothic in detail. Both fronts represent some of the finest joinery to be found in the town and are indicative of the commercial wealth and, on Double Street, serve as a reminder to the former commercial character of the street.

A fine mid nineteenth century shop is to be found on Well Close Square, and is unusual for both its detailing and for being a purpose built commercial space. The former drapers shop (at the time of writing Clarke & Simpson Estate Agents) has three large arched openings to its principal elevation and is built of gault brick with contrasting red brick dressings. It is an extremely commanding structure in a prominent location.

More humble shop windows, dating from the late eighteenth and early nineteenth century can be found on Castle Street and

Fore Street, and in being located away from the commercial heart of the town are scaled and detailed accordingly.

Economic prosperity can be seen to have continued into the twentieth century, for the town retains some good quality fronts from this date. Most attractive is the elegant early twentieth century surround with original leaded lights found at No. 8 Bridge Street. Of lesser quality but equally of its time is the loosely art deco style front at No. 5a Albert Place. Both are rare and interesting survivors, the latter being a purpose built commercial space, rather than a residential conversion.

Of different character but similar early twentieth century date is the prominently located shop front at No. 27 Bridge Street. The green glazed tiles and stone corbels are unusual details within the town.

Shop fronts after this date, of which two examples are to be found at the junction of Fore Street and Albert Place, tend to be items of function which lack detail and distinction.

Where commercial use has ceased, and properties have been converted back to wholly residential, shop fronts have been retained, an example of this is at No. 9 Double Street. Alterations to existing surrounds are not uncommon, particularly to the glazing arrangement.

Framlingham has largely escaped the influx of large chain stores, and consequently shop fronts lack corporate branding and illuminated signage. This has resulted in a wide variety of sign writing and individual expression being evident, which in turn brings character and interest to the streetscape.



1)



2)



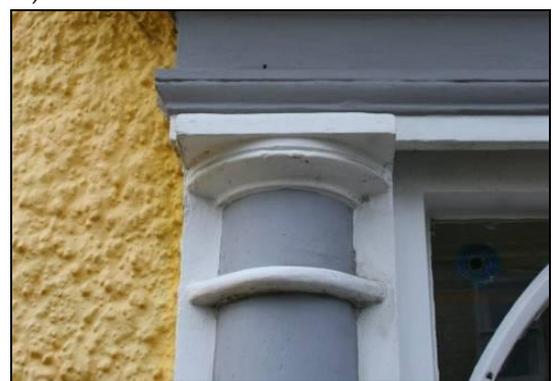
3)



4)



5)



6)



7)



8)

1) No. 7 Market Hill, early nineteenth century pilastered timber shop front. Compare stylistically to 2) No. 9 Double Street. 3) and 4) No. 32 Market Hill, very high quality architectural joinery. 5) and 6) No. 29 Double Street, unusual gothic detailing to shop front. 7) and 8) Simple detailing to former commercial premises at No. 22 Castle Street and No. 14 Fore Street.



9)



10)



11)



12)



13)



14)

*9) and 10) Mid nineteenth century commercial premises at Well Close Square. 11) and 12) Good quality early c20th timber shop front and retained glazing at No. 8 Bridge Street. 13) Unusual early twentieth century front at No. 5a Albert Place. 14) No. 27 Bridge Street, an early twentieth century frontage.*

### Contribution by Green Spaces and Key Views

Green spaces within the Framlingham conservation area range in scale and importance, from private gardens, to playing fields, earthworks and churchyards.

The majority of identified spaces play a part in providing a setting for listed buildings. As the building density of an area increases the size of the green space tends to reduce.

All, however, are important for providing an environment that is, by its very definition, far removed from the densely built up character of the town. Commonly these green areas provide amenity and recreation land, and habitat for plant and wild life. Often, where an area of green space is long established clusters of mature trees are found and these are important for the change of scale and variety they bring to an area.

The following green spaces have been identified as contributing positively to the historical and visual significance of the conservation area, and are highlighted on the Summary of Character Features Map (p.140).

- The Castle earthworks, meadow, bowling green, and 'The Mere'. This area, the largest green space within the conservation area, has significant historical value. Its potential to contain archaeological remains is also extremely high. It provides an important setting for the Grade I listed castle, as well as being amenity space for residents of, and visitors to, the town. It is from this area that key views of the castle, church and Framlingham College are to be had, as well as shorter more intimate views across the immediate landscape.



*The Winston Churchill Memorial Garden, formerly the castle pond.*

- The Winston Churchill Memorial Garden and pond, Castle Street. A public open space with pond. The area is set behind a retaining wall and not immediately visible from either Castle Street or Church Street, however glimpses can be had of the space from the bend between the two roads. The site formed part of the castle complex and is important historically and for the potential for containing archaeological artefacts.
- Framlingham College. This land is used and owned by the college, although a public footpath to the south of the site means that the area can be enjoyed by walkers. From this path views of the college can be had, as well as wider views towards the castle, church and town. The green space is also visible to those travelling north up College Road, and consequently contributes significantly to the area. The site contains a number of mature specimen trees.
- Garden surrounding No. 115 College Road. This parcel of land, bordered on all sides by an established mixed variety hedge, is opposite Framlingham College, and sits at the junction of College Road and Pembroke Road. It contains a number of fine trees, and is important for the contribution it makes on the corner of two roads. Immediately adjacent are school playing fields (outside the conservation area).

- Shared private front gardens outside the Sir Robert Hitcham Almshouses, New Road. These are important areas for the variety they provide to an otherwise unprepossessing immediate area, as well as protecting the setting of a Grade II\* listed building. There are short views to be had of the gardens from Well Close Square and New Road.



*Garden to the Thomas Mills Almshouses.*

- Shared private front garden outside the Thomas Mills Almshouses, Station Road. An important green space in an otherwise densely built up area. The green space can be seen, set back from the road, from Station Road (heading north). The area is important for protecting the setting of a Grade II\* listed almshouses.



*Garden House and Tomb House as seen from Station Road.*

- Private garden area surrounding Garden House and Tomb House, Station Road. This private garden is prominently positioned, and views of

the space can be had from the north and south of Station Road. It is important to the setting of the Grade II\* Garden House and the Grade II Tomb House.

- Private garden area surrounding Fairfield House and Fairfield Hall, Fairfield Road. The area is largely hidden from public view behind a boundary wall, but glimpses of the landscape can be had from the elevated pavement. The site contains a number of mature trees, and the site contributes positively to the setting of the Grade II\* Fairfield House and the Grade II Fairfield Hall.



*Green space to the front of the Unitarian Chapel, Bridge Street.*

- Grassed area to the south west of the Unitarian Chapel, Bridge Street. This small parcel of largely grassed land is an uncommon feature on the otherwise built up Bridge Street. Short views of the area can be had from Bridge Street. The land is important to the setting of a Grade II\* building.



*Churchyard surrounding St. Michael's Church.*

- Churchyard surrounding St. Michael's Church, Church Street. Of significant historical interest for the monuments and grave stones contained, as well as possessing several mature specimen trees. This publically accessible space is highly visible from Church Street and also from Church Lane. The area is important to the setting of the Grade I listed church.
- Private garden surrounding the present and former Rectory. This green space is visible from the public footpath that borders it to the north and from 'The Mere'. The boundary is densely planted with trees. The landscape, in close proximity to the castle, 'The Mere' and the church likely has considerable archaeological potential, and would be worthy of further study.

## 4 Character Areas

### *Definition of Character Areas*

1. *upper Bridge Street, Market Hill and lower Fore Street (north side).* The town's commercial heart, including the inn yards and alleys which lead from Market Hill. Queen's Head Alley is part of this character area.

2. *Church Street, The Church of St. Michael and environs, and Church Lane.* The medieval parish church and its associated former rectory and tithe barn. Including most of Church Street. Around the churchyard are substantial sixteenth, seventeenth, and eighteenth century houses which form an informal urban square.

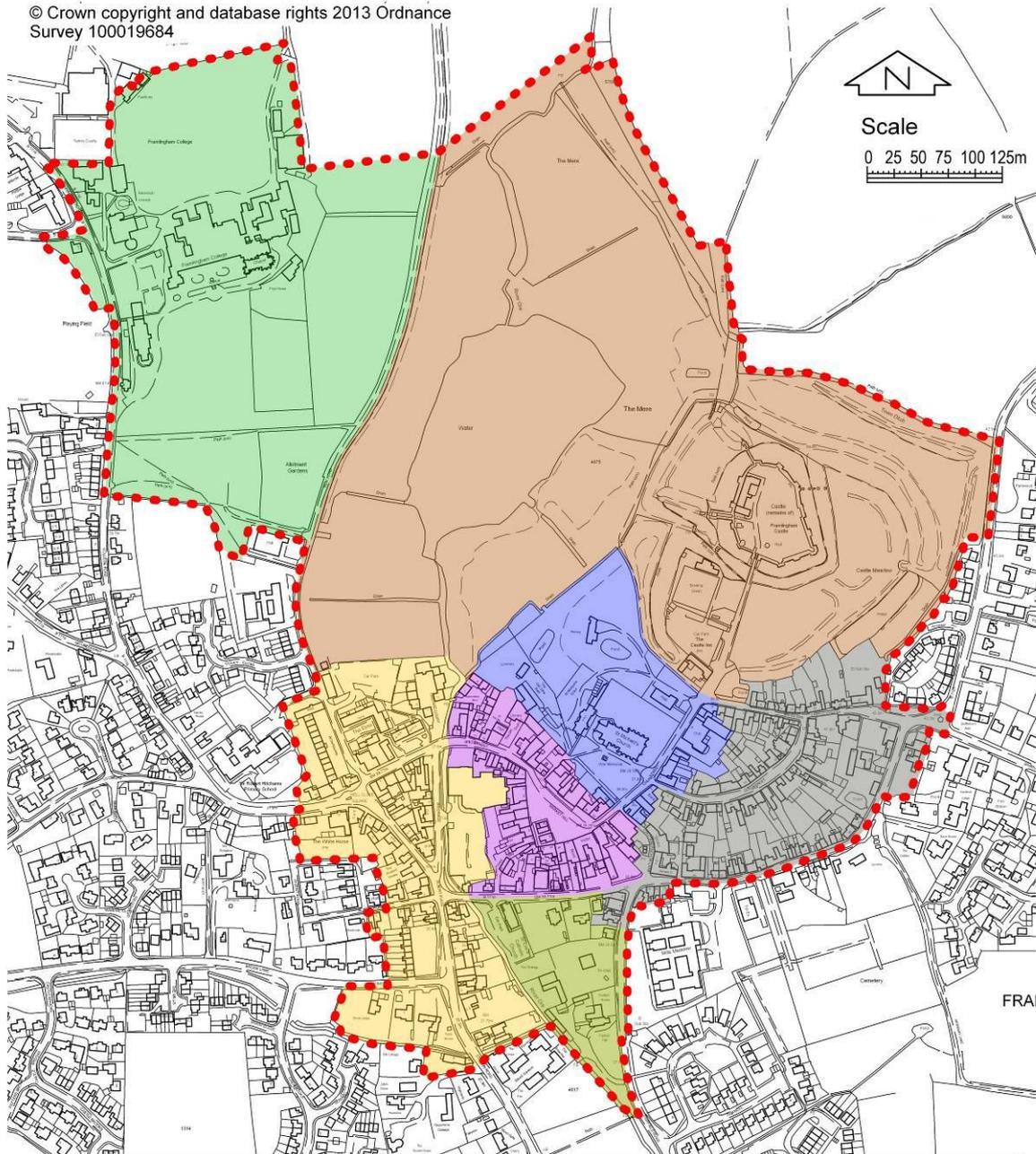
3. *The Castle and Mere.* The twelfth century castle, its earthworks, former gardens, and 'The Mere': a largely manmade lake probably dating from the early fourteenth century. Including buildings constructed within the complex after the castle's partial demolition, such as the GII\* Poor House, and Castle Inn.

4. *Framlingham College and its environs.* The gothic public school buildings of c1864 by Peck, its later associated structures and the designed landscape which surrounds them.

5. *Castle Street, Crown and Anchor Lane, Double Street, 1-6 Fairfield Road, upper Fore Street and Saxmundham Road.* The narrow, now largely residential streets bounded by Castle Street, Fore Street, and Crown and Anchor Lane to the south and south west of Market Hill. These streets were laid out in the early medieval period, but are now chiefly notable for their domestic buildings of sixteenth to early nineteenth century date.

6. *Fairfield Road (excluding no.s 1-6) and lower Fore Street (south side).* The substantial GII\* listed c1600 house, its associated structures and its designed landscape. Also those buildings which are located to the west of Fairfield House along Fore Street between Fairfield Road and the River Ore. Apart from the former Rectory, Fairfield House is the largest private dwelling to survive in the conservation area.

7. *New Road to Station Road.* Nineteenth century suburban Framlingham to the west of the river Ore, including the GII\* almshouses, and timber framed former farmhouses which survive amongst the later villas. Including Well Close Square, Albert Place, Riverside, parts of Albert Road, Bridge Street, Brook Lane & Fore Street.



Key	
	<b>Character Area 1:</b> upper Bridge Street, Market Hill and lower Fore Street (north side)
	<b>Character Area 2:</b> Church Street, The Church of St. Michael and environs, and Church Lane
	<b>Character Area 3:</b> The Castle and Mere
	<b>Character Area 4:</b> Framlingham College and its environs
	<b>Character Area 5:</b> Castle Street, Crown and Anchor Lane, Double Street, 1-6 Fairfield Road, upper Fore Street, Saxmundham Road
	<b>Character Area 6:</b> Fairfield Road (excluding no.s 1-6) and lower Fore Street (south side)
	<b>Character Area 7:</b> New Road to Station Road

Map of Character Areas



*Market Hill, looking north.*

## **5 Character Area 1: upper Bridge Street, Market Hill and lower Fore Street (north side)**

### *Character Summary*

There are three distinct parts to this character area; Bridge Street, which is a tributary road to the west of the town, Market Hill, which can be considered to be the physical centre of Framlingham and properties built on land to the south of Market Hill and facing onto lower Fore Street.

These adjacent areas are linked by virtue that Bridge Street runs into and becomes Market Hill, and the predominantly commercial nature of Bridge Street ensures that, in terms of character and geography, the areas are closely linked. The properties on Fore Street all share a geographic and historical link with Market Hill, and buildings all have a strong visual relationship either with structures at the western end of Bridge

Street, or with the type of properties found on Market Hill.

However, spatially the density of properties on Bridge Street and Fore Street is less than exists to Market Hill, and although the majority of properties on Bridge Street and Fore Street are located fronting the carriageway, on Bridge Street buildings such as Framlingham Library (formerly The Court House) and the adjacent Unitarian Meeting House are set well back from streetscape, something that does not occur around the market place, giving Bridge Street a more open character than Market Hill.

Market Hill, which comprises the three sides that enclose the central market place, can be described as a large open space at the commercial, if not geographical, centre of the town - something that is acknowledged and reinforced by the Framlingham town sign being positioned to the north west side of the market place.



*Framlingham Town sign, to the north west side of the market place.*

The central market place is triangular in shape and enclosed by properties. Market Hill cuts across the north east side, entering to the north west as Bridge Street and exiting to the south east as Church Street. The topography of the market place is sloping, with Church Street being the highest point as the land falls away towards Queen's Head Alley and Bridge Street.

The properties around the three sides of Market Hill represent a high quality, eclectic and visually pleasing mix, where diversity successfully exists side-by-side. An example of this is the self-assured and dominant bulk of the red brick Italianate Barclays Bank which interrupts and draws focus towards the low linear form and rendered elevations of the Crown Hotel and No's 25-26 to the other side.

Where uniformity in the streetscape appears to exist, the reality is actually rather different, as many frontages conceal older structures to the rear. This is

particularly the case with a number of nineteenth century facades which were added to older cores.

In terms of material use, Market Hill offers a diverse array. Roofs are predominantly red clay plains, but this is interspersed with plain tiles and occasionally Welsh slate – the latter is unusual and little found in the rest of the town. Elevations are a mix of red brick, exposed timber framing, painted render and even includes the use of 'mathematical tiles' (see below).

Detailing ranges from vernacular, to classical, to baroque and Italianate. What unites this variety is that scale and mass generally pays homage to what exists in close proximity, and that all properties share an aligned streetscape which brings order and balance to the area.

What is perhaps unusual about Market Hill is the transient character of the central market place. Depending on whether a market is in operation or not, the feel of the centre can vary considerably. A market means that stalls replace parked cars and there is generally visual variety and a bustle about the centre. On non-market days the central area becomes a less vibrant and visually unappealing car park.

An unusual but very welcome feature of Market Hill is the high quantity of retained historic joinery. This is possibly a consequence of the majority of the buildings being listed, but whatever the reason, the lack of uPVC doors and windows (apart from one minor intrusion) is a positive and extremely valuable feature of this part of the character area.

Trees, green spaces and vegetation play little part in the character of Bridge Street and Market Hill, with the only exception being the visually important line of pollarded lime trees to the raised terrace in front of No. 34, the former Guildhall, Market Hill.



*View from Market Hill looking towards Bridge Street, with Framlingham College in the far distance.*

### **Key Views**

From outside the conservation area, views of Market Hill, Bridge Street and lower Fore Street are limited, and the naturally sloping site means only distant views of the higher roof lines and rear elevations of those properties to the south and west of the market place are visible.

While Market Hill and the market place represents one of the largest open expanses within a reasonably elevated part of Framlingham, the feeling is actually one of visual containment and restricted vistas, due to the area being enclosed on all sides by predominantly two and some three storey properties. The density of abutting properties means that there are no glimpsed views to be had between properties.

As a result far reaching views are largely confined to openings created by gaps in the streetscape owing to the position of roads. The view down Bridge Street towards Framlingham College is one notable exception of a long vista, and a view from the market place looking north towards Church Lane is shorter but noteworthy for the view it affords of the church tower.



*View from the west side of Market Hill looking north towards Church Lane and the church tower.*

Views from Church St towards Market Hill are similarly short, due principally to the curvature of the south side of Market Hill. Yet the view from the junction of Crown and Anchor Lane and Church Street is a pleasing one owing to the great variety of buildings and gradually opening expanse of the streetscape.

A lost vista is the one that existed through the centre of the Crown Inn, which originally had a right of way linking Market Hill with Fore Street to the south. However, this arched carriage opening was closed off when the Inn was refurbished during 1952 and a rare view to the south was lost.

### *Street-by-street appraisal*

The market in Framlingham was reputedly established by Royal Charter in 1286 and there has been a market held, on varying days of the week, continuously since this date - with the exception being during the Plague (1666 to 1667) when the market area is said to have been entirely covered over with grass.

The provenance of the unusual triangular form of the market place is difficult to accurately ascertain, although it is likely a consequence of a pre-existing structure or landmass - the outer line of the castle boundary, or possibly due to land relating to St. Michael's church are both reasonable suppositions. The '*Framlingham Castle, Suffolk; The Landscape Context*' appraisal, prepared by English Heritage, offers the view that the shape of the market place was possibly more square than now exists, owing to the shortened land plots to the north east side of Market Hill, suggesting that the northern boundary of the market place abutted the churchyard.

With the exceptions of No 18 and No's 20-23 Market Hill there has been no significant encroachment or eroding of the original triangular form of the centre.

However, replacement, re-fronting and some demolition has been a feature of the properties surround the market place, and to a lesser extent Bridge Street, resulting in a character area of great architectural variety and historical interest.

Of the buildings in Bridge Street, and those surrounding the market place, the majority are listed; this is particularly the case with the north and west sides of Market Hill where, with the exception of the modern shop premises on the corner of Church Lane, every building is listed. To the south of Market Hill the unlisted structures are in a minority, and on Bridge Street and lower Fore Street two listed church buildings make valued contributions to their areas.

### upper Bridge Street

The character of the west end of Bridge Street is a mix of predominantly commercial with some domestic, and buildings are generally one-and-a-half storey and two storey in height, of seventeenth century date with many having early nineteenth century shop fronts. The number and quality of remaining shop fronts is a particularly strong feature of Bridge Street, whereas the storey-and-a-half property with gabled dormers found at the west end of Bridge Street and also lower Fore Street are a type more commonly found on Castle Street (see Character Area: Castle Street, Double Street and Fore Street).



*Bridge Street, looking east towards Market Hill, with No's 7-9 Bridge Street to the foreground and the church tower in the distance.*

From the point at which Bridge Street crosses the River Ore, the street climbs steadily to the east, where the church tower can be seen rising above the town. The majority of buildings along Bridge Street conform to a limited material palette, that being painted render elevations, plain tile roof coverings and prominent red brick chimney stacks. Notable examples are No's 7-9 and the early nineteenth century double fronted shop window at No. 24 – note the rare example in the town of pargetting, of uncertain date, to the front elevation.



*No. 24 Bridge Street.*

Examples of wholly residential properties are few, although particularly noteworthy is No. 17-19; a pair of Grade II listed seventeenth century timber framed houses with, at number 19, a fine contemporary hardwood doorcase dated 1681.



*Nos 17-19 Bridge Street.*



*Seventeenth century door case to No. 19 Bridge Street.*

However, the apparent visual coherency of Bridge Street does not imply that the area is without surprises, and these take the form of red brick structures set back from the carriageway. The first such building is the former Check House, a surviving remnant of the Maulden's Mill complex, an unusually slender structure (approximately 7ft wide) and a welcome reminder of the site's former industrial past. The mill structures have been demolished and the redeveloped with a number of sensitively designed residential units. This development which includes Tanyard Court is the only large scale redevelopment to have taken place in this character area.

Further east, and again set back from the road, is the early eighteenth century Grade II\* Unitarian Meeting House (No. 19 Bridge Street formerly being the manse to this property), and immediately east of this is the former Court House (now Framlingham Library).



*The Unitarian Meeting House.*

As the road progresses east it gently turns to the south while simultaneously climbing, and the established uniformity of painted elevations fronting the street and commercial accommodation to the ground floor returns.

Immediately prior to the point where Bridge Street opens out into Market Hill, the buildings are generally mid nineteenth century in date and of greater stature, likely in answer to the increased height of the properties around the market place. It is also at this point that painted render is replaced by the gradual introduction of both red and gault brick to frontages and gable ends (see No's 26-30 on the south side of Bridge Street).

To the north side of Bridge Street the date and scale of the buildings largely matches those described above. The area from Church Lane to the Unitarian Meeting house having been developed post 1832 when land became available following the collapse of G. B. Keer's brewing business. After Keer's bankruptcy his mansion Stair House and its extensive gardens and glasshouses which stood in this spot were cleared, and the site developed with the buildings that exist today.



Nos. 26-30 Bridge Street.

### Market Hill

At the point at which Bridge Street runs into Market Hill the views open out and a wealth of architectural diversity, spanning a period of over 300 years, is seen. The

quality of the buildings, of varying age, suggests prosperity over a considerable period of time, and it is in this area that the largest collection of well-detailed and distinguished properties in Framlingham is to be found.



No. 34 the former Guildhall (left) and No's 33 / 33a Market Hill (right).

When looking at the shape of the plots of land on which the properties to the south and west sides of Market Hill are built it is highly possible that these parcels of land, with boundaries running down to Fore Street, were originally burgage plots (a medieval term for a long plot of land and property on which rental income was due to the Crown or local Lord).

On entering Market Hill three red brick buildings are immediately apparent, each on one of the three sides that make up the triangular market place. The respective histories of the three prominent structures are worth noting for they broadly chart the development of Market Hill. The three buildings are - No. 34 (the former Guildhall) to the north; No. 12 (formerly Lloyds Bank) to the west and No. 27 Barclays Bank to the south.

No. 34 The Guildhall, situated on an elevated terraced plot backing onto the churchyard, represents one of the earliest surviving structures on Market Hill. Constructed during the mid to late sixteenth century, it replaced an earlier Guildhall that had existed on the same site since at least 1363.

Yet despite its sixteenth century core, the outward appearance of this building is much later as the property was re-fronted with a suave principal elevation during the eighteenth century (presumably at the same time the adjacent property at No. 33 -33a was constructed or re-fronted). Both buildings are clad with 'mathematical tiles' a vertical tile arranged and mortared to give the appearance of brickwork.



*Mathematical tiles at No.33 / 33a Market Hill.*

To the west side of Market Hill is No. 12 (formerly Lloyds bank). It has an eighteenth century facade, with c1919 embellishments which are probably the work of Henry Munro Cautley (1876-1959) architect and author, who acted as the bank's retained architect in the region. Behind the façade are possibly remains of an earlier timber framed building which had once been an inn.



*No. 12, the former Lloyds Bank, Market Hill.*

No. 27, Barclays Bank, an imposing and finely detailed building, represents the final significant development stage of Market Hill. The property, purpose built as a bank during the mid-nineteenth

century was later remodelled during the late nineteenth / early twentieth century.



*Barclays Bank, No.27 Market Hill.*

Although the above mentioned three properties chart the main periods of construction found around the market place, stylistically they represent only a small part of what exists.

Apart from No. 27 Barclays Bank, the majority of properties retain timber framed interiors irrespective of what their frontages may suggest, including The Crown Hotel. This former coaching inn, situated on the south side of Market Hill, has a timber framed core hidden behind neo Tudor nineteenth century street elevation. The core is thought to date from the mid sixteenth century, making it approximately contemporary with the Guildhall.

While the external appearance of The Crown Hotel and the former Guildhall could not be more contrasting, their comparable build date implies that some prosperity existed in the town which

resulted in a degree of planned formal development.



*Postcard view, c.1900, showing The Crown Inn with central carriage opening.*

The existence of a (now blocked) arched carriage opening through the centre of The Crown Hotel indicates that there previously existed a route from Fore Street to Market Hill and that this route, the existence of an inn and stabling for horses all arose due to the existence of a prosperous market.

To the west side of Market Hill other noteworthy sixteenth century buildings include No's 8-10, No.11, No.14 and No. 16 (the latter being the former Queen's Head public house). While the underlying core of Market Hill is sixteenth century only No. 11 and No. 16 display evidence of their timber framed structure on their principal facades (the timbering evident in early photographs to No's 8-10 has, at some stage, been removed).



*No's 8-10 and No. 11 Market Hill.*

Subdivision and the insertion of shop frontages makes the exact development of

No's 8-10 and No. 11 difficult to accurately chart, but it seems that No's 8 and 9 were originally built as a single residential house, whereas No. 10 and 11 which internally are or were linked, seems to have had a mixed residential and commercial use.



*View looking north, showing the exposed timber framing to the former Queen's Head Inn at No. 16 Market Hill.*

Both No's 8-10 and No.16 have access routes linking Market Hill with Fore Street and Riverside (the alleyway at No. 16 is called Queen's Head Alley after the former Queen's Head Inn which the access route cuts through). These routes were conceivably developed for the benefit of traders to and from the market square. However, now they represent a convenient short-cut for the pedestrian, as well as a glimpse of side and rear elevations.



*The rear of properties to the west side of Market Place – note the incomplete Dutch gable just visible behind the chimney stack.*



*Two examples of encroachment outside the streetscape of Market Hill; No. 18 and No's 19-21.*

While alteration of the properties around the market place has been commonplace for centuries, encroachment has been minimal, with only No. 18 and No's 19, 20 and 21 being exceptions.

As fashion and prosperity dictated, during the eighteenth and early nineteenth century properties were either re-fronted (as happened at No's 25-26, No 32, No's 33- 33a and No 34 Market Hill) or had ground floor shop fronts introduced. While this updating of principal street façades continued into the nineteenth century, likely as a consequence of increased local commerce brought to the town with the arrival of the railway in 1859, the occasional complete rebuilding took place (see No 2, No 4 and No 27 Barclays Bank, Market Hill).

This continued modernisation, alteration and replacement have resulted in a market place of diverse and considerable character.

The only property on Market Hill built anew during the mid twentieth century is a rare example of a building that fails to conform to the established high aesthetic standards of the market place. No.4 Market Hill, situated on the corner of Church Lane, replaced a building formerly associated with the Guildhall. Its prominent elevated position next to the Guildhall ensures its rather conservative appearance is all too prominent.



*Visual pinch point to the east end of Market Hill, before the road becomes Church Street.*

To the north end of Market Hill, the two properties of No's 29-31 and No.32 represent a pinch point in Market Hill before the road turns slightly to the north east, climbs, and becomes Church Street.

#### lower Fore Street (north side)

The picture behind the public facades is rather different, particularly when looking towards Market Hill from Fore Street and Riverside. The scene is a vernacular one, less coherent, with roofs, walls, openings and projections all appearing to have developed in a piecemeal way. The remains of the Dutch gable, just visible to the rear of No. 16 Market Hill represent the only example of such a feature in the town.

Commonly, the rear elevations tend to display layers of history and evidence of former use rather than unified detailing and elevations – all signs of development having taken place out of need, rather than a conscious regard for status.



*View of the rear of No. 29 / 29a, south side of Market Hill, as seen from Fore Street,*

However, amongst the buildings presenting their rear elevations to Fore Street, there are some notable exceptions within the character area that were developed on the outermost part of the burgage plots, and were specifically designed to front Fore Street.

Here, at the western end, are four properties; No. 3 'Jade House' (unlisted), No. 11 The Maltings (Grade II listed, eighteenth century and formerly three cottages), Fruer House (built in 1823 as the United Reformed Church and Grade II listed) and No's 19-21 Fore Street (built during the mid nineteenth century and unlisted).



*Fruer House (left) and No's 19-21 Fore Street (right).*

While Fruer House and No's 19-21 Fore Street were built for very different purposes, at slightly different periods and using differing materials, visually the properties are united by sharing similar heights, mass, alignment and detailing, and although characteristically they are not compatible with the more vernacular character of Fore Street (see *Character Area 5: Castle Street, Double Street & Fore Street*) the confidence of design and quality of detailing makes them resonate with the properties on Market Hill.

### *Significant Open Spaces*

Two significant spaces exist within this character area, namely the triangular market place, and the area immediately to the south of the Unitarian Chapel on Bridge Street.

Although the space on Bridge Street is important for the setting of the listed Chapel, and a welcome patch of vegetation in an otherwise urban context, the market space is unquestionably the more significant area.

Not only is it vital to the setting of several listed structures, it forms the centre of the town. In being an open expanse, some short views of great interest are to be found. Unfortunately, the use of the area as car parking rather diminishes its visual appeal, although this is addressed on market day, when the area becomes vibrant and stalls and pedestrians replace the vehicles.

### *Significant Structures*

#### **upper Bridge Street.**

*Nos. 7-9, 'Callendar's Florists' (unlisted)*  
Early to mid 19C commercial premises, possibly fronting onto an older 17C? property. Formerly two premises. Storey and a half to the left hand side, and 2 storey to the right. Rendered elevations with evidence of pargetted panels remaining. Good mid 19C shop front joinery. Earlier 8 over 8 pane sash window to the first floor. Roof covering is a mix of plain and pan tile, with a rebuilt chimneystack between the two properties.

*Nos. 17-19 (Odd), Bridge Street (GII) House,* divided into 2. C17; No.19 has a wooden date-panel above the door: 1681, with the initials G over R and B, and a heart between the 2 latter. 2 storeys; 3-cell plan. Timber-framed and plastered with old plaited roofs. An internal chimney-stack with a large plain red brick shaft. 4

small-paned sash windows in flush frames to ground storey; 3 3-light small-paned casement windows to upper storey. One half-glazed door and one C20 plank door. A lean-to against the west gable, and a 13-storey wing at the rear of No.19 with a paired 4-light small-paned casement window and a gabled dormer. No.19 was formerly the Manse to the adjacent Unitarian Chapel, and was bought for that purpose in 1756. Listing NGR: TM2840963513

*Unitarian Chapel, Bridge Street (GII\*)* A Unitarian meeting-house, formerly Presbyterian. Erected 1717. In red brick with dark headers; hipped, slate roof; brick band. 2 storeys. 3 cross windows to upper storey, and one similar window to the ground storey, centrally placed between 2 flush entrance-doors in plain surrounds. The interior has an original west gallery supported on Tuscan columns, with bolection-moulded panels divided by moulded flat pilasters. At the east end is a large pulpit with steps at each side, and a bench with a high boarded back and triangular pediment topped by a dove standing on a globe. The front has raised fielded panels and a row of miniature balusters. Late C19 benches. The windows have their original wrought-iron fittings. Above one window on the north side a painted wooden plaque, in the form of a flaming urn, in memory of Sarah Toms of Hadleigh, d.1809. Money for building the chapel was bequeathed under the will of William Mayhew, the 'faithful servant' of Thomas Mills, in 1713. Listing NGR: TM2842363519

*Framlingham Library, formerly The Old Court House, Bridge Street (unlisted).* Built in 1872 as the Court House. Set back from the streetscape. 2 storey red brick structure, 3 bays wide, with tall sash windows to the ground and first floor. Hipped slate roof covering with prominent glazed timber lantern crowing the roof. The building in many ways reflects the form of the neighbouring

listed Unitarian Chapel. Modern single storey entrance addition to the left hand side.



*Framlingham Library, formerly The Court House.*

*No. 23, 'Wisteria House', Bridge Street (unlisted).* Mid 19C, three bay dwelling. 2 storey and an attic (right hand side of ground floor largely obscured by attached commercial premises, No.25 which are not included). Gault brick elevations now painted. Side elevation rendered. Central break forward containing entrance and good quality pilastered timber door surround. To the ends of the front elevation are brick pilasters. Replacement ground and first floor windows. Gault brick stacks to each gable end. Replacement roof covering. One of a number of properties built within the grounds of Stair House after its 1835 sale and demolition.

*No. 27 Bridge Street, (unlisted).* Early 20C commercial premises with mid nineteenth century two storey former cottage attached to rear. Single storey. Green glazed tiles to frontage, with stone corbels flanking the shop sign. Replacement window joinery below. One of a number of properties built within the grounds of Stair House after its 1835 sale and demolition.

*'Jude's Cottage', Bridge Street (unlisted)* Early 19C. 2 storey, painted brickwork. Red pan tile roof covering.



No. 18/18a Bridge Street.

No. 18/18a (unlisted) 17C in date, with 19C shop front and horned sash window to No. 18. Roughcast 2 storey elevations. Red pan tile roof covering.

No's 20 and 22, Bridge Street (unlisted) A pair of early to mid 19C commercial premises. Gault brickwork to the front elevations, and red brick to the sides. Gauged brick arches over the ground floor doorways and first floor windows. Both properties retain good pilastered shop fronts. Black pan tile roof covering.

No. 24, 'Blacksmith Gallery' (unlisted). 18C in date. Commercial premises possibly incorporating residential accommodation. 2 storeys in height, rendered elevations with undulating red clay pan tile roof covering. The building retains a good 19C shop front and door, as well as 3 over 3 pane casement windows to the first floor. There is evidence of pargetting, of uncertain date, to the rendered elevations.

No's 26 to 30 (unlisted). Mid 19C commercial properties. Two storeys and an attic, with a dormer window to each of the three units. Possibly with cellar accommodation below, given the ventilators to no's 26 and 30. Gault brick elevations (now painted) with projecting diamond set brick eaves decoration. The side elevations are constructed from red brick. Good pilastered timber shop fronts retained to the ground floor, with 2 over 2 pane sash windows above. The roof is covered with slate, with a large red brick

chimney stack located between no's 26 and 28, and a gable end stack to no. 30.

*Bridge (unlisted)* Early to mid 19C brick bridge over the River Ore altered in the mid to late 20C. A prominent structure in views along Riverside.

### Market Hill-Church Street

*Bridges and Garrard (See also No.31 Market Hill) (GII)* Shop and offices. Mid-C19 front; older rear. 3 storeys to front range. Part brick, part timber-framed and rendered; plaintiled roofs. The street frontage has a heavy applied brick facade with flat pilasters and a moulded cornice which rises well above the level of the eaves behind. 2 windows to each storey in deep reveals with cast iron moulded and bracketed heads: on the top storey, 2-light casements, and on the first storey large-paned sashes. Plain double-fronted shop windows and fascia; recessed door. The rear range, set at right-angles to the front, was originally a separate house, but is now part of the shop and office premises. Late C16. 2½ storeys; 3-cell plan. Timber-framed and rendered; plaintiled roof; a gabled stair wing, apparently originally jettied, has a small-paned sash window with Gothick heads to lights and flush frame. 3 gabled dormers, 2 with spike finials. Some plain framing visible on upper floor; clasped purlin roof with windbraces to part. Listing NGR: TM2852563424

*The Lemon Tree (formerly Co-op Premises Church Street (GII))* Shop. C16 core; early C19 and C20 front. 2 storeys: L-shaped plan. The front is in 2 sections, and is jettied on the left side; a long rear range, extending down Crown & Anchor Lane, is also partly jettied. Timber-framed and rendered with plaintiled roofs. Small-paned sash windows in flush frames to the upper storey; C20 fascias and shop windows; the remains of C19 pilasters and ornate console brackets. Inside the building many of the main timbers have

been boxed-in, but a few principal components are visible, and the frame appears to be reasonably complete, although the roof is inaccessible. The corner-post has been removed, but a boxed-in dragon-beam remains. Listing NGR: TM2853263435

### Crown and Anchor Lane

*See The Lemon Tree, Church Street & Character Area 2*

### Market Hill.

No. 2, 'Sue Ryder Care Shop' (unlisted) Mid 19C, two storey commercial premises. Gault brick with mid C20 double fronted shop front. Large garage access introduced to the eastern end of the building. To the first floor is a pair of 8 over 8 pane sash windows set beneath painted stone heads. Also to the first floor is a mid 19 C canted bay window. The roof covering is black glazed pantiles. One of a group of properties built within the grounds of Stair House after its sale and demolition c1835.

No.4. *Market Hill (GII)* Commercial premises: one building in multiple occupation. Early C19. 3 storeys. Painted brick and pantiles. 3 windows to each of the upper storeys: small-paned sashes with diminished side-lights in deep reveals. Late C19 double shop front to ground storey with a central 5-panelled door, the top 3 glazed. A rectangular fanlight with diamond tracery. C20 projecting fascia supported on ornate late C19 console brackets; similar brackets above a 2nd entrance door inserted across the south corner. Listing NGR: TM2846363483

No.3 (Listed as *Co-op Wholesale Society Premises*) (GII) see p.43.

No.6 (GII) Shop. C18; modernised. 2 storeys. Red brick; plaintiled roof with coved cornice. 3 windows: sashes in flush

frames with flat arches over. Mid-C20 double shop-front and central half-glazed door. Listing NGR: TM2844263477

Nos. 8-10 (GII) House, now shop and office premises. C16. Timber-framed and rendered; plaintiled roofs. 2 storeys and attics. Nos. 8 & 9 were built as a single house of half-H form with 2 gables to the street. The right gable has mock timbering and simulated quoins to the upper storey; the left gable is plain rendered; coved cornice to the middle range. A wide entry through part of the middle range has double doors with Gothick pilaster strips; the remainder of the ground floor has various C19 shop windows with intersecting glazing-bars, a bracketed fascia covers the former jettied front. 2 tripartite and 2 plain sash windows in flush frames to the upper storey, without glazing bars. Good quality framing and plain ceiling-joists exposed throughout much of interior; around the entry, studding and some joists have been shifted; various blocked original windows; a staircase with turned balusters. The long right-hand wing has had the rear part of its roof raised. No.10, which is included in the same premises, is structurally part of another adjoining half-H building which includes No.11. Rendered gable to street with 2 cross windows to the upper storey and one to the attic, all with square hoodmoulds in Tudor style. 6-panelled door with the top 2 panels glazed. A rear wing contains a little parlour, completely lined with square panelling, a moulded cornice, and a main ceiling beam with a multiple roll-moulding. The room above has a good bolection-moulded surround to the fireplace. Listing NGR: TM2843463471

No.11 (GII) House and shop. Late C16. 2 storeys and attics. Timber-framed, with exposed framing on the upper floors; plaintiled roofs. Structurally No.11 forms part of the same building as No.10, with a corresponding gable, but a slight rise in the main roof-line behind the gable

indicates an addition to the frame. The gable has plain bargeboards and carved heads to the brackets supporting the tie-beam; an ornate wrought-iron finial to the apex. A plain 2-light casement window to the gable; one 4-light and one 2-light casement window with transom to the first floor, all with C19 hoodmoulds in mock Tudor style. Heavy C19 fascia with supporting console brackets; shop window with glazing-bars. Listing NGR: TM2842563442

*No.12 (Old Bank House) (GII) House*, formerly Lloyds Bank. Late C18. 3 storeys. Red brick; plastered gable; slate roof with plain wooden cornice; 2 brick bands. 4 windows: small-paned sashes in flush frames with flat gauged arches and keystones. The early C20 stone surround to the entrance door, and the ornate scone dressings to the window above it, date from the use of the building as a bank. Listing NGR: TM2843963439

*No.13 (Hill House) (GII) House*. Early C19. 3 storeys and basement. White brick and slates, plastered sides and rear. An end chimney-stack with a plain shaft. Coved cornice. 3 small-paned sash windows to each storey with deep reveals, flat arches, and painted keystones. On the ground storey the windows are set into shallow segmental-arched recesses; on the 2 upper storeys a blocked window on the left above the entrance. Door with 6 raised fielded panels; portico with square fluted columns and pilasters and paired modillion cornice to entablature. A row of low ornamental wrought-iron railings, divided by 3 main columns, runs across the front of the house from the portico to the opposite corner. Listing NGR: TM2843763432



*No. 13 (Hill House) Market Hill.*

*No.14 (GII) House*, formerly divided into 2. Late C16. 2 storeys; 3-cell plan. Timber-framed, with mid-C19 red brick front; plaintiled roof; internal chimney-stack with a plain red brick shaft; moulded brick cornice. 3 windows: large-paned sashes in flush frames with diminished side lights, alternating on the upper floor with 2 slightly-recessed blank panels; on the ground floor, 2 similar sashes with wedge lintels, and a C20 window and 6-panelled door which replace a former shop window and entry on the left side. Plain main beams and joists are exposed in the ceilings of 2 ground-floor rooms, one ceiling with evidence for an original and later stair trap, both blocked. No other framing uncovered. Listing NGR: TM2844463424

*No.16 (Former Queen's Head) (GII) C16 front range*; later rear extensions, now separately occupied. 2 storeys. Timber-framed, with exposed timbers; plaintiled roof. The frame is plain, with a middle rail; there are indications that it extended further on each side. The original roof has been removed and the walls slightly raised: the present roof is at a lower pitch. On the left side, a blocked original doorway with 4-centred arched head, and a passageway cut through the framing, to give access to the rear wing, and leading round to Fore Street: this is called 'Queen's Head Passage'. C20 2-light casement windows to upper floor; a 3-light C20 shop window and door to ground floor.

(Now a house and not a shop as stated in the listing description) Listing NGR: TM2844663415

No. 17 '*Leo's Deli*' (unlisted) Mid 19C, retaining good shop front joinery. Decorative corbels to first floor windows. Rendered front elevation, exposed red brick to the rear. Gault brick chimneystack. Slate roof covering.

No. 17a, (off *Queen's Head alley*) (unlisted) Early to mid 19C. Single storey building, attached to the rear of No. 17 (see above). Painted brickwork, with red pan tile roof covering. Associated brick and flint boundary wall also included.

No. 18, '*Prince of India Takeaway*' (unlisted). Mid 18C, possibly incorporating earlier fabric. Mid 20C shop front. Rendered elevations (note the incised render to north elevation imitating coursed stone). 8 over 8 pane sash windows to the first floor. Red pantile roof covering.

No. 19 -21 (cons) (unlisted). Mid nineteenth century commercial building. Single storey, with slate pitched roof over. Retains some good timber boarding at high level and shop front joinery. Good group value with adjacent listed buildings.

No. 22 and 23 (unlisted). Early to mid 19C re-fronting of an earlier structure (note exposed sole plate to r.h.s of building, visible within the side alleyway). Rendered front elevation, with good 19C timber pilastered shop fronts. Black pantile roof covering.

Nos.25- 26 (GII) House, in 2 builds; now shop and office premises with flats above. Mid C16 and later, with C18 and early C19 front. 2 storeys and attics. Timber-framed and rendered; plaintiled roof with cove cornice. A projecting fascia covers an underbuilt jetty along the front. An end chimney-stack on the left. 3 sash windows in flush frames with diminished side

lights to upper storey, and one canted 3-light early C19 oriel; C20 shop front to No.25; 2 sash windows, matching those above, to No.26. Entrance door with 6 fielded panels and a plain oblong fanlight. No.26 has a basic C16 2-cell end-chimney plan, with a very good frame: heavy cross-beams on the ground floor with ogee moulding and small solid supporting brackets. The single upper room, in 3 bays, has an embattled cornice, and evidence that the frame was attached on the south end to a pre-existent building, now replaced by the present No.25. The upper ceilings appear to be original; the roof, in 3 bays to correspond with the wall-bays, has clasped purlins. No.25, added to No.26 as a 3rd unit, probably in the late C17, has no features of interest inside. No.26 has some of the best timbering to be seen in the centre of Framlingham. Listing NGR: TM2847363403

No. 27, *Barclays Bank* (unlisted). Built in 1855 for The Norwich Crown Bank. A red brick building, with stone dressings to window surrounds, entrance, parapet and quoins. Imposing four bay wide front elevation, with raised parapet hiding the roof. Ground floor windows have arched heads, with each of the three windows having carved head key stone decoration. First floor windows have corbelled stone surrounds. Lugged sills to ground and first floor windows. When originally built this structure also contained a private dwelling. The bank was extended and remodelled for Barclays Bank c1897.

No. 28 (*Crown Hotel*) (GII). Hotel, formerly The Crown Inn. Mid C16 and lace C17, with C19 mock-Tudor front. 2 storeys and attics; cellars below part. Timber-framed and rendered; plaintiled roofs. 2 internal chimney-stacks and one end stack, all with plain red brick shafts. Coved cornice. Range of 5 large 2-light casement windows with moulded wooden hood-moulds. A wide matching moulded surround to the central entrance, and a

small 4-centred mock-Tudor doorway with crowns on the capitals. The building is complex, with extensions and 2 long wings at the rear. The basic range, which covers most of the front, had a 3-cell plan, with internal chimney-stack and cross-entry, jettied along the front. The framing of this range is plain but high, the only decorative features being the 2 service doorways, to the left of the present entrance, which have 4-centred arched heads and moulded spandrels, and a similar doorhead blocked up in the wall to the side of the chimney-stack. At the north end of the front, a C17 addition, also with exposed timbering, extends in a long wing to the rear. A late C17 extension behind the centre of the front range has twin gables facing eastwards and contains a fine stair with turned balusters, open string with applied brackets, and a wreathed handrail. Listing NGR: TM2849763398

*No.29 & 29a (GII)* Commercial premises. Mid-C19 front to older core. Part brick, part timber-framed and rendered. Slate roof to front range, plaintiles at rear. The front range, now 3 storeys, has painted brick facade and timber-framed and rendered sides and rear. A raised brick band between the first and second floor windows marks the position of the earlier eaves line. Paired bracketed cornice. 3 sash windows, with a single vertical bar to lights, set in shallow reveals, to each of the upper storeys; double-fronted shop windows to the ground storey, with a projecting fascia supported on ornate console brackets, recessed double doors. A gabled wing at the rear, 2 storeys and attic, timber-framed and rendered, and a single-storey C18 one-room extension beyond it with a shallow-pitched lead-covered roof. A plaster cornice, with egg-and-dart-ornament, within. These 2 rear sections form part of the shop premises. At the south side of the rear, a long range of former outbuildings in 4 separate structural sections: part 2 storeys, part 1½, mainly red brick and plaintiles. A large

projecting hoist to part. Listing NGR: TM2851763416

*No.31 (See also Bridges and Garrard Church St) (GII)* Shop and offices. Mid-C19 front; older rear. 3 storeys to front range. Part brick, part timber-framed and rendered; plaintiled roofs. The street frontage has a heavy applied brick facade with flat pilasters and a moulded cornice which rises well above the level of the eaves behind. 2 windows to each storey in deep reveals with cast iron moulded and bracketed heads: on the top storey, 2-light casements, and on the first storey large-paned sashes. Plain double-fronted shop windows and fascia; recessed door. The rear range, set at right-angles to the front, was originally a separate house, but is now part of the shop and office premises. Late C16. 2½ storeys; 3-cell plan. Timber-framed and rendered; plaintiled roof; a gabled stair wing, apparently originally jettied, has a small-paned sash window with Gothick heads to lights and flush frame. 3 gabled dormers, 2 with spike finials. Some plain framing visible on upper floor; clasped purlin roof with windbraces to part. Listing NGR: TM2852563424

*No.32 (GII)* Shop premises. Early C18. 2 storeys. Timber-framed and plastered, with 2 outer square panels and a central oval on the upper storey of the front. Plaintiles; heavy modillion cornice. 2 windows to upper storey with clear glass. Mid C19 shop front: 4 Greek Doric half-columns and entablature. The side elevation to Church Street is 3-storey, plastered and ashlar-lined; the top storey an early C19 addition. 3 blank windows in the gable-end of the front range, and flat pilasters with moulded capitals. Various other windows, all formerly sashes. Two 6-panelled doors with raised fielded panels. Some poor quality late framing in part of the rear ground storey. Listing NGR: TM2851663446

No.33 & 33a (GII) One building, divided between commercial premises (No.33) and dwelling (No.33A). C18. 2 storeys and attics. Timber-framed, faced in red mathematical tiles; plaintiled roof; paired bracketed cornice. 5 windows: sashes in flush frames without glazing bars. 2 panelled entrance doors, each with 6 fielded panels, shaped frieze, cornice and triangular pediment. Listing NGR: TM2850463448.

No.34 (*The Guildhall*) (GII\*) House, now offices and shop premises. Late C16 core; built on the site of the hall of the Guild of St. Mary by Simon Pulham, who acquired the site with the old building on it in 1564. 2 storeys and attics. Timber-framed; faced in red mathematical tiles; plaintiled roof. 9 bays: 3:3:3, with the centre breaking forward slightly. Parapet, with sections of turned balusters in front of the dormer windows and the central break, and a plastered band below. 3 dormers with small-paned sash windows and moulded pediments, the 2 outer triangular, the central segmental. 7 large-paned sash windows in flush frames to the first floor with gauged brick heads and keystones. To each side of the central break a blank window with ornate surround: enriched eared architrave and open triangular pediment. On the ground floor, the sash windows have been replaced along the western 2/3rd of the front by 2 mid-C19 shop entrances and 3 large canted shop windows which project from the face of the building. The eastern 1/3rd of the front (separately occupied by Messrs Turner & Ellerby), has an entrance door up steps, and brickwork refacing to the ground floor. This is the only accessible part of the building, the remainder being unoccupied. It contains a small room on the ground floor, with raised fielded panelling. A dog-leg stair has a plain handrail and metal twist balusters. On the first floor, a fine panelled room in the rear wing with double bolection-moulded panels and window-shutters. In the bottom of the shutters are 2 secret

drawers. The roof over the rear range has side purlins; the remainder plastered. In the panelled ground-floor room and the room above it are semi-domed and semi-circular recessed cupboards set into the walls, one made to revolve, and both with painted decoration and figures. Listing NGR: TM2849263456

*Telephone Box (GII)* Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Squat kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. Listing NGR: TM2846463469

*Post Box (unlisted)*. Cast iron post box of mid twentieth century date (post 1952) emblazoned with the ER monogram. Forms part of a group with the GII listed telephone kiosk.

#### **lower Fore Street (north side)**

(For No.1 see Character Area 7)

No. 3, 'Jade House' (unlisted). Mid 19C in date. 3 bay wide, 2 storeys, with corbels either side of window openings. Slate roof covering. Good railings and gate. Entrance porch is a later addition.

No.11 (*The Maltings*) (GII). House, formerly divided into 3 cottages. C18. 1 storey and attic. Timber-framed and rendered; clay pantiles; an internal chimney-stack with a plain red brick shaft. 4 small sliding sash windows; 3 gabled dormers; old plank door. Restored interior. Listing NGR: TM2843063371



No. 11 (*The Maltings*), *Fore Street*.

*Fruer House (Former United Reformed Church) (GII)* Formerly Congregational church. Built in 1823 as an Independent chapel. 2 storeys; galleried interior. White brick front, roughcast-rendered sides; slate roof, with wide eaves overhang and paired modillion cornice. The centre projects slightly, on a level with the clasping pilasters at the corners. 2 scone bands, one below the sills of the upper windows, the other linking the surrounds of the ground storey windows. 3 small-paned sash windows: semi-circular heads with radiating tracery. The windows to the upper storey have deep reveals, and semi-circular stone heads to surrounds. On the ground storey, similar windows and surrounds are set into recesses with slightly stilted stone arches. Recessed central 6-panelled door, bolection-moulded, with the top 2 panels glazed, and a fanlight with radiating glazing-bars. An ornamental cast iron footscrapers on each side of the entrance. Listing NGR: TM2846263377



Nos. 19-21 *Fore Street*

No's. 19 and 21 (*odd*) (*unlisted*). Pair of early to mid 19C houses. Red brick, with corner and centre brick pilasters. 3 storeys in height, with steps up to their respective entrances. Unusual treatment of the street facing elevation. Slate covered roof.

No. 23a. (*unlisted*) Early 19C brick cottage. Painted brick elevations. Red clay pan tile roof.

### **Mauldens Mill.**

No. 7, '*The Check House*' (*unlisted*). Early to mid 19C. Two storey single cell detached dwelling. Originally part of a steam mill complex. Red brick elevations. Replacement door and window joinery. Red clay pan tile roof covering. An unusually slender property at approximately 7ft wide.

No. 11 and 15 (*unlisted*). Early to mid 19C, former workers' cottages. 2 storey, red brick elevations, with brick relieving arches to ground floor openings. The roof would appear to have been altered, as the gable end facing the street is at different angles either side of the ridge.

### **Queen's Head Alley.**

No. 9, '*Gatsby's*' (*unlisted*) Early to mid 19C, single storey red brick structure. Brick arch lintels over now blocked openings (to the west elevation). Red pan tile roof covering. According to the Framlingham & District Local History and Preservation Society part of this building was formerly a smoke house, and ventilation ridge tiles are still evident on its roof.

*See also No17 & 17a Market Hill*



*Saint Michael's Church*

## **6 Character Area 2: Church Street, The Church of Saint Michael the Archangel, its environs and Church Lane**

### *Character Summary*

This largely visually enclosed part of the town is dominated by the grade one listed parish church of Saint Michael the Archangel, and is located at one of the highest points in the town. Its main thoroughfare is Church Street, which links the Market Place and Castle.

Around the edges of St Michael's churchyard are a group of high status domestic buildings which form an informal urban square. These substantial houses are an important physical reminder that this part of Framlingham remained a fashionable place to live until the mid-nineteenth century. Despite some later infill development and

the conversion of properties to commercial use, its character remains primarily that of a prosperous late Georgian residential quarter. The area is slowly returning to being a residential one.

Mature trees play a dominant role in this character area; from the ancient yews which line the wall of the churchyard, to the great nineteenth century Wellingtonia near the Church's south porch. The churchyard's specimen trees were probably planted after its closure for burials in the mid c19th in an effort to improve its appearance. The nineteenth century trees in The Rectory's garden were carefully planted to exploit key views and provide all year round interest. Many of the trees in this part of the conservation area are now of a considerable age, very little attention has been given to planting suitable replacements.



*Regency House, No. 7 Church Street, from the churchyard.*

A diverse palette of traditional building materials has been used within the buildings and boundary walls of this part of the conservation area.

### *Key Views*

The most important views from outside the area are along Church Street which links the Market Place and the Castle. It is not possible however, to see Market Place from the Castle or vice versa, owing to a kink in Church Street at its junction with Double Street. Mature trees serve to screen the church from the castle.

The gardens of the former Rectory also play an important role in views of the town from 'The Mere', and therefore in the setting of the Castle.

From within the area the most significant views are those from the churchyard towards houses in Church Street and also

towards the former Rectory, and from Church Street looking towards the church itself.



*Church Street from the Market Place.*

The view looking up the steps into the churchyard from Church Lane is also a pleasing one.



*No.5 Church Street 'Framlingham Manor House', a sixteenth and seventeenth century timber framed mansion with an eighteenth century brick façade.*

### ***Street-by-street appraisal***

#### Church Street

Church Street itself and the plots which line it were probably laid out by the end of the thirteenth century, although the plots have been altered, amalgamated and subdivided over the subsequent centuries. One subdivided and partially re-fronted former house at Nos. 8-9 Church Street retains fourteenth century fabric.

A recent study by English Heritage has suggested that the church was moved to its present site in the twelfth century, probably during the rebuilding of the castle when the construction of the curtain wall cut the town off from the earlier chapel within the castle complex. The present building is largely of fifteenth century date with a sixteenth century chancel rebuilt to house the spectacular Howard family monuments. The church was restored in the late nineteenth century by the distinguished Arts and Crafts architect Edward Prior (1857-1932).

Many of the buildings surrounding the church have fabric dating from the sixteenth century, a period of major

rebuilding in the town. This fabric is however, now hidden behind eighteenth and early nineteenth century rendered or brick façades. In one case Regency House, No. 7 Church Street a c1815 wooden frontage in imitation of stone has been added to a timber framed building.



*Nos. 8-9 Church Street, now subdivided and partially re-fronted, retains fourteenth century fabric.*

Research by English Heritage has suggested that the churchyard originally formed the north-eastern side of a much larger Market Place, and that the block of high status buildings which include the former Guild Hall are later medieval infill. If this is the case, then both the church would have once been far more visible from the town's heart than it is today.



*The Crown and Anchor before recent closure.*

Until c1835 the church may have been more prominent in views from the upper section of Bridge Street, for until then part

of what is now the northern side of the Street remained the garden of a large townhouse demolished in that year.

Only one significant non domestic building survives on Church Street from before c1850 the substantial former coaching inn which was until recently known as the Crown and Anchor Hotel. Its restrained classical eighteenth century façade is however largely indistinguishable from that of the area's domestic buildings.



*The former White Hart Pub, Crown and Anchor Lane, an infill development of c1832 constructed after the breakup of the Keer estate.*

The substantial detached house of the brewer George Brooke Keer which overlooked Bridge Street was demolished

c1835 and its grounds built over, other plots and buildings were subdivided as a result of Keer's bankruptcy and the partial demolition of his brewery which lay behind the former Crown and Anchor pub. The brewery yard occupies the approximate site of the car park behind the HSBC Bank at No.5 Church Street from which the rears of the buildings on this side of Church Street are visible.



*Amadeus House, Nos. 2 & 2a from Church Street*

The changing fortunes of this part of the Framlingham are best illustrated within the fabric of Amadeus House (Nos. 2 & 2a Church Street), a substantial sixteenth century mansion, remodelled in the early nineteenth but subdivided to form a shop and tenements soon after. Its c1870 Church Street frontage created for the



*No. 2 Church Street from Crown and Anchor Lane.*



No 6 Church Street, at the corner of Double Street. Edwardian photos show blind windows on the Double Street elevation which have now disappeared.



The former Rectory's Churchyard façade of c1839 now shorn of its central gabled porch.

gunsmith Benjamin Norman retains its original shop front albeit in a slightly altered form. The Victorian façade with its palette of red and gault brick is typical of many to be found within the town, but remains a startling contrast to the house's much earlier churchyard façade.



The Conservative Club, Church Street

### The Church of St Michael, environs and Church Lane

The parish church of St Michael the Archangel, its churchyard, the former Rectory, (now Nos. 1-5 Saint Michael's Close), and the tithe barn form an important group with strong historical associations. The former rectory is a substantial double-fronted mansion of

sixteenth century origins, with a c1839 neo-Tudor façade to the churchyard added for the Attwood family, and a restrained classical entrance front of c1833 which can be glimpsed from Bridge Street. The grounds probably gained their present appearance in the mid c19th.

The road and paving surfaces are of relatively recent origins.



*St Michael's Churchyard, one of the town's most important urban spaces.*

### ***Significant Open Spaces***

Two highly significant open spaces are located in this area, the churchyard, and the extensive grounds of the former Rectory. These spaces are significant for a wide range of reasons. They play a critical role in the setting of nationally important listed buildings, have considerable archaeological potential, and contain fine mature trees. The churchyard also plays an important ceremonial role in the life of the town, not least during Remembrance Day observances; and is of major value to those researching local or family history.

The churchyard was probably laid out in the early thirteenth century and was closed in 1856. Although the ground level within it is raised, it is not substantially above the level of surrounding land, suggesting that it does not contain

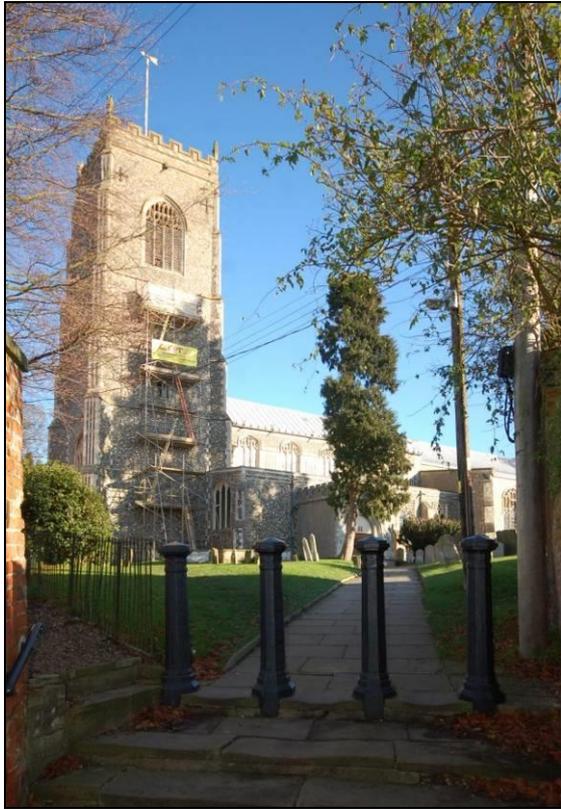
multiple burial layers. The table tombs and headstones within the churchyard are primarily of eighteenth and early nineteenth century date and are comparatively restrained in their design and detailing. These memorials nevertheless make a positive contribution to the church's setting especially when viewed from the east and south east. Trees within the churchyard include pollarded Yews, a Horse Chestnut, and a fine Wellingtonia (Giant Redwood).



*Mid C19th cast iron gatepier to churchyard.*

In the nineteenth century the churchyard's boundaries were embellished with fine gothic cast iron gates and gate piers of which those on the Church Street frontage are now the only survival. The mid nineteenth century octagonal iron bollards at the south-western corner of the churchyard may also be part of the same scheme. Within the churchyard is a

further decorative cast iron structure, the memorial to John Girling dating from 1837.



*The churchyard entrance from Church Lane.*

The fine eighteenth and early nineteenth century garden wall of Amadeus House is a significant feature in views within the churchyard.

Within the churchyard is the town's war memorial, a twenty foot high octagonal Latin cross of stone with relief of sword of sacrifice on its shaft which stands upon a substantial stone stepped plinth, which was completed in 1921 and altered c1947. This memorial commemorates the men of Framlingham who died in the two World Wars and plays a key role in the town's remembrance observances.



*The churchyard wall of Amadeus House.*

The churchyard is framed to the northeast and northwest by the grounds of the former Rectory which are now discreetly divided between Nos. 1-5 Saint Michael's Close, the present rectory, parish hall, and 'Lynsmere'. Substantial remnants of the Rectory's pleasure gardens survive including a fine collection of mature trees which make a notable contribution to the church's setting. These extensive grounds probably gained their present form in the mid nineteenth century but have much earlier origins, and may have within them the site of the earliest urban settlement within the town's boundaries.



*The Parish Room from the churchyard.*

The main entrance to the grounds was from Church Street where mid nineteenth century gate piers survive adjacent to the Parish Room; the service entrance was via Church Lane. The most extensive planting was probably designed to hide the corn

mill on Bridge Street whilst elsewhere within the grounds were planned vistas over 'The Mere'. Fragments of an eighteenth century walled garden survive at the north western corner of the grounds.



*The War Memorial in St Michael's Churchyard*

Whilst the construction of an unassuming new vicarage within the grounds in 1963, and a Parish Room c1900 have eroded this nineteenth century designed landscape to some extent, these grounds remains a critical element within the setting of the Castle and Church, and have considerable archaeological potential. The wooded hillside which forms the northern section of the former Rectory's gardens also helps to frame 'The Mere', and the houses on the northern side of Bridge Street.



*The Conservative Club, and former public hall or assembly rooms of c1909, from the parish room.*

The single storey Parish Room and its associated car parking spaces are the only discordant elements within this part of the conservation area. Whilst probably once a building of some character, the hall has been heavily and unsympathetically altered; its impact on the setting of adjoining listed buildings is however small owing to its modest size and location. Its car parking is however highly visible from the churchyard, Church Street and in the winter months from the footpath by the Castle Inn.



*Church St from the churchyard, showing the entrance gates to the former Rectory.*

## Significant Structures

### Church Street

*Former Crown and Anchor Hotel, Church Street (GII) Inn. C16, with early C19 additions and alterations. 3 storeys. Timber-framed and plastered with slate roof. 2 internal red brick chimney-stacks. 5 window range: small-paned sashes in flush frames; one tripartite sash window to the ground storey. 2 6-panel doors with raised fielded panels, pilasters and entablature. The ground storey of the front range has exposed ceiling beams and joists to part, the joists plain and set flat. The top storey is a C19 addition. Listing NGR: TM2854563445*



*Crown and Anchor before recent closure.*

*No.5, Church Street (HSBC Bank) (GII) Bank premises, comprising 2 separate structures in one occupation. C16 and C18. 2 storeys and attics. The earlier part has a red brick face to a timber-framed core plaintiled roof; dentil cornice. One window to each storey: a small-paned sash to the ground storey; mullion-and-transom leaded-paned casements to upper storey; dormer. 6-panelled door with raised fielded panels and entablature. An exposed timber ceiling on the upper floor; remains of clasped purlin roof with windbraces. A long C17 2-storey timber-framed wing behind. The later main part of the range is in red brick, with plaintiled roof and coved cornice. 5 windows: small-paned sashes in flush frames with flat arches. Central 6-panelled door with raised*

*fielded panels, rectangular fanlight, panelled linings, pilasters, and triangular pediment. Listing NGR: TM2856763453*

*No.6 Church Street (GII) Shop and house, with the side frontage on Double Street. C16 and early C17 with mid C19 alterations. 2 storeys and attics. Timber-framed and roughcast-rendered. The structure falls into 2 distinct sections. The front range, which contains the shop, has had the front slope of its roof raised at a shallower pitch and slated; overhanging eaves. A small-paned sash window in flush frame to the attic and first floors, and large-paned shop windows to Church Street and Double Street, the fascias supported by carved console brackets; entrance door set at an angle on the corner. On the ground floor, an early C16 2-bay ceiling with heavy ogee-moulded cross-beams: the principal transverse beam supported by small solid moulded brackets. The remainder of this section has been Victorianised. The early C17 Double Street range has a basic 3-cell lobby-entrance plan: plaintiled roof; an internal chimney-stack with a plain red brick shaft; various C20 casement windows. Inside, main posts and ceilings exposed on ground floor: joists set flat, chamfered main beams. One original partition wall has been removed, making a long 2-bay room on the ground floor, but the room above, although now divided up, apparently had no partition at first. The ceiling is plastered, with formalised Tudor roses spaced round the edges, and 4 small panels with raised semi-circular patterns in the centre. Decorative plasterwork is a rarity in Framlingham. Roof with diminished principals, one row of clasped purlins with windbraces, and one row of unstepped butt purlins. Listing NGR: TM2858163471*

*Regency House, No.7 Church Street (GII\*) House and shop. Early C19. 3 storeys. Timber-framed; clapboarding on the front with deep horizontal joints, and on the upper storeys vertical joints also in*

imitation of ashlar. Slate roof; wide plain eaves overhang. 5 bays, with a central curved projection having bow windows to the 2 upper storeys consisting of 3 adjoining small-paned sashes in flush frames: on the first storey the sashes are very deep and rise from the floor level, with a wrought-iron balcony in front and an ogee zinc canopy above. On the ground storey, the original central window has been replaced by a later C19 canted bay shop window. The 2 outer bays have matching tripartite small-paned sash windows in flush frames, with diminished side-lights; segmental arches above the ground-storey windows. On each side of the central shop window is a recessed 6-panelled door with the top 2 panels glazed; semi-circular fanlight with radiating and associated curved glazing-bars; semi-circular panelled linings and doorway with  $\frac{3}{4}$  partly fluted Doric columns; open triangular pediment. Above each doorway, an empty semi-circular niche with semi-domed head. Listing NGR: TM2858063485



Doorcase, No.7 Church Street

Nos. 8-9, Church Street (GII) House, irregularly divided into 2. C14, late C16 and mid C19. 2 storeys and attic; basic hall range and cross-wing plan, with later extensions. Timber-framed; hall range raised and faced in mid-C19 white brick, with slate roof and bracketed cornice; cross-wing plastered, with compartmented panels along the side walls; plaited roof. The hall range (No.8) has a 2-window range: 2-light casements with 2 horizontal bars to lights on the top storey, 2 large-paned sashes to the first storey; one canted bay to the ground storey, and a sash window and 6-panelled door with raised fielded panels both under one cast iron bracketed hood. All the other windows have cast iron heads and ornate brackets. The cross-wing has various sash windows and casements. The interior is of great interest, and contains fragments of the oldest framing in Framlingham. 2 side walls on the first floor, one in the cross-wing, the other the corresponding wall in the hall range, have the remains of multiple bracing, characteristic of the early C14. The cross-wing had a crown-post roof, but only the tie-beam of the truss remains. The main range was largely rebuilt in the later C16, when the walls were considerably heightened and a roof with one row of butt purlins and one row of clasped purlins with windbraces was put on. The main components of this roof, which has evidence of an original dormer, and must have had an attic floor, remain in the present attic room: the house was heightened further when the C19 front was put on. On the ground floor of No.8, the remains of a stud partition, with evidence for 2 doorways, indicates a change in the layout of the house as a result of C16 alterations. Both main range and crosswing have had further extensions of more than one date: one rear wing, of  $1\frac{1}{2}$  storeys originally, has also been heightened. Listing NGR: TM2859063495

Conservative Club, Church Street (GII) House, now used as club premises. Early

C19 front range. 2 storeys. White brick front, red brick sides; black-glazed pantiled roof; paired mutule cornice. 4 windows to front: sashes in deep reveals. Off-centre door with 6 fielded panels, the top 2 now glazed; panelled linings to doorcase, Ionic columns and entablature with dentil cornice. The south side of the rear range has small-paned sash windows in flush frames and one tripartite small-paned sash with fluted jambs. A half-glazed door with panelled linings and fluted half-columns to doorcase. Listing NGR: TM2860263508



No.2 Church Street's mid c19th frontage

*Amadeus House No.2 and 2a, Church Street (GII)* House and shop. C16. 2 storeys and attics; basic half-H form; set sideways- on to the road on the southern edge of the churchyard. Timber-framed and rendered; plaintiled roof; modillion cornice. An internal chimney-stack set between the main range and the eastern cross-wing, with a large plain red brick shaft. Various early C19 mullion-and-transom type windows with Gothick hoodmoulds; one gabled dormer. C20 entrance door; surround with pilasters, entablature, dentil cornice and rectangular fanlight with curved glazing-bars. The eastern cross-wing is separately used as a shop: mid C19 facade to the street frontage, which is on a lower level than the remainder of the building. Red brick, with white brick pilasters and heavy console brackets. Plain framing exposed inside:

ceilings with chamfered main beams and joists set flat. The cross-wing on the west is in 5 bays: the roof has clasped purlins, principal rafters and windbraces. A number of rafters are reused, and have traces of smoke-blackening. The roof over the main range has one row of butt and one row of clasped purlins, and seems of slightly later date than the wing. There is no visible indication, however, that the house had an earlier core. Various blocked original windows, and later extensions at the rear. Listing NGR: TM2851263456

*No.2 Amadeus House - Garden Wall to churchyard (GII)* A stretch of high garden wall to the west of Amadeus House, forming part of the south-western boundary of the churchyard. In 3 joined sections: part C18, part early C19. Red brick, with dentil cornice and moulded copings; the C18 section has dark headers. The oldest part, on the west, curves round past the bollards in the south-west corner, and is stepped down in stages. It contains a small doorway, with flat gauged arch and a semi-circular moulded pediment flanked by 2 small urns with acanthus decoration. Listing NGR: TM2850463478

No. 10, 'The Theatre Antique Centre' (unlisted). Early 20C former public hall. 2 storey gault brick elevations with gable end facing the street. Forms part of an important composition with No. 10a (see below) and the GDII listed Conservative Club to which this building appears to be attached.



No.10a Church Street

No. 10a, 'Castle Cleaners Dry Cleaning' (unlisted). Early to mid 19C single storey building. Gault brick elevations with projecting plinth base. Fine gauged brick arch over entrance doorway. Slate roof over, with hipped end to the south.

### **Church of St Michael and churchyard**

*Saint Michael, The Archangel's Church (GI)*  
Parish church. C15 and C16, with fragments of C12. Nave and chancel, north and south aisles, north and south chapels, south porch and west tower. Flint and freestone with lead-covered roofs. Large square late Perpendicular tower in 3 stages, divided by string-courses; flushwork panelling on the base, and on the faces of the diagonal buttresses, which are stepped in 6 stages, 2 to each of the main stages of the tower, and surmounted by heraldic lions; a 4-light window with panel tracery to each face of the top stage. A battlemented top with pinnacles at the angles and 2 bands of flushwork below. The tower contains 8 bells, the earliest dated 1583. The nave roof has an ornamental eaves cresting, and inscriptions below the eaves copied from a Parisian church: these were added during the late C19 restoration. 5 3-light windows with panel tracery and with flushwork panels between them to the clerestorey. The walling above in a mixture of scone blocks and flint. Parapeted aisle roofs; 2-light traceried windows with square heads to the south aisle. The chancel was lengthened and the 2 chapels built by the 3rd Duke of Norfolk circa 1550, and as a result the chancel is almost as long as the nave, and the east end of the church wider than the rest. 4 3-light windows with bar tracery to the chapels; the 6-light east window, with a row of shields below, dates from 1743. Battlemented south porch. The church has an impressive interior, with many important features and fittings. Outstanding is the nave roof, of single hammer-beam construction; the hammers are concealed behind an

ornamental ribbed coving with a horizontal decorated band above; the collars are embattled and supported by solid arched braces. At the rear of the nave, the organ, built by Thamar of Peterborough in 1674 for Pembroke College, Cambridge, and presented by them to Framlingham church in 1708, was replaced on its gallery in 1970. The organ case and the complete set of painted pipes date from 1630. The high C12 chancel arch is a survival of the earlier church, and a row of corbel-heads below the level of the present corbels supporting the aisle roofs indicate the presence of earlier aisles. In the chancel, the reredos behind the high altar has a mystical painting of the Glory, of about 1700. The north and a south chapels contain a group of important monuments to the Howards, described by Pevsner as 'one of the best series of mid-C16 Early Renaissance monuments in England'. The tomb-chest of Thomas Howard, 3rd Duke of Norfolk, is particularly fine, and said to rival the best French work. Details of all the monuments, and of many other features of the interior, are well set out in the booklet 'The Church of Saint Michael, Framlingham' by A.J. Martin, 1978, (available in the church), and have not been repeated here. See also the long entry for Framlingham Church in Pevsner's 'Suffolk', Buildings of England series, 2nd edition, 1974. Listing NGR: TM2853863508

*Saint Michael's Churchyard Gate Piers and railings at Eastern Entrance (GII)*  
A pair of high gate piers and associated railings forming the entrance to the eastern side of the churchyard. C19. Cast iron. Plain, square bases to the piers, and square shafts pierced on each face with matching Gothic tracery resembling 2-light window tracery. The enriched ogee capitals have bases with embattled ornament and spike finials. The railings, which stand on brick plinths, have thin cylindrical shafts linked by an upper and lower band of trefoil cusping and surmounted by an ornate cresting. These piers and railings

originally formed part of a design which also included high double and single gates and 2 more elaborately decorated inner gate piers, of which only photographs now survive. Listing NGR: TM2855863482

*War Memorial, Saint Michael's Churchyard (unlisted).* A twenty foot high octagonal Latin cross of Portland stone with relief of sword of sacrifice on its shaft which stands upon a substantial stone stepped plinth. Completed in 1921 and altered c1947. This memorial commemorates the 68 men from Framlingham who died in World War One and the 23 who died in World War Two. National Inventory number 5496.

*Blumfield Memorials, Saint Michael's Churchyard (unlisted).* Pair of substantial mid 19C classical stone table tombs in prominent location adjacent to the south door of the church. The memorials form part of an impressive group with that to the Surgeon John Kennell and commemorate George, Sarah, Margaret and Martha Blumfield who died between 1829 and 1853.



*Detail of memorial to Mary Fuller*

*Memorial to Mary Fuller. Saint Michael's Churchyard (unlisted).* Small and elaborately carved stone memorial embellished with a skull and crown and other decoration, dedicated to Mary wife of Nathaniel Fuller. Date eroded but probably early to mid 18C. Stands adjacent to memorial to husband Nathaniel which is described below. North east of the church.

*Memorial to Nathaniel Fuller (Senior) Saint Michael's Churchyard (unlisted).* Small stone memorial with high quality carving and lettering. Hour glass motif. Date eroded but probably early to mid 18C. Stands adjacent to memorial to wife Mary which is described above.



*Memorial to John Girling, Churchyard*

*Memorial to John Girling, Saint Michael's Churchyard (unlisted).* Elaborate cast iron memorial commemorating the death of John son of Abraham and Sarah Girling who died on January 31<sup>st</sup> 1837. Embellished with stylized angel's head and wings and heavy projecting moulded frame.

*Memorial to John Kennell, Churchyard (unlisted).* Substantial Greek Revival stone table tomb which serves as a memorial to the surgeon John Kennell and various other members of his family. Early 19C. Rectangular with corner pilasters and projecting moulded top and plinth. Pilasters and dedication panels embellished with decorative friezes.

Forms part of a notable group with the two Blumfield tombs described above; the memorial stands in a prominent location adjacent to the church's south door.



*Memorial to Louisa Lankester, Churchyard*

*Memorial to Louisa Lankester. Saint Michael's Churchyard (unlisted).* Substantial classical mid 19C memorial to Louisa wife of Edward Lankester and daughter of John and Sarah Wightman. Died 1853. A tall square pedimented stone memorial which was formerly surmounted by a finial. Decorative iron railings also removed. This memorial is located to the west of the church tower.

*Memorial to Reverend Samuel Say Toms Saint Michael's Churchyard (unlisted).* Substantial stone classical table tomb in prominent location between the east end of the church and the street. Toms was a Unitarian minister who died in 1834.

*Gate piers and wall sweeps to the former Rectory (unlisted).* Mid 19C gault brick gate piers with incised panel decoration, pyramidal caps and plinth bases. Also included are the contemporary low brick wall sweeps.

### **Church Lane**

*Four Bollards at SW Corner of Saint Michael's churchyard (GII)* A row of 4 cast iron bollards at the top of a short flight of stone steps at the south-west corner of the churchyard. Mid C19. Octagonal, with shallow conical heads and moulded bases flush with the front of the top step. Listing NGR: TM2848763493

*Garden wall to Lynsmere (unlisted)* Brick garden wall of probable eighteenth or early nineteenth century date formerly belonging to the Rectory. Prominent in views from the Mere.

*Old Tithe Barn (GII)* Former Rectory barn, partly converted to a house. Early C16. Timber-framed and plastered; brick to west gable wall; clay pantiles; roof hipped on west and gabled on east, with C19 pierced and fluted bargeboards and drop finial. The 3 western bays are still in barn form: some original wall-framing with a middle rail and close studding; some C19 replacement, with primary braces and bisected studs. Trusses with long arched braces in situ, plain crown-posts with braces to the collar-purlin, and curved tension braces to the tie-beams. A C19 timber-framed partition wall divides off the 3 eastern bays, now a house, with inserted ceilings and an extension on the south side. Listing NGR: TM2844963539

*Nos.1-5, Saint Michael's Close (GII)* Former Rectory, now divided into flats. C16 timber-framed core; early C19 white brick west front; mid C19 rendered east front in Tudor style. 2 storeys; complex form. Plaintiles to roofs on east side, slates on west. The west (garden) front is mainly faced in white brick: moulded parapet

with sunk panels; 2 matching rounded bay projections, with 3 windows to each storey: small-paned sashes in shallow reveals with moulded cast iron lintels to upper storey; long cross windows to ground storey, extending to ground level, with additional horizontal glazing-bars and cast iron lintels matching those above. A tripartite sash window above the door, which is surrounded by a cast-iron openwork porch. Listing NGR: TM2850763535



*Nos 1-5, St Michael's Close from the Churchyard.*



*The former White Hart, No. 3 Crown and Anchor Lane*

### **Crown and Anchor Lane**

*No. 3 (formerly The White Hart) (unlisted).* Dated 1832. A 3 storey with sunken basement red brick property, with associated yard and hand pump to the south. 4 bays width, with blind central window opening to the attic storey. Shared double doorway under gauged brick arch opening, retaining good quality joinery. The building was erected as a Public House in direct competition with the adjoining Crown and Anchor, by a former landlady and her builder son following her dismissal from The Crown and Anchor. Inscribed into the brickwork at first floor height are the initials of the men who helped build the property.



*The Castle and Church from The Mere, between the two buildings are the gardens of the former Rectory.*

## **7 Character Area 3: The Castle and Mere**

### *Character Summary*

The stone curtain walls and towers of the late twelfth century Framlingham Castle dominate this section of the conservation area. The castle's owners left an indelible footprint on the surrounding landscape between the twelfth and mid sixteenth centuries, which they had reworked to provide an additional ring of fortifications, gardens for the pleasure of its inhabitants, and as an affirmation of their own power and status. The earthworks of these defences and gardens still today form significant features within the conservation area.

The extension and rebuilding of the Castle c1200 forced a major re-planning of the

settlement which had grown up beyond its walls.

The Castle is the focus of views from the town and Mere and the surrounding open countryside. Much of the area is taken up by the wide largely treeless open expanse of 'The Mere' and its surrounding boggy meadow land. This land is now an important nature reserve and is accessible to the general public.

### *Key Views*

The Castle plays an important role in views from the approaches to the town, from the footpath on the Badingham Road and from the grounds of Framlingham College.



*The Castle and part of the Lower Court.*

It plays a less significant role in views within the central part of the conservation area except from parts of Castle Street.

The finest views of the Castle from within the conservation area are those from the footpath linking Castle Street and 'The Mere', and from 'The Mere' itself. The wide, largely open landscape surrounding 'The Mere' affords exceptional views of the Castle and town which stand on the crest of a small hill overlooking it. There are also views from 'The Mere' along the brook at the back of the former Maulden's Mill site on Bridge Street where a sympathetic new housing development has recently been constructed.

From the Castle fine views of the Framlingham College complex can be obtained and also views of properties in Castle Street. The rear of houses on the northern side of Castle Street can be seen from Castle Meadow.

The Castle walls provide fine views of 'The Mere' and of the seventeenth and early eighteenth century poor house within its walls. The remaining trees are relatively few in number, and it is the open nature of the surrounding land, rather than its tree coverage which is its dominant characteristic.



*The Castle's curtain wall and bridge.*

### ***Street-by-street appraisal***

The present Castle was probably begun at the very end of the twelfth century although it occupies the site of an earlier relatively short-lived fortress. It is built of flint and septaria, a soft brown calcareous material which was once often used in East Anglian buildings. Unusually the Castle does not have a prominent central keep or great tower. Its two stone cylindrical chimneys are the earliest of their kind in England dating from the twelfth century, and their present caps are fine examples of decorative Tudor brickwork.

In C1480 Framlingham Castle became the property of the Howard family, later Dukes of Norfolk. In the early sixteenth century The Great Hall, gate house, and other parts of the Castle were modernised by the Howards who also built the bridge across the moat to replace a drawbridge. The declining political fortunes of the Howards soon however, brought about a similar change in the Castle's circumstances. This decline accelerated after the execution of the 4<sup>th</sup> Duke in 1572.

By c1600 it was in use as a crown prison. Although later returned to the Howard's it was sold c1635 to Sir Robert Hitcham MP under whose will, the semi-ruinous

Castle was used to benefit the poor. Its gate house which stood adjacent to the Castle Inn was demolished.

In the seventeenth and eighteenth centuries it continued to play a significant part in the town's life, not least as its confines were used to provide lodgings and a place of work for its paupers. The former poor house now occupies the site of the Castle's great hall. It was begun c1636; however its central section dates from c1726.

During the later nineteenth century, and particularly after the coming of the railway, the Castle increasingly became a popular place for day trippers to visit. It is now in the guardianship of English Heritage and is a scheduled monument. The Castle also houses the Lanman Museum of local history.

The early nineteenth century Castle Inn complex was formerly a brewery and manager's house. The brewery buildings form a courtyard with largely windowless

outer walls so that the Rectory and Castle grounds could not be overlooked. The single storey frontage range is a prominent feature on the main public approach to the Castle and in views from the Castle pond. At the rear of the courtyard is a small weather-boarded stable building which forms a prominent feature in views along the public footpath to 'The Mere' from Church Street. The Castle Brewery closed in 1903. In front of the inn are the remains of a later nineteenth century gas lamp.



*The blank wall of the Castle Inn to the public footpath, designed to avoid overlooking the Rectory gardens.*



*The Castle's curtain wall, sixteenth century bridge, and 'The Mere'.*



*The Castle Poor House.*

### ***Significant Open Spaces***

Two exceptionally important historically and visually connected open spaces are located within this area, 'The Mere' and the area occupied by the Castle and town defences. These spaces are also visually connected to the gardens of the former Rectory (which are described under the Character Area 2: *The Church and its environs*). Despite the presence of considerable areas of open ground within the castle's setting, trees do not form a major part of its character.

The Castle earthworks and the Castle Meadow are a scheduled monument. Not all of the defences are however included in the scheduled area. The outer moat ditch is now partly beneath properties on Castle Street which were probably constructed in the sixteenth century. The Town Ditch is also located outside of the area of the scheduled monument but is within the conservation area. It runs along parts of Badingham Road before turning sharply along the footpath which runs from its northern side.

The castle is not on the highest point of the ridge and its inner bailey is therefore lower than its outer. The outer bailey runs

around the southern and eastern sides of the Castle, leaving the northern side open.

Between the Castle and 'The Mere' is a further small bailey known as the Lower Court which contained a garden in the sixteenth century, and later fish ponds.

A substantial probably early medieval cemetery was discovered during excavations in the outer bailey of Framlingham Castle in 1954 near to the bowling green.



*The Curtain Wall*

The Bowling Green near to the Castle Inn is one of the oldest of its kind in the country. Green's *History of Framlingham* published in 1834 states that 'in summer there is a fine bowling green adjoining the Castle for recreation abroad. There can be little doubt that the latter is a spot which has from time immemorial been used for the enjoyment of bowling.' It had obtained its present form by the time of the publication of the 1834 map of the town. The freehold of the site was sold by Pembroke College in 1948 and later given to the club. The Green is excluded from the scheduled monument.



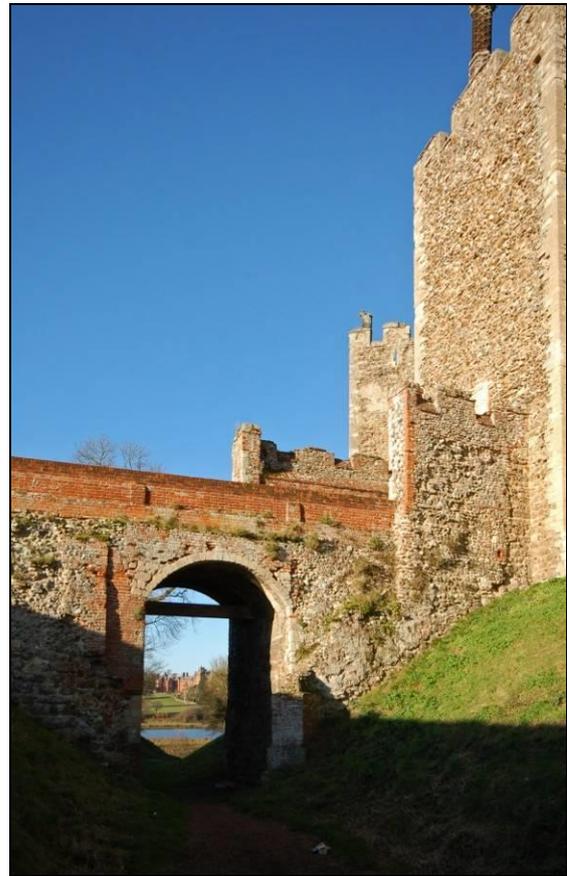
*The former Castle Pond at the entrance to the Castle Grounds from Castle Street.*

At the entrance to Framlingham Castle from Castle Street is the Castle Pond which has strong group value with houses in Castle Street and is located within the Castle's former outer bailey ditch. The wall to Castle Street originally continued around what was, until the mid to late twentieth century a much larger pond, helping to give a sense of enclosure to the end of Church Street. Now the Winston Churchill memorial garden.

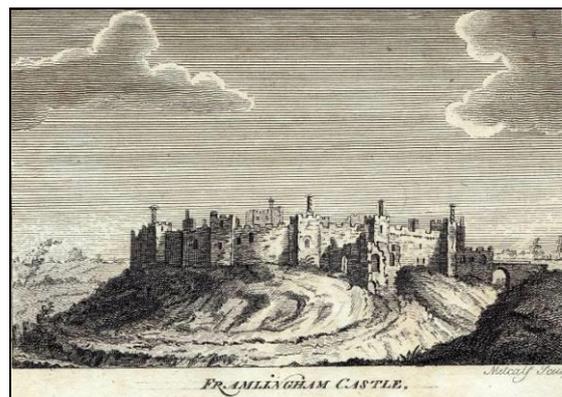
'The Mere', the banks of the River Ore, and surrounding wet meadows are an important wildlife habitat which has since 1988 been cared for by Suffolk Wildlife Trust on behalf of Framlingham College.

In addition to its significance as a wildlife habitat 'The Mere' and its environs are also an exceptionally important designed landscape, and an intrinsic part of the Castle complex. The present Mere is a manmade lake which was probably created from a much smaller pool in the first half of the fourteenth century, for both defensive and aesthetic purposes. It is first mentioned in a document of c1386. Its creation can be compared with similar contemporary projects at castles such as Leeds and Bodiam. 'The Mere' formed part of the Castle's western defences and was prominent in views from the gardens

which once existed in the Lower Court. It would have needed regular dredging to keep it from silting up.



*The sixteenth century bridge.*



*Metcalf's Engraving of Framlingham Castle c1801.*

In the seventeenth century after the Castle gardens were dismantled there was a fishery and meadows here, latter being created by the Mere's gradual silting. The area contains sedge beds, which are relatively rare in Suffolk. Sedge resembles

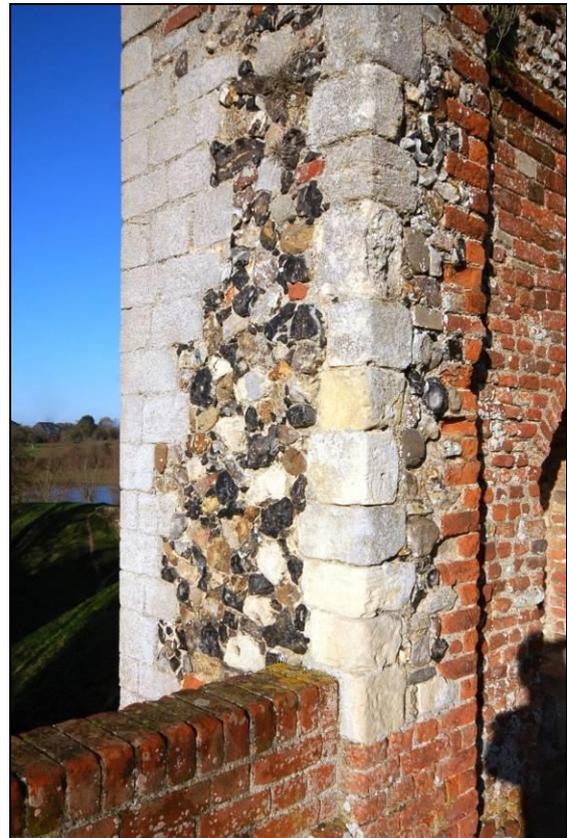
rushes, and was historically harvested to provide a quality ridge material for reed thatched roofs and for other purposes.

Aerial photographs taken in the mid 1940s show that the Mere had by that time largely silted up and that the area was then little more than marshy fields. Over 40,000 tonnes of mud have recently been removed from the 33 acre Mere, in an effort to restore water levels and improve its effectiveness as a wildlife habitat. However the medieval Mere was almost certainly much larger and abutted the former gardens in the Castle's Lower Court. The River Ore which flows through The Mere may once have been navigable for small boats.

### *Significant Structures*

*Framlingham Castle (GI and scheduled monument).* Castle ruins. In flint and coursed septaria with freestone quoins and dressings. Battlemented curtain walls and 13 square towers built by Roger Bigod II in a reconstruction of 1190-1200, incorporating fragments, between the 6th and 7th towers, of walls and of a stone hall built in the early C12 by Hugh Bigod. Gateway and bridge built by Thomas Howard, 3rd Duke of Norfolk, circa 1520-30 to replace the earlier drawbridge. His arms are set over the entrance in a worn stone panel. The red brick chimney-stacks with ornamental shafts which top the towers were added at about the same time; some are dummies. In 1635 the castle was sold by Theophilus Howard, Earl of Suffolk, to Sir Robert Hitcham, who bequeathed it in the following year to Pembroke College, Cambridge, stipulating that the buildings within the walls should be demolished and a Poor-House built.

The buildings were gradually demolished during the course of the next century. The historical and architectural development



*Detail of gatehouse and bridge.*

of the Castle is fully described in the Department of the Environment Official Handbook (H.M.S.O) and also dealt with in its brief illustrated guide.



*The Castle Poor House*

*Framlingham Castle Poor House (GI located upon scheduled ancient monument) Poor-*

house, on the site of the Great Hall built by Roger Bigod II. 2 storeys and attics; E-shaped plan, in 3 distinct sections. The south wing, in red brick with plaintiled roof, was built soon after Sir Robert Hitcham's death in 1636. An internal chimney-stack with a high shaft; 2 moulded string-courses; 3-light and 4-light windows with wooden mullions and leaded panes: on the upper storey with a transom also; 2 full dormers; a small outer door on the south side with square surround and Tudor hood-mould over. There are similar hood-moulds over all the windows. The central range was built in 1729, possibly replacing the earlier hall, and incorporating some of its materials. Walls in a random mixture of knapped flint and small stone blocks; plaintiled roofs. 9 cross windows with diamond leaded panes; above alternate windows on the ground floor are medieval heads used as labels. The 5 hipped dormers have 2-light leaded casement windows. Shallow-pitched gabled and enclosed central porch with double doors. The north wing incorporates flint walling from the medieval castle, particularly the east gable, but also contains some C16 and later framing. A good C16 fireplace in the stack set on the north wall, and a large oven formerly used for the poor-house baking.

*The Castle Inn, associated outbuildings and Manager's House (unlisted but standing on a scheduled monument).* Early to mid 19C complex formerly the Castle Brewery converted to an inn c1900. Single storey front range, with central cart access to an internal courtyard. Black-glazed pan tiles

facing the street, and red clay pan tiles facing into the courtyard.



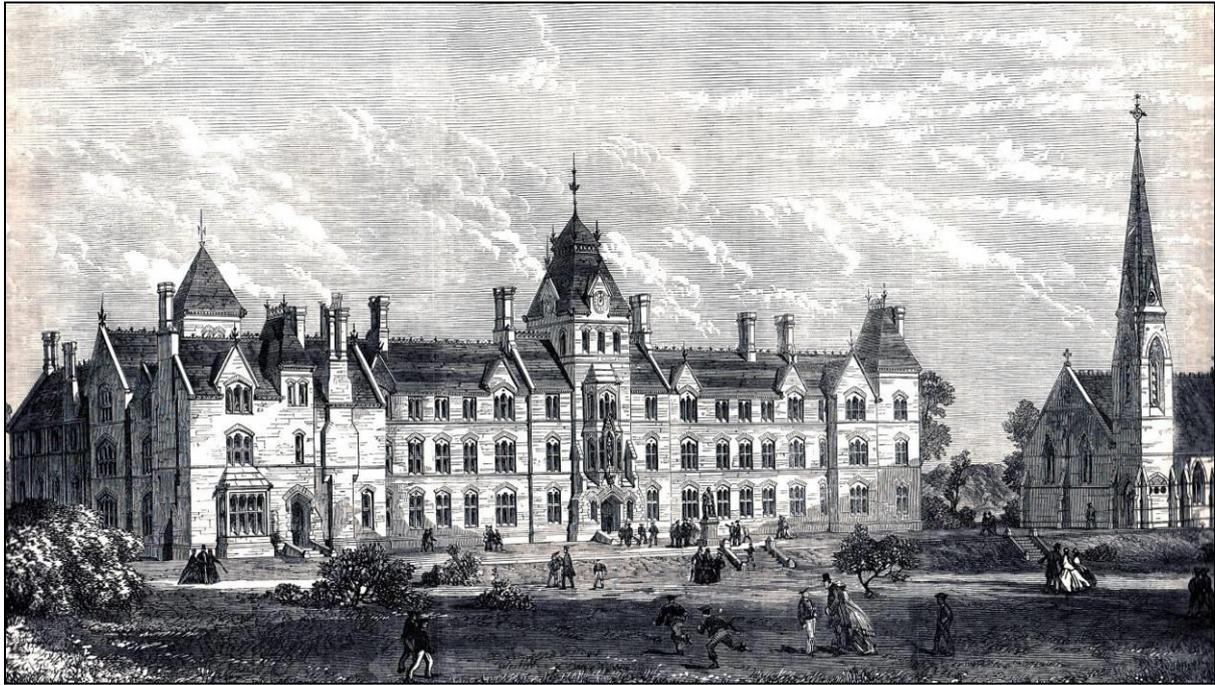
*The Castle Inn*



*The Castle Inn from the footpath to The Mere.*

It has a rendered front elevation, with red brick to the sides. 2 storey Manager's House forms the north side of the courtyard. Of early to mid 19C date and much altered, with red brick elevations and retaining some good window joinery. Enclosing the courtyard to the west is a part weather boarded part brick barn or stables, which is built into the site of the moat to Framlingham Castle a scheduled ancient monument.

*Gas lamp to the south of The Castle Inn. (unlisted)* Remains of an early 19C gas lamp (base and stem remain, the top part is missing).



*Framlingham College (formerly 'The Albert Middle-Class College in Suffolk'). View from the 'Illustrated London News', May 18th 1867, page 488.*

## 8 Character Area 4:

### Framlingham College and environs

#### *Character Summary*

Framlingham College, a purpose built red brick building located to the north west of the town, sits with its associated structures amidst a large open expanse of land, bordered to the west by College Road and to the east by New Road.

Standing elevated on a south facing hill, the college appears to have been carefully sited so that it confidently addresses both the castle and St. Michael's church to the south east.

As well as the college and its associated playing fields and wider landscape, the character area also includes a large garden, to the west side of College Road, as well as a detached property situated at the junction of College Road and Pembroke Road. The adjacent playing fields are outside the conservation area.

Within this large expanse of open landscape sit a few, large structures which comprise Framlingham College and its associated buildings. The number of structures within this character area is relatively few and initially appears to belong primarily to a single phase of construction, although this is not actually the case.

The reality is that the buildings vary from an unusual weather boarded late eighteenth /early nineteenth century cottage, to the stately mid nineteenth century school and associated structures, to an unusual mid twentieth century ancillary building. The character of the area is surprisingly diverse, and the feeling obtained when stood on the western boundary varies considerably to that of the eastern boundary - the former has a vibrant feel due to the busy College Road, and the tall school structures being in close proximity



*A view from outside the character area, looking north up College Road towards the school.*

to the carriageway creates a sense of containment.

The well maintained hedges and mature trees either side of College Road help in softening the character of the area considerably, but the pavements, lamp posts and street furniture give this part a slight urban feel, which increases towards the southern edge of the conservation area boundary.



*Mature trees and hedges lining the northern end of College Road.*

However, to the east, on New Road, the character is one of rural serenity, with the road lacking markings or kerbs and with grass verges and hedges replacing pavements. With the grassed bank of the college grounds rising to the west, and the flatter plateau of 'The Mere' to the east, it is easy to overlook the close proximity this site has to the town.

As might be expected, most buildings are of greater stature than is found elsewhere in the conservation area (with the

exception of the castle), and clearly the main college buildings were designed to be seen from afar and to impress. Where successful, later ancillary structures have respected the height and material use of the earlier buildings and exist as subservient elements.

In terms of building density, when the school is viewed from the south the main building and chapel appear to stand in some isolation, with Athlone Hall detached and a little distance to the west. However, when the site is viewed from either the north end of College Road or from New Road the picture is different, and the clusters of more recent structures, of varying date and type, appear less coherent and more densely grouped.

An exception to this is Athlone Hall, which has been both thoughtfully positioned and designed, and is a particularly noteworthy feature of the character area.

Less successful in terms of positioning, and somewhat damaging to both the character of the area and the setting of the listed school buildings, is Pryor House, a mid to late twentieth century two storey property, set some distance down the south east grassed bank and in advance of the main school. While its relatively diminutive form is no challenge to the principal school building, its location is a prominent one and the rather suburban form and detailing of the building can be seen easily, and frequently, from New Road and 'The Mere'.

### **Key Views**

Views from outside the character area and conservation area vary considerably. There are good short views of the college and gate lodge to be had from outside the southern boundary on College Road, and glimpsed longer views across the playing

fields towards 'The Mere', and ultimately the castle.

To the north end of College Road, views to the west are open owing to the playing field, but to the east are mostly restricted, primarily by the college buildings but also by trees. An exception to this is a glimpsed view from the north end of College Road, across the school site, between trees and buildings where the church tower can be seen. Otherwise long vistas are generally limited although good short views of the various college buildings can be had from College Road.

From outside the character area (but from within the conservation area) good views are to be had from 'The Mere', but the best vantage point is the castle ramparts or the surrounding earthworks, looking west. This elevated vantage point allows the full extent of the character area and the college buildings within it to be viewed as one.



*The College as seen from 'The Mere'.*

The most significant and far-reaching views from within the character area are to be had from the east and west extremities, and with shorter but equally satisfying views from the public footpath to the south, looking towards the school. Visually, the school shares a strong relationship with the castle to the south east as both buildings occupy elevated sites, and are separated geographically only by the low-lying and marshy topography of 'The Mere'. From the school site, the views to the south and



*View of the College, as viewed from the public footpath.*

west are largely contained by buildings and trees, although the sloping site to the south east provides largely unrestricted vistas of the castle.

Although the playing fields to the west of College Road are outside the character area and conservation area they exist as an important green space, and when viewed with the playing fields to the east of College Road and the immediate landscape in front of the college the whole creates a lush and gentle vista.

When viewed from New Road the college playing fields to the west accord visually (albeit in more manicured form) with the landscape of 'The Mere' to the east.



*Framlingham College, from the west, framed by trees.*

When looking up College Road (north of the school entrance and gate lodge) the combination of hedging, a grass verge to the west and the line of trees either side of the road unite to create a green and rural scene. Whereas south of this point, heading out of the conservation area, these features are gradually replaced with houses fronting the carriageway, fences and lampposts.

Located on the school campus are some fine Scots Pine trees, with those to the north of the school, those visible from New Road, and the cluster visible from the public footpath to the south of the school being particularly worthy of note.

To the south east of No. 115 College Road exists a mature chestnut tree with broad canopy partly overhanging the carriageway, and it is a very prominent feature to the north east of the character area.

### *Street-by-street appraisal*

Prior to the construction of Framlingham College, the town had been served by seven small fee-paying schools, for both boarders and day-pupils. Yet for an expanding town and community this was deemed inadequate.



*The gate lodge, as seen from the north.*

Following the death of Prince Albert in 1861, and apparently using surplus money raised for the Albert Memorial in Hyde Park, with additional funds coming from the Sir Robert Hitcham fund, Sir Edward and Lady Kerrison were instrumental in securing fifteen acres of land on which the new college would be built. The land had formerly belonged to Sir Robert Hitcham which, following his death in 1636, had been gifted, with the castle and surrounding demesnes, to Pembroke College, Cambridge.

By May 1863 an architectural competition was underway to secure a design for the college buildings. The successful proposal for the school was produced by a London based architect and engineer, Frederick Peck (1827-1875).

The school opened during April 1865 as *'The Albert Middle -Class College in Suffolk'* and since this date the site has seen an almost continuous programme of building works.

The college building itself is of course the most significant and prominent structure within the character area and its stately form can be seen from the town and castle.

The college, constructed from red clay bricks (excavated from land adjacent to New Road and the allotments) and puddled and fired locally, is unusual in the conservation area as the gothic elevations, softened and punctuated with stone dressings, are largely without stylistic parallel within the town and represent a dramatic departure from the established and more muted material palette that exists elsewhere within the conservation area. The linear form of the college is enlivened and given vertical emphasis through the use of full-height projecting towers.

A further reference to a different historical connection is made by the statue to the south forecourt of the college. With the school's name having lost the reference to Prince Albert it is fortunate that the bronze statue, exactly contemporary to the college, chapel and gate lodge, exists to remind of the spiritual founder of the college. The statue is also important, not only for its artistic and historical merit but for representing the only example of this kind of art form within the entire conservation area.

To the east of the college, and set in advance of the principal elevation is the

chapel. This structure, again by Frederick Peck and contemporary to the college, had a chancel added in 1875 by the architects Barnes and Bishopp. Although shown detached on the 1867 *'London Illustrated News'* engraving (and with slightly different window configuration to the west end) infill has resulted in the chapel and college now being linked. North east of the chapel exists a collection of boarding houses, of mixed dates - none particularly distinguished, nor harmful to the setting of the principal range and chapel, and when seen from the south east are partly obscured from view by planting.

The gate lodge, built in 1865, is a diminutive expression of the materials and detailing employed for the main school building. Located at the foot of the short approach drive it forms an effective visual precursor to the school as well as providing considerable interest to the College Road streetscape.

More recent detached and attached additions made to the school during the latter part of the twentieth century, and located to the north west of the main building, reflect the established material palette of the nineteenth century architecture, but in no way mimic its mass or detailing and consequently are successful in having an aesthetic that is subservient to the main building.



*The Gate Lodge, as seen from the south west.*

One exception is located to the north east of the main range. This classroom block was opened in 1925 and designed by the architect Munro Cautley (c.f. No.12 Market Hill, see: Character Area 1: Market Hill (the market place and parts of lower Fore Street and Bridge Street). Although views of this structure are extremely limited due to vegetation, the building is by a prominent architect and would reward further study.



*Twentieth century development to the north west of the site, including the octagonal 'lodge'.*

The single storey 'lodge' building, situated adjacent to the north west goods drive illustrates this point; the simple low, red brick elevations, slate roof and octagonal form sit comfortably in close proximity to the earlier buildings, but do not distract from or challenge them.

Athlone Hall, to the west side of the site is a restrained and distinguished design, built in 1964 and opened by Princess Alice, Countess of Athlone, and granddaughter of Queen Victoria. The view of Athlone Hall from College Road is a welcome one, and its subtle projecting brickwork piers between each tall and slender window opening, combined with the copper roof ventilator are pleasing highlights. The view of this building from College Road is however marred by the unsympathetically positioned timber shed and felt roof, and the adjacent lamppost.



*Athlone Hall, located to the south west of the main college building.*

The only building to exist within the character area but not to form part of the immediate school campus is No. 115 College Road (located on the junction with Pembroke Road).



*No. 115 College Road, on the corner of Pembroke Road and College Road.*

The timber clad two storey cottage is believed to date from the late eighteenth or early nineteenth century, and the building appears to be of timber frame construction. The simple form and humble material palette is a rare and refreshing example in the character area of a vernacular building sitting quietly in its environment.

The weather boarded walls and black glazed pan tile roof are not only unusual details in this character area, but the building is the only example of a completely weather boarded dwelling in the entire conservation area. For these reasons therefore, this building makes a very important contribution to the character of the conservation area.



*No. 115 College Road, seen from Pembroke Road, with Athlone Hall in the distance.*

Although now in some disrepair (at the time of writing) the property would benefit from further research and the implementation of a project to repair and restore it before it decays further.

Owing to the unlisted status of Athlone Hall, the uncertainty regarding the exact date of the weather boarded cottage on College Road and the potential for the main college building to be under-listed it would be desirable if the relatively few listed and non-listed structures within this character area were the subject of a re-survey.

### *Significant Open Spaces*

There are two open spaces in this character area, the private garden area surrounding No. 115 College Road, and the designed landscape and playing fields associated with Framlingham College.

The garden area is important to the setting of a valuable building and contains a fine tree. The landscape surrounding the college slopes away from the main buildings to the south and east towards New Rd and 'The Mere'. It is important to the setting of several listed and unlisted structures, it also provides an expanse of grass and several picturesque views around the site and to the wider locality. Playing fields opposite Athlone Hall, adjacent to No 115 College Road play a prominent part in the setting of the school although they are located outside the conservation area.

Trees and hedges play an important role in establishing a rural character, and as has been discussed, the mature hedges lining College Road and New Road are particularly noteworthy. Trees which surround the college and line both sides of College Road must be largely contemporary with the construction of the school, and do much to punctuate and frame views of the college

## *Significant Structures*

*Framlingham College (GII)* Public school, founded as the Albert Memorial College in 1864. By Frederick Peck of Furnival's Inn, London, architect and civil engineer (1828-75). In Gothic style. Red brick, with freestone dressings and slate roofs. 3 storeys. Square turrets with steeply-pitched pointed roofs rise above the level of the main roofs. Range of 3-light mullioned windows, with shaped heads and ornamental carved figures and gargoyles to the sills and lintels, to each storey. A projecting wing on the west side was originally designed as the headmaster's house. (The Munro Cautley building is attached to this range)

*Framlingham College Chapel (GII)* School chapel, immediately to the east of the main school buildings and linked to them by an enclosed cloister. Nave of 1866 by Frederick Peck (see previous entry); chancel of 1875 by Barnes and Bishopp. In Gothic style. Red brick and slates; scone window details. A small tower with steeply-pointed roof is set at the south-west corner. Nave in 4 bays, with a 2-light traceried window to each bay; apsidal east end with stepped buttresses. To north and south 2 very short transepts. Simple interior, with plain arches along the nave walls, and 2 steeply-pointed serrated arches to each transept. The open timber roof has been boxed in.

*Statue of Prince Albert, Framlingham College (GII)* A statue of Prince Albert, on the terrace in front of the main entrance of the school. 1865, by Joseph Durham, R.A.; presented by Sir Thomas Lucas. A

standing figure in bronze, 8 feet high, on a granite pedestal of similar height. The statue is a duplicate of that 'in the Horticultural Gardens, London' (see White's Directory of Suffolk, 1874). Prince Albert is shown in Elizabethan costume, with doublet and hose and a long cloak.

*No. 60. Gate lodge to Framlingham College, including boundary wall and gate piers.* Spirited red brick gate lodge, built at the expense of Richard Garrett and Sons of Leiston in 1865. Stylistically similar to the college; Gothic, red brick, with stone dressings to the windows. Predominantly 2 storeys, with a single storey section to the north. Impressive diamond set red brick chimney stack.

*Athlone Hall, Framlingham College. (unlisted)* Purpose built theatre, erected to commemorate the centenary of the college. Unusual brickwork to the elevation facing the street, including sections of angled brick detailing between each slender window opening. Parapet partially hiding the red clay plain tile roof. To the centre of the roof is a slender copper ventilator. Later flat roof additions to the north.

*No. 115, College Road (unlisted)* Timber weather boarded property, presumably a dwelling, and possibly of timber frame construction. The gault brick chimney stack appears to be mid 19C, so the building possibly dates from this period. Two storeys with attic accommodation. Black glazed pan tile roof covering. Located prominently, and opposite Framlingham College.



*Castle Street looking towards its junction with Double Street.*

**9 Character Area 5: Castle Street, Crown and Anchor Lane, Double Street, 1-6 Fairfield Road, upper Fore Street and Saxmundham Road**

*Character Summary*

This part of the conservation area is bounded by Castle Street, Fore Street, and Crown and Anchor Lane, but also includes that section of Fairfield Road nearest to its junction with Fore Street.

It is characterized by its small scale vernacular dwellings which often have colourfully painted and rendered, or brick facades. These vernacular buildings for the most part have steeply pitched roofs with red or black glazed pantiles coverings, simple overhanging eaves, gabled dormers, and prominent brick ridge stacks. The large majority of houses open directly onto the street.

Weatherboarding appears on outbuildings to the rear of No 29, and on the return elevation of Nos.59-61 Fore Street. It also appeared on a group of now demolished cottages on Fore Street and the demolished maltings on Castle Street. Twentieth century infill development has tended to follow the scale and materials of the adjoining cottages.



*Castle Street from the pond.*

The Streets are generally narrow and curving and the resulting urban spaces are thus small-scale intimate ones. There are few buildings over two and a half storeys in height.



*Castle Street looking towards Saxmundham Road from the pond.*

Amongst the cottages are a small number of larger eighteenth and nineteenth century houses, those nearing the Saxmundham Road end of Castle Street occasionally have mature gardens and prominent high garden walls. These high status dwellings also have restrained façades.

The most obvious exception is the c1902 Winston House, No.40 Double Street a somewhat incongruously placed but nevertheless distinguished speculatively built gault brick villa with elaborate detailing.

In most other areas of the town red brick nineteenth century buildings with gault brick dressings can be found; they are not however evident here. As a number of nineteenth century brick buildings have been painted it is possible however, that decorative detailing of this nature did

once exist in the area and that it is now hidden.



*Castle Street from the corner of Double Street.*

As the majority of the dwellings do not have front gardens, railings and dwarf garden walls are seldom evident. Where front gardens do exist, nineteenth and early twentieth century photographs tend to show low painted wooden picket fences. A high conifer hedge replaced two

small buildings on Castle Street in the mid twentieth century.

Double Street was once the main shopping street in the town and retains a few handsome nineteenth century shop fronts as does adjoining Castle Street and Fore Street. Like the rest of the area these streets are today primarily residential ones.

There are few mature indigenous trees within the public spaces in this part of the conservation area, save for those at the junction of Castle Street and Saxmundham Road which are of relatively recent origins.

Remnants of George Brooke Keer's brewery and maltings complex once the town's biggest employer can be found on Crown and Anchor Lane, whilst three of his now defunct pubs survive on Church Street, Double Street, and Fore Street respectively. All of these pubs back onto the former brewery site and were an integral part of the complex. (Keer's other pub buildings also survive and together they form an historically important group).

The most significant architectural loss, the demolition of the maltings on Castle Street, occurred in 1981. In recent years the character and significance of Fore Street has been significantly eroded by unsympathetic alterations to the houses which line it.

### *Key Views*

The area is characterized by its curving and often narrow streets and hence there are relatively few long views within this part of the conservation area. From the

junction of Fore Street and Fairfield Road there are however, good views down Fore Street towards properties on Albert Road which is on the opposite bank of the Ore.



*Houses on Castle Street between Double St and Church St.*



*Door to Moat House, Castle St.*

From the Castle and Castle Pond can be seen glimpses of the fronts and rears of houses on Castle Street. Good views of the southern end of Castle Street can also be

gained from Jeaffreson's Well. The church tower can be glimpsed from Castle Street.

The most memorable views within this part of the conservation area are small-scale intimate streetscapes, such as those along Castle Street and Double Street, up Crown and Anchor Lane, or looking towards Fore Street from Fairfield Road.

### *Street-by-street appraisal*

The earliest man made feature evident in this part of the town is the Town Ditch a rectilinear feature of uncertain origins which substantially predates the present Castle. It was probably created to enclose a high status complex and remains a significant, although now largely hidden archaeological feature.

Early maps give conflicting accounts of the relationship of the former Town Ditch to the present street pattern. The Ditch certainly runs underneath the houses on the north side of Castle Street, and probably also ran along what is now the rear boundary of the properties on the eastern and southern sides of Double Street. Its presence may therefore have influenced the development of the street pattern in this part of the conservation area.

### Castle Street

A significant number of the houses on the southern side of Castle Street (formerly Swan Street) have seventeenth or early eighteenth century origins. The block at the corner of Church Street was however, built c1903 as a shop and a pair of houses.



*'The Readery' and Moat House from the junction of Castle St and Saxmundham Rd.*

The properties on the northern side of Castle Street cannot have been laid out before the Castle went into decline as they extend over its ditch. They probably started life as humble dwellings in the later sixteenth century, perhaps as squatter's cottages. The plots on the southern side of Castle Street were probably laid out in the seventeenth century and again appear to have originally been occupied by small low-status dwellings.



*Iron railings gates and overthrow at Nos. 1-3 Castle St an isolated but notable example of decorative ironwork in the area.*

The section of Castle Street between Double Street and Fore Street is of a substantially different character to the rest of the street. The road widens significantly

here, although recent improvements at the junction of Saxmundham Road have significantly eroded the historic form of this space and its relationship to 'Jeaffreson's Well' which terminates views along Castle Street. This decorative structure was erected in 1896 in memory of the town Doctor William Jeaffreson, FRCS, and his wife Caroline and consists of a conical plain tiled roof, supported on chamfered timber posts.

The small cottages which line the rest of the street are here replaced by a number of larger houses which have gardens to their rear or sides.

'The Readery' is a sixteenth century rendered timber framed dwelling which was formerly the residence of the Reader at St. Michael's Church who was appointed under an endowment in the will of Sir Robert Hitcham, (d.1636). The adjoining 'Moat House' is a timber framed seventeenth century dwelling with a façade altered in the mid eighteenth century which unusually has a front garden. The low painted picket fences visible on old photographs of this stretch of Castle Street have been replaced by hedges or tall boarded fences.

The most distinguished of the large houses on this stretch is arguably 'Haynings' at the corner of Fore Street. A timber framed eighteenth century mansion with a rendered symmetrical classical façade to Castle Street. The house and its garden walls are prominent in views of the town when approaching from the Saxmundham Road and along the upper part of Fore Street. A substantial group of weather boarded eighteenth century maltings associated with 'Haynings' stood opposite until they were

demolished in 1981. Their site is now occupied by the new houses at the junction of Castle Street and Saxmundham Road.



*Haynings, Castle St. A former maltster's house, its now demolished maltings stood opposite until 1981.*

The adjoining No. 28 Castle Street was remodelled and greatly extended c1903. The design of the additions is however conservative for their date. Two cottages which stood adjacent to this property were demolished in the mid twentieth century.



*Cottages at the corner of Saxmundham Road and Fore Street.*

Between these two houses is a small pathway leading to Stamford House which was formerly a row of four small early eighteenth cottages. Later nineteenth century census returns suggest this row was partly occupied by gardeners and

other staff working at the adjoining larger houses.

At the corner of Saxmundham Road and Fore Street is a rendered apparently timber framed range of three dwellings which have suffered considerably from twentieth century alterations and unsympathetic additions. Until the mid twentieth century the town did not extend beyond this point. This block plays an important role in views at the head of Castle Street and Fore Street and would benefit from further detailed research into their true age and significance. They also have significant group value with 'Haynings' and other listed properties.

Many of the historic plots associated with these thoroughfares have been altered, amalgamated, or broken up. The plots in the block bounded by Church Street, Castle Street and Double Street have been particularly affected in this respect; firstly by the building of a brewery to the rear of the Church Street houses in the late c18th, and later by the construction of a print works in the c19th, and in the twentieth century the creation of car parks behind the Bank and Conservative Club in Church Street.

### Crown and Anchor Lane

In the late eighteenth and early nineteenth centuries the brewing industry was one of the town's chief employers. The remains of the town's most important brewery that of George Brooke Keer survive on Crown and Anchor Lane and to the rear of the former Crown and Anchor pub.



*Crown and Anchor Lane from Church Street.*



*The lower section of Crown and Anchor Lane.*



*Former brewery buildings on Crown and Anchor Lane of late Georgian origins.*



*Former brewery store or tun house to the rear of No.20 Fore Street which was once used as a theatre.*

These former industrial buildings are central to the character of Crown and Anchor Lane. The brewery went bankrupt and closed in 1832 and the surviving structures must therefore be of later eighteenth or early nineteenth century date. These low brick buildings with their steeply pitched roofs make a very important contribution to Crown and Anchor Lane.

Behind this Lane, however, accessed from Fore Street is probably the most intriguing building of the former complex. A late eighteenth century brick and boarded timber structure behind No.20 Fore Street is known by local tradition as 'the old theatre'. Internally its stair is the only indication of a former polite use. If this is the theatre depicted on play bills of c1835 preserved in the Castle it must have been converted to this use shortly after Keer's brewery went bankrupt in 1832.



*Former brewery building Crown and Anchor Lane.*

The gradual loss of buildings from the lower section of the Market Hill side of Crown and Anchor Lane has done much to erode its historic character, and has also damaged the character of the crossroads where Crown and Anchor Lane, Fore Street, and Fairfield Road meet. Whilst none of the lost buildings were of an outstanding quality the resulting shabby open space detracts from the area considerably.



*Former brewery buildings Crown and Anchor Lane*



*Looking up Double Street from near its junction with Church Street.*

### Double Street

A study by English Heritage recently concluded that Double Street is probably the earliest part of the present town, as it was laid out earlier than the south side of Castle Street and the northern side of Fore Street. The study concluded that it was also possibly laid out at earlier date than Church Street which contains the town's earliest known surviving building.

Double Street (formerly Bow Street) is unusual in that its entrances from Church Street and Castle Street respectively are far narrower than its middle. Fifteenth and sixteenth century fabric survives within some of the buildings on the 'even' side of the street. Notably at No.20, No.28-30 and No.42 suggesting it was developed first. No.9 at the Church Street end is however an exception as it may contain later sixteenth century fabric.



*Nos. 31-33 Double Street, an infill built in the rear garden of a house in Castle St c1830.*



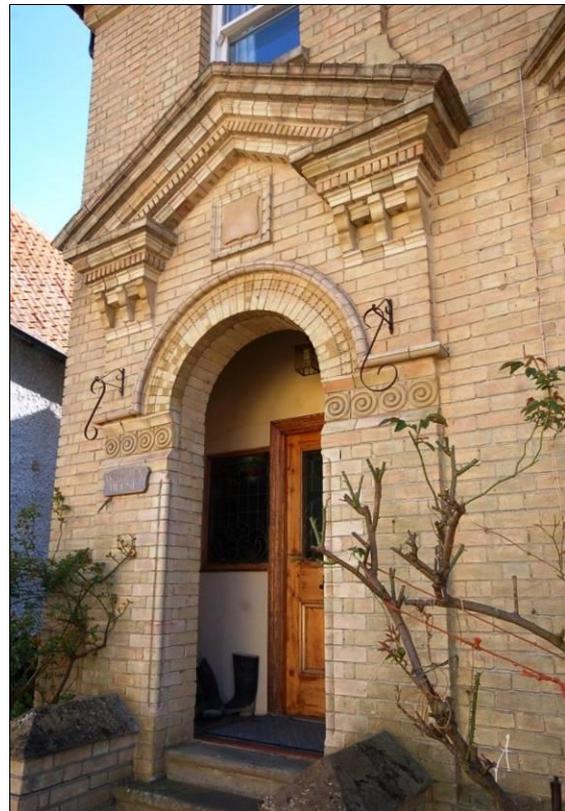
*No. 22 Double Street, an eighteenth century house probably raised in height c. 1830s*



*Nos. 15-21 (Odd), Double Street. The twentieth century mock timber framing is on top of what is in fact a genuine timber framed structure.*

Although the area is primarily one of small vernacular dwellings of sixteenth to early eighteenth century date there is a considerable amount of later development much of it built on the gardens of adjoining properties.

On Double Street there are a group of early and mid nineteenth century detached, and semi-detached villas of some elegance and sophistication. These villas have red or gault brick façades and black glazed pantile roofs. Nos. 24 & 26 are built of red brick but embellished with gault brick façades which were highly fashionable at the time of their construction. Nos. 31 & 33 are in fact of timber framed construction masked by a sophisticated classical brick façade.



*Winston House, Double Street*

The most striking example of Edwardian infill within the conservation area is the substantial gault brick fronted villa now known as Winston House (No.40) at the Castle Street end of Double Street. This was apparently constructed as a speculative venture by a wealthy local businessman Robert Carley between 1903 and 1904; an exceptionally conservative design for its date.

Double Street also retains a number of nineteenth century shop fronts of considerable character and interest. Those at Nos. 9, 11 (altered), 23-25, and 29 are particularly memorable examples.

The Street's two public houses, like most of the shops, have closed and have been converted to residences. The former 'Hare and Hounds' at No.44 however, retains some Victorian etched glass. The former 'Farriers Arms; Nos. 2-4 (even) is a c1700 building which was formerly one of three pubs which backed onto Keer's brewery on Crown and Anchor Lane, the others being the former 'Crown and Anchor,' Church Street and the Waggon and Horses Inn, Fore Street; all are now closed.



*Adapted Victorian shop front at No.11 Double Street looking towards Castle Street.*



*No.29 Double Street an early c19th building embellished in the later c19th. Once used as a meeting house.*



*The former Farrier's Arms, Nos. 2-4 Double Street.*



*No.42 Double Street. A refronted c16th and C17th timber framed building.*



*Nos. 49-55 (Odd), Fore Street*

### Upper Fore Street

The properties on upper Fore Street are primarily of eighteenth and nineteenth century date and generally were smaller when originally built than those elsewhere in this character area.

As in adjoining thoroughfares one side of the street was built up significantly before the other was developed. The houses on the northern side were constructed within what had been the rear gardens of houses in Double Street. This subdividing of plots probably occurred around the time the Double Street properties were first converted to commercial use.

Only two small terraces of early nineteenth century (or perhaps earlier) cottages survive on the other side of the road with the bulk of the early properties

being group around Fore Street's junction with Fairfield Road. Commercial premises were historically also clustered around this cross roads.



*The former Waggon and Horses Inn, No. 29 Fore Street and its outbuildings.*

Opposite Nos. 59-61 is a small terrace of multi-coloured former labourer's cottages of apparent early nineteenth century date but which appear to retain elements of



*Fairfield Road from Fore Street with the former blacksmith's workshop in the centre and the back of properties on Market Hill on the far right.*

much earlier fabric. These cottages which form part of a notable group with houses opposite are presently just outside the conservation area boundary.

The remaining buildings on the southern side of the street between Fairfield Road and Saxmundham road are primarily of twentieth century date; these twentieth century buildings are of little individual merit.

Although it is possible that earlier fabric may still await discovery behind the simple rendered facades of some of the Fore Street properties, only two properties, No.29, Fore Street (the former Waggon and Horses Inn) and No.2 Fairfield Road are known to contain pre-seventeenth century fabric. These properties are in close proximity to each other and close to Market Hill.



*Nos. 59-61 (Odd) Fore Street, now one house.*

The former inn at No.29 Fore Street has an early nineteenth century painted brick façade with small pane hornless sashes to its first floor, and later plate glass sashes below. To the side of the pub is a c1800 outbuilding which may have once contained a farrier's workshop and to its rear a notable range of weather boarded and pantiled outbuildings which would repay detailed study. The outbuilding to the side and rear of No.29 form a notable and interesting group. The Waggon and Horses was one of three pubs which backed onto George Brooke Keer's brewery complex, the others being the

former Farrier's Arms, Double Street and the Crown and Anchor, Church Street.

The Fore Street houses are primarily small vernacular buildings with rendered or painted brick facades. In recent years a number of these houses have been combined to form larger dwellings. Whilst this conversion work has largely been done sympathetically, a second trend, that towards replacing external doors and windows with plastic ones is causing considerable harm.

Historic shop fronts survive to a number of properties although usually in a slightly modified form. At the corner of Fore Street and Fairfield Road is a multi-phased former blacksmith's workshop and ironmongery shop constructed for the Bridges family who first set up as Blacksmiths in Framlingham c1724. Their business was a sizeable one: in 1920 there were still three hearths in the forge employing seven men.

Fore Street like Fairfield Road remained on the very edge of the town until the mid twentieth century. Even in the mid to late nineteenth century substantial gap sites remained on its (northern) town side. One block of substantial terraced houses were erected c1908 by the builder Frank Baldry to replace timber framed cottages lost in a serious fire in 1905. The adjoining detached villa No. 43 appears to also date from that time, and may also be by Baldry. Its design is however dated for the period of its construction. No. 43 'Hillside' remains the best preserved of the c1900 houses on the street.



*Nos. 45-47 (odd) Fore Street, possibly originally six small dwellings.*



*Nos. 14-18 (even), Fore Street at the corner of Fairfield Road.*



*No. 55 Fore Street, originally two cottages.*



Doorway to No. 43 Fore Street of c1908.

### **Significant Open Spaces**

There are no significant public open spaces within this character area; however behind the houses on Castle Street, Fore Street and Double Street are mature private gardens which preserve the early Medieval plots and form an important part of the setting of the character area's many listed buildings. A walled garden of late c18th date reputedly survives behind No.29 Fore Street.

### **Significant Structures**

#### **Castle Street**

*Pillar Box, Castle St and Double Street (GII)*  
One of a pair of Victorian letter-boxes in Framlingham (see also under Mount Pleasant). Early Mainland type, by Andrew Handyside & Co. of Derby. 1856/7. Cast iron. Square plinth; moulded base; panelled octagonal shaft; moulded

shallow conical cap; vertical posting aperture with the Royal crown above, flanked by initials VR.

*No. 1-3, Castle St (unlisted)* Mid to late 18C, with a pair of early 20th century canted bays. 3 storeys, with painted brick elevations. 3 centre arches over ground floor door openings. 3 over 6 pane sash windows to the first floor. Pan tile roof covering with truncated red brick chimneystack. Good iron gates, railings and over-throw. Also included is the low red brick wall with half round capping located to the west and north, partly enclosing the brick lined pond. A building of considerable prominence.

*No. 5, Castle St (unlisted).* Late 18C / early 19C. 2 storeys painted brick elevations, with shallow arch brick lintels over openings. Red pan tile roof covering.



*Pillar box of c1857 at the corner of Castle & Double Streets. (It was apparently not installed however until 1883)*

No.7 'Castle Cottage' Castle St, (GII) House. Early C18, with earlier core. 2 storeys. Timber-framed and plastered; ashlar-lined; pantiled roof with overhanging eaves. 2 internal chimney-stacks with plain red brick shafts. 3 windows: small-paned sashes in flush frames. Early C19 6-panelled door with raised fielded panels, panelled pilasters, and entablature with roundels. The interior has a basic C16 2-cell plan, with a 3rd unit added on the west side; on the upper floor, evidence of a substantial C18 roof-raising. A timber-framed and red brick lean-to along the rear. A small parlour on the ground floor is decorated with a random collection of early C19 wall-paintings: subjects include a watermill in a rocky landscape, a seated man, possibly the owner of the house, with a maidservant; Daniel in the lions' den; a sea battle; 2 large buildings, probably barracks, and a woman playing with a baby. The source of these is unknown, but they are thought to show French influences. (NB since this listing description was written research has suggested that the painting of a seated man is in fact a copy of an engraving by C Knight (after J Opie RA) entitled 'The Tired Soldier').



No. 7 Castle Street.

No. 9 Castle St (GII) House. C18. 2 storeys and attics. Timber-framed, part plastered;

brick face to ground storey; pantiled roof. One sliding sash window to each storey and one flat-headed dormer. Plank door. This seems to be an extension to No.7, and is roofed in line with it. Some very light weight, lace timbering is exposed inside, and on the upper storey an earlier, lower roof-line can be seen against the gable end of No.11, which is plastered, with traces of comb- pargetting. Included for Group Value. Listing NGR: TM2867563540

No.11, Castle St, (GII). House, formerly divided into 2. C17. 2 storeys and attics. Timber-framed and roughcast with plaintiled roof. An internal chimney-stack with a plain red brick shaft. 2 windows to each floor: 2-light mullion-and-transom casements. 2 C20 doors. Included for Group Value.

No. 15, Castle Street, (unlisted) Mid 19C frontage. Painted brickwork elevation, with plain tile roof covering. Chimney stack to left side of the property appears older and is constructed using older / narrower red clay bricks.

No.23, Castle St, (GII) House, formerly divided into 4 cottages, and subsequently 2. Late C17. One storey and attic. Timber-framed, faced in colourwashed brick; plaintiled roof. Various casement and fixed windows; a small-paned bow early C19 shop window on left; 4 gabled dormers with 2-light casement windows. C20 replacement entrance door. Some plain framing exposed on the upper floor. The original layout is obscure, and there is evidence of much alteration, including the removal of partition walls. Listing NGR: TM2871563542

No.27, Castle Street, (GII) House. Early C17. 2 storeys and attics. Timber-framed and

roughcast, with single Roman tiles. An internal chimney-stack with a plain red brick shaft. One 3-light and one 2-light casement window; one 6-panel door with raised fielded panels; one 6-panel door with bolection mouldings, small pilasters and entablature. Frame complete inside: 2-cell internal chimney plan, probably with a lobby-entrance originally. 4 bays, including a chimney-bay. Widely-spaced studding with a middle rail; long arched braces at the corners; small chamfer on main beams and joists, which are set flat. Clasped purlin roof with diminished principals, windbraces, and additional intermediate collars between the trusses, in 4 irregularly-spaced bays matching the bays of the frame. An unusual carved lintel to one upper fireplace, with pyramid and running-leaf decoration. Listing NGR: TM2871963549

No29 'The Readery', Castle St (GII) House. C16. 2 storeys and attics. Timber-framed and plastered, with plaintiled roof and coved cornice. A brick extension on the right side. An internal chimney stack with a plain red brick shaft. 3 windows: one 2-light and 2 3-light casements with leaded panes. A 2-storey gabled and enclosed entrance porch with upper room. Recessed 6-panel door with raised fielded panels and panelled surround. A flat-roofed bay window projects on the right side of the angle of the porch and front. This was the residence of the Reader at St. Michael's Church appointed under an endowment in the will of Sir Robert Hitcham, (d.1636).

'Moat House', Castle St (GII) House. C17. Part 2 storeys, part 2 storeys and attics; T-shaped form. Timber framed and rendered, with ashlar lining; at the rear, a C19 extension in painted brick. Clay

pantiles. The main east-west range has a lobby-entrance and an internal chimney-stack with a plain rebuilt shaft of small Tudor bricks; the cross-wing has a gable-end stack facing the street. Small-paned sash windows in flush frames to both ranges; 3 hipped dormers with 2-light casement windows to the cross-wing. Entrance door with 6 raised fielded panels, the top 2 glazed; panelled linings, fluted architrave and pilasters, entablature.

No. 2. Castle St, (unlisted) C1900 2 storey shop premises, retaining good shop front joinery. Painted brick elevations. Corbel surrounds to first floor sash windows. Slate roof.



Nos. 4-6 Castle Street.

Nos.4-6 (even), Castle St (GII) House, divided into 2. Early C18. 2 storeys and attics. Timber-framed and roughcast with plaintiled roof. 6 large-paned sash windows in flush frames to upper storey; 2 small C19 shop windows and 2 C20 windows to ground storey. 2 C20 part-glazed doors. Listing NGR: TM2863563532

No.8, Castle St, (GII) House; shop premises on the ground floor. Mid C19. 3 storeys. Red brick front, timber-framed sides and rear; pantiled roof, with wide eaves overhang. A plain brick band between the first and second storeys. 3 large-paned

sash windows in deep reveals, with moulded wedge lintels, to both upper storeys; double-fronted shop windows across the whole ground storey frontage, divided by thick vertical glazing-bars and applied pilasters.

*Nos.10-12 (even), Castle St, (GII) House, divided into 2. C17. 2 storeys and attics; 3-cell plan. Timber- framed and roughcast; pantiled roof. An internal chimney-stack with a rebuilt shaft of Tudor brick. 4 cross windows to upper storey, one with leaded panes. 3 similar windows to ground storey, and one small shop window on the right. 2 plank doors, one with a small panelled architrave and entablature. Some exposed framing inside No.10. Included for Group Value.*

*Nos. 14-16 (even), Castle St (GII) House, divided into 2. C17. One storey and attics. Timber-framed and plastered, with pantiled roof and internal chimney-stack. 2 old 3-light casement windows with pintle hinges, one C20 replacement; 2 gabled dormers; one gable-end window. 2 plank doors, and one double shop door, half-glazed, with reeded architrave and roundels. Listing NGR: TM2867663528*



*No.18 Castle Street*

*No.18, Castle St (unlisted) Small single storey dwelling with a red pantile roof. Boarded door and a single sixteen light*

*painted wooden sash window to Castle Street frontage. Painted roughcast to probably eighteenth century brick and timber framed structure.*

*Nos.20-22 (even), Castle St, (GII) House, divided into 2. C17. 2 storeys and attics. Timber-framed and plastered. Pantiles to front slope of roof; C20 concrete tiles at rear. 3- light and 2-light casement windows, and one small-paned former shop window. 2 6-panelled doors with raised fielded panels. Listing NGR: TM2869263526*



*No. 28 Castle Street.*

*No.28, Castle St, (GII) House. Early and mid C19. 2 storeys and attics. Colour-washed brick; pantiled roofs. An early C19 cross-wing, rendered, with a single sash window in deep reveals to each floor: on the 2 upper floors with intersecting glazing-bars and pointed heads to surrounds. A keystone to the attic window has a large bearded face with protruding tongue; the first floor window has a keystone with a smaller head. A plain sash to the ground floor. The main range, with a projecting gable in the front of the roof, has sash windows with a single vertical bar to lights set in deep reveals with gauged heads. The entrance-door, in a single-storey lean-to addition to the side of the cross- wing, has 4 sunk*

panels and applied mouldings, a narrow matching panel to each side, plain jambs and surround, chamfered and stopped, and a rectangular fanlight with small side-lights. Listing NGR: TM2873863522

*No. 30 'Stanford House', Castle St (GII)* A row of 4 cottages, now made into one house. Early C18. 2 storeys. Timber-framed and roughcast with pantiled roof. 2 internal chimney-stacks with plain red brick shafts. Mid C20 2-light plain casement windows, 4 to the upper storey, 8 to the ground storey. 3 doorways: one stable door, one fully glazed door, and one mock-Tudor plank door. Interior in 13 short bays, one probably an addition. Bisected studs, middle rail, primary braces; most beams boxed in. An interesting example of a purpose-built cottage row. Listing NGR: TM2874863480

*No.38 'Haynings', Castle St, (GII\*)* House. C18. 2 storeys and attics. Timber-framed and roughcast; hipped, plaintiled roof with lead hips and overhanging eaves; internal chimney-stack. 5 window range: sashes in flush frames, small-paned on the upper storey, wide replacement panes to ground storey. 2 gabled dormers with triangular pediments; a semi-circular-headed stair window on the side wall. 6-panelled door with raised fielded panels, Gothick portico with columns and pilasters of clustered shafts; entablature with convex pediment and frieze with 5 roundels; an oval in the tympanum. A cast iron foot-scraper on each side of the entrance. Listing NGR: TM2878363512

*Garden Wall at No.38 Castle Street (Haynings) (GII)* Garden wall on the west side of No.38 (Haynings) GV II A high garden wall, extending westwards along the street frontage from the west end of

No.38. C19. Red brick, with a stepped base and moulded coping, divided into 6 bays by 7 plain pilasters. The 2 outer and the central pilasters rise above the level of the wall and have depressed conical cops of moulded brick.

### **Crown and Anchor Lane.**

*Former Maltings (unlisted).* Mid to late 18C, predominantly two storeys, with a lower storey-and-a-half dormered section to the south. The elevations are red brick, with a mix of render and painted brickwork facing the street, with a continuous black painted plinth. The principal elevation is canted to follow the bend in the road. Red clay pan tile roof over the two storey section, plain tile covering elsewhere. Likely erected by George Brooke Kerr as part of his large malt and brewing operation.



*No. 9 Double Street*

### **Double Street.**

*No.9, Double St (GII)* House, formerly divided into 2. Late C16 and early C17, with later front. 2 storeys. Timber-framed and rendered; plaintiled roofs; overhanging eaves. The right-hand end of the building is an addition which has had the front slope of its roof raised: it has a shallower pitch and lower ridge than the

remainder of the roof. An internal chimney-stack with a plain red brick shaft. 4 small-paned sash windows in flush frames to the upper floor, and 2 similar windows to the ground floor. A former early C19 small-paned shop window and door beneath a single entablature supported by 3 panelled pilasters. Slightly recessed 4-panelled entrance door with moulded entablature and panelled pilasters. The oldest part of the house has a much-altered lobby-entrance form, with good, plain framing inside; long arched braces at the corners; several blocked original windows. The 2 bays at the right end have the roof-timbers exposed on the upper storey: one row of butt purlins and one of clasped purlins; straight windbraces; narrow diminished principals. A small C19 extension at the left side has double doors and is used as a garage with a room above.



No.11 Double Street.

No.11, Double St (GII) House, formerly house and shop. Early-to-mid C19. 2 storeys. Timber-framed and rendered; slate roof; paired bracketed cornice. An internal chimney-stack with a plain red brick shaft. 5 large-paned sash windows with ornate bracketed wedge lintels to the upper storey, and on the left side a larger, similar lintel to a fixed replacement window on the ground floor. On the right, a double former shop-front with paired small-paned sash windows, and a pair of wide double doors, all surmounted by a continuous moulded fascia-board with supporting panelled pilasters. The shop door has been replaced by a long semi-circular-headed small-paned window with radiating glazing-bars. Entrance doorway to house, on the extreme left, up steps, has a heavy plain entablature supported by ornate console brackets and a recessed 6-panelled door with sunken panels, the top 2 glazed.

No.15 and 17, Double St (unlisted) Late 18 C in date. 2 storey roughcast elevation with 8 over 8 pane sash windows to the first floor. Plain tile roof covering. The left hand section of the ground floor is of relatively recent date and replaces a Victorian shop front. Although the street elevation has been much altered, the building contributes positively to the streetscape and the immediate setting of listed properties to either side.

Nos. 19-21 (odd), Double St (GII) House, divided into 2 cottages. C17. 1½ storeys. Timber-framed, rendered, and faced in widely-spaced mock-timbering. Clay pantiles, part red, part grey. A chimney-stack on the left side, with a large plain shaft of small Tudor red bricks; an added external stack on the right gable-end. 3 fixed windows to ground storey, all

different; 2 gabled dormers having old 3-light casements with pintle hinges and plain barge-boards. 2 plank doors.



Nos. 23-25 (Odd) Double Street.

Nos.23-25 (odd), Double St (GII) House, divided into 2. C17. 2 storeys and attics. Timber-framed and plastered with plaintiled roof and internal chimney-stack. 3 small-paned 2-light casement windows to upper storey and 2 similar, but deeper, windows to ground storey. No.23 has an entrance door with 4 sunken panels. No.25 has a mid C19 shop window and a recessed 6-panel door, with a plain Tuscan-type architrave and cornice above both.

No.29, Double St (GII) House and shop. Early C19. 2 storeys. Timber-framed and roughcast. Black-glazed pantiled roof, wide panelled eaves with paired brackets. Double-fronted shop with 4-light fixed windows, pointed tracery to heads, and moulded architrave. 4 small-paned sash windows in flush frames with console brackets to upper storey. Half-glazed door. 4 half-round columns across the shop-front. Part formerly used as a meeting house.

Nos. 31-33 (odd), Double St, (GII) A pair of houses. Early C19. 2 storeys. Red brick to front, timber-framed and plastered sides and rear. Black-glazed pantiles. A central

2-storey recess with elliptical arch. 6 windows: small-paned sashes in cased frames with flat arches: 2 of these windows were formerly blocked, and are recent reinstatements. 2 C20 half-glazed doors in mock-Georgian surrounds.

Nos.2-4 (even) Former 'Farriers Arms' Public House (GII) House, divided into 2; formerly The Farriers' Arms. Late C17/early C18. 2 storeys and attics. A small wing at the rear, the same date as the front range. Colourwashed brick front with band; red brick to sides and rear; dark headers to part; tumbled gable on the south-west. An internal chimney-stack with a plain red brick shaft. 4 windows: small-paned sashes in flush frames with flat gauged arches; one blank panel on upper floor. 2 8-panel fielded doors, the top 2 panels glazed; panelled pilasters and entablature. Main beams only exposed inside; 2 large open fireplaces with plain timber lintels to the internal chimney stack. The rear wing contains a fine dog-leg stair with turned balusters, wreathed handrail, open string and bracketed ends to the treads. Roof in 11 narrow bays: 2 rows of stepped butt purlins, their ends pared-off at the junction with the principal rafters; assembly marks. The deeds of the property are said to go back to 1702.



Nos. 6-10 Double Street.

Nos.6-10 (even), Double St (GII) House, divided into 3. Late C17. 2 storeys. Timber-framed and plastered, with plaintiled roof. An internal chimney-stack with a plain red brick shaft. Various windows: 2-light casements and 2 canted bays, one with small panes. Three 6-panelled doors with architrave surrounds, frieze and cornice.

No.12 'Gable Cottage' (GII) Cottage. Early C18. One storey and attics. Timber-framed and plastered with pantiled roof. 2 casement windows and 2 gabled dormers; 2 plank doors. Set back from the street, and sideways-on. Included for Group Value.



Nos. 14-16 Double Street.

Nos.14-16 (even), Double St (GII) House, divided into 2. C18, with mid C19 front. 2 storeys. Timber-framed and roughcast with pantiled roof. An internal chimney-stack with a large plain red brick shaft. Fluted wooden cornice; pierced and fluted bargeboards. The roof-pitch is shallower above the eaves, and suggests that the present facade extends further forward than the original front. 3 mid-C19 sash windows with 2 vertical bars to lights and hoodmoulds in Tudor style. Two 4-panelled doors with pilasters and entablature. No features of interest inside.

No.20, Double St (GII) House, formerly divided into 2. Early C17, with C15 core. 2 storeys. Timber-framed and roughcast, with plaintiled roof and coved cornice. An internal chimney-stack with a large, plain red brick shaft. Three 3-light casement windows, with a single horizontal bar to lights, on the upper storey; 2 mullion-and-transom type 3-light casements to ground storey, and one mid- C19 canted bay shop window on right. 6-panelled fielded door. One ground- storey room has exposed timbering: chamfered main beam and joists, stops with bar, and a plain original lintel to an altered fireplace. On the upper storey, clear evidence that the roof has been raised several feet: the lower wallplate is partly exposed and partly covered by plaster, but appears to be complete. In the rear wall is a long splayed scarfing joint with square under-squinted abutments, and indications of the position of a long hall window. The principal rafters of the C17 roof are partly visible on the upper storey.

No.22 'Northwold', Double St (GII) House. C18 and early C19. 3 storeys, the top storey a later addition. Red brick and slates. Paired bracketed cornice. A moulded brick cornice above the 2nd storey. 5 windows: small-paned sashes with cased frames; deep reveals, flat gauged arches. 6-panel door with raised fielded panels, panelled linings, fluted Greek Doric columns to portico, and entablature with triglyphs. A foot-scraper on each side of the portico.



*Nos. 24-26 (even) Double Street*

*No. 24, Double St, (GII) House.* Early C19 face to older core. 2 storeys. White brick and pantiles, timber-framed core. 2 sash windows with no glazing-bars, flush frames, and flat arches; one central blank panel. A 6-panel door with raised fielded panels, panelled architrave and entablature. The front slope of the roof was raised during the C19: at the rear, the original wallplate can be seen, and fragments of framing. 2 small gabled wings, of differing dates, behind.

*No.26, Double St, (GII) House.* Early C19. 2 storeys. White brick front, red brick sides; slate roof. Paired bracketed cornice. 2 windows: small-paned sashes in flush frames with flat arches. Entrance door up steps, with 6 raised fielded panels, panelled reveals, plain pilasters, dentil cornice, and triangular pediment.



*Nos. 28-30 Double Street.*

*Nos. 28-30 (even), Double St, (GII) House,* divided into 2. C16. 2 storeys. Timber-framed and plastered; No.28 ashlar-lined. Plaintiled roof, hipped on the right side, gabled on the left, with 4 courses of slates at the eaves. An internal chimney-stack with a large plain red brick shaft. Various windows: one mullion-and-transom casement window with pintle hinges to No.28; small-paned sash windows in cased frames to No.30. 2 6-panelled doors: to No.28 raised and fielded, to No.30 with sunk panels

*No. 32, Double St (unlisted)* Possibly 17C core, but well disguised behind rendered elevations, replacement windows and concrete roof tiles. Important to the setting of listed properties adjacent and opposite.

*No. 36 and 38 (even), Double St (unlisted)* Storey and a half cottages of uncertain date. Eccentric in their appearance, with decorative incised detailing in the cement render to imitate pargetting. Timber windows with lead pane glazing. Plain tile roof covering.



*Nos. 40-42 Double Street*

*No. 40, 'Winston House' (unlisted)* Detached dwelling of c1903-04 constructed as a speculative venture by Robert Carley of Framlingham Manor House. A 2 storey gault brick front elevation, with red brick side elevations. Imposing in its height.

The front elevation makes considerable use of decorative brickwork, including to the 2 storey canted bay, and to the pedimented entrance porch. Aesthetically unusual in the streetscape, but of considerable quality and prominence.

No.42 'East Gables', Double St (GII) House. Mid C19 face to C16 and C17 core. One storey and attic to main range, 2 storeys and attic to cross-wing. Timber-framed; faced in white brick; roofs part pantiles, part plaintiles. 2 gabled dormers. Fluted barge-boards to gables and dormers. Sash windows with a single vertical bar to whole ground storey, and to upper storey of gable; moulded wedge lintels. A 4-panelled entrance door with sunken panels. Much framing exposed inside: plain ceiling joists set flat. The main range is in 2 sections, the bay on the extreme left being a slightly later extension in similar style. The roof, exposed on the upper storey, has clasped side purlins and cranked windbraces. The frame has been cut back on the south, and the missing part replaced by the present early C17 3-bay cross-wing, which has plain framing, exposed on the upper storey. On the upper side wall, facing southwards down the street, evidence of an original mullion-and-transom window with short side-lights: the ovolo-moulded transom is reused in an attic partition. Roof in 3 bays, corresponding to wall-bays: one row of butt purlins and one of clasped purlins; windbraces; assembly-marks on the main timbers. The chimney-stack, between the 2 ranges, has one Adam-style fireplace.



No. 44 Double Street

No.44, Former 'Hare and Hounds Public House', Double St (GII) Public house. C17. 2 storeys: basic 3-cell form. Timber-framed and plastered, with plaintiled roof. One internal and one end chimney-stack, both with plain red brick shafts. One mid-C19 sash window and 2 C20 small-paned casement windows to ground storey; old 2-light and 3-light casement windows with a single bar to lights on the upper storey. 2 C19 half-glazed doors. Single-storey lean-to's and a small wing at rear, rendered and pantiled. No features of interest visible inside.

*Pillar Box - see Castle Street*

## 1-6 Fairfield Road.



*No. 1 Fairfield Road.*

*No. 1, Fairfield Road (unlisted)* Early 19 C. Compact detached two storey former shop premises, now a dwelling. Rendered elevations. Replacement door and window joinery makes some effort to repeat what it replaced. Good chimneystack to the right hand side.

*No. 2A (listed as Amadeus House Workshop), Fairfield Rd (GII)* Former smithy, now a workshop for the making of musical instruments, attached to, and projecting slightly forward from, the north side of No.2 Fairfield Road, with a long return front on Fore Street. C19. Single storey. Roughcast over brick, with a hipped, pantiled roof. A row of 3 fixed industrial-type windows with vertical glazing-bars on the east; a small-paned window on the corner, and double half-glazed doors. Included for Group Value. (NB since the above listing description was written this property has been converted to domestic use).



*Nos. 2-6 Fairfield Road.*

*No.2, Fairfield Road (GII)* House. Circa 1600. 2 storeys and attics; basic 2-cell end-chimney plan. Timber-framed and roughcast; plaintiled roof; modillion cornice. 2 gable-end chimney-stacks, one older than the other. 2 canted bay windows to ground storey, each with 3 small-paned sash windows; 2 mullion-and-transom type casement windows to upper storey; one dormer. An off-centre half-glazed entrance door with ornate glazing bars, architrave and entablature. All timbers exposed inside: the frame is plain, but good. Main beams with chamfer and curved stops, joists chamfered and set flat. Several blocked original windows. The chimney-stack on the right, linking with the former smithy, is original: on the upper storey, a fireplace with moulded brick arch and jambs, rendered to simulate stone. Roof timbers exposed in the attic rooms: 3 irregular bays, with diminished principals, clasped side purlins, cambered collars and windbraces; assembly marks on the main components.

*No.4, Fairfield Road (GII)* Cottage, attached to the south side of No.2. C19. 2 storeys. Colour-washed brick; old plaintiles. One 2-light small-paned casement window to each storey; entrance door on the side wall. Included for Group Value.

## upper Fore Street.

No. 29, Fore Street (GII) House, formerly a public house. C16 and mid C19. Part 2 storeys, part 2 storeys and attics. Timber-framed core, encased in colour-washed brick; clay pantiles to part of roof and double Roman tiles to part. An internal chimney- stack with a plain red brick shaft. Street frontage with a 2-window range: sashes in flush frames, small-paned on the upper floor, with 2 vertical bars to lights on the ground floor. 6-panelled fielded door, the top 2 panels glazed. On the side frontage, a brick dentil cornice to part, and one dormer window. The oldest part of the building is a 2-bay timber-framed range set at right-angles to the street the framing is exposed inside. The front was enlarged to its present width c.1850, and there are further extensions also at the rear.



*Detail of outbuildings at No. 29 Fore Street*

*Outbuildings at No. 29, Fore St.* Early 19C. Painted brick elevations, single storey with attic accommodation. Steeply pitched red clay pan tile roof. Doorway and large window opening to the l.h.s of the elevation. Return elevation has exposed red brick with weather boarded upper section. Range of timber outbuildings

with red clay pan tile roof covering located to the north. Detached red brick barn to the north, tall and broad, with red clay pan tile roof covering. These buildings may be curtilage structures associated with the adjoining GD II listed 'The Old Tavern' at No. 29 Fore Street.



*No. 31 Fore Street*

*Former Theatre Building in yard behind Garrard's Court Flats and No.29. (unlisted)* Substantial two storey Georgian brick structure believed to have originally been constructed as a tun house for Keer's brewery; later used as a theatre. A substantial brick structure with a weather boarded gable end to the bank car park. Large shallow arched opening in gable end at first floor level now blocked. Red pantile roof.

*No.31, Fore Street (unlisted)* Rendered brick dwelling with a much altered late eighteenth or early nineteenth century street frontage. Late twentieth century windows and tall brick stacks. Part of a notable group with the GII listed No.29 and its associated outbuildings.

*No. 33, Fore Street (unlisted)* Mid to late 19 C re-fronting of an older property. Red brick upper part of street frontage rendered in later twentieth century. Much altered. However, note first floor jetty to right hand side of No. 33.

No. 43, 'Hillside', Fore St (unlisted) C1900 detached dwelling. 2 storeys, 3 bay wide, with centrally located door. Red brick elevations. Property retains original window joinery, door, surround and door furniture. Slate roof with chimneystacks to each gable end.

No. 45 'Haven House' and 47, Fore Street (unlisted) Early 19 C, possibly 6 former cottages. Red brick elevations (except to No. 45, which is rendered). Gauged brick arches over door / windows, with several blind openings to the ground and first floor. Retains good joinery, including doorcases and 4 over 8 pane sash windows to both 'Haven House' and No.47. Shallow pitch roof with hipped ends, covered with red clay pantiles.

No's. 49 to 53, 'Sundeam Cottages', Fore St (unlisted) Mid 19 C frontage, hiding an older core. 3 cottages. 2 storeys in height, red brick elevations to centre cottage. Steeply pitched red pan tile roof covering.

No. 55, Fore St (unlisted) Mid 18 C, former pair of cottages, now single dwelling. Storey and a half, with gambrel roof. Twelve light painted wooden casement windows and boarded doors. Large and prominent chimneystack shared with No.53

No. 59 (including former No.61), Fore Street (unlisted) Mid 18 C, former pair of cottages, now single dwelling. Storey and a half, with roughcast elevations. Red pan tile roof covering prominent central chimneystack. Also included is the detached outbuilding with a brick gable end to the street. Good boarded door and surround to the former No.61 which also has a weatherboarded and gabled return elevation to its driveway.

No's 63 and 65, Fore Street (unlisted) Mid 19 C cottages with roughcast elevations. No. 63 retains sash windows with margins to the ground and first floor. Replacement concrete roof covering, with centrally located red brick chimneystack.



No. 69 Fore Street

No. 69, Fore St (unlisted) Mid 18 C, former pair of labourers' cottages, now single dwelling. Storey and a half roughcast elevations. Red pantile roof with central stack.

Boundary wall to No. 30 Castle Street and 75a Fore Street (GII\*) Early to mid 19 C red brick wall with a pair of relieving arches to the projecting plinth base. No.30 Castle Street is a listed building and this wall may arguably form part of its curtilage.

No's. 14-18 (even) Fore St (unlisted) Early 19C. Two storeys (No.18, 'The Old Surgery' being taller in stature). Red brick elevations (painted to No. 14 and rendered to No. 18). Retains a good mix of joinery, including 6 over 6 pane sash window to the ground floor, and 3 over 6 pane sash windows to the first floor of No. 14. To the ground floor is a good pilastered doorcase and shop frontage.

No. 16 retains an 8 over 12 pane sash window to the ground floor and a 4 over 8 pane sash to the first floor. No. 18 has a pair of 3 over 3 panes mid 19 C sash windows to the ground and first floor. Black pan tile roof covering to the whole range, stepped up over the taller No. 18. Large red brick chimney stack set between No. 14 and No. 16.

*No. 40 to 44, Fore St with No. 2 Saxmundham Road (unlisted)* Substantial timber framed dwelling, now subdivided. 2 storey, rendered elevations. Much altered, with 20 C flat roof additions to the east and west elevations. Plain tile roof covering, mostly 20 C. Prominent gabled return elevation to Saxmundham Road with shop frontage. Group value with No.38 Castle Street. Rear elevation also highly visible from Saxmundham Road.



*No. 2 Saxmundham Road*

### **Saxmundham Road.**

*Jeaffreson's Well. (unlisted) 1896*, in memory of the town Doctor William Jeaffreson, FRCS, and his wife Caroline. Conical plain tiled roof, supported on chamfered timber posts. Red brick back to the structure, containing a stone inscription which states "The funds for this water supply were promised by Anne Jeaffreson on September 29<sup>th</sup> 1896 the week preceding her sudden death she gave the supply to Framlingham in tender remembrance of

her dear father and mother William Jeaffreson and Caroline his wife". The perimeter of the tablet is decorated with a Moorish tiled border.

*No. 2 Saxmundham Road see - upper Fore Street (above)*



*Fairfield Road, from the raised pavement. Looking south.*

## **10 Character Area 6: Fairfield Road (excluding No.s 1-6) and lower Fore Street (south side)**

### *Character Summary*

The Fairfield Road character area lies to the south of the town, and represents a triangular parcel of land, primarily private garden, and is bordered by Fairfield Road to the east, Fore Street to the north and the River Ore to the west.

The topography is gently sloping, with the area adjoining Fore Street representing the high point, and with the land gently sloping away to the south and west.

A characteristic of the buildings within the area is that they are detached, largely residential and all have an independent character. There are no blocks of unified cottages or houses, as typically found on in areas such as Fore Street and Castle

Street (see Character Area 5; Castle Street, Double Street & Fore Street). The area has a diversity of buildings that is more reminiscent of Market Hill, although the density is low and wholly different, and the existence of grass verges, private garden spaces and prominent trees make for a largely rural feel.

Within the character area the mix of buildings range from a late twentieth century church, to early twentieth century housing to a sixteenth century dwelling and its ancillary structures.

While the area is small, the character is strong and diverse. A rural feel is apparent on Fairfield Road from the junction with Fore Street, and exists to the southern boundary. This character is established by the lack of pavement to most of the east side of the road (it runs out just beyond the entrance to the former Mills Grammar School), and the pavement to the west being elevated and with a

grass verge between this and the carriageway. Street furniture is at a minimum on Fairfield Road, with the exception of lamp posts which, although beneficial features to the raised bank pavement, do detract from the rural character of the road.

However, the feel of the area to the north, including the St. Clare Catholic Church and associated car park, is different and the existence of hard landscaping and street furniture create a more densely populated urban feel.

The southern end of Fairfield Road (beyond the drive access to Fairfield House, Fairfield Hall, The Grove and Lodge) heads south towards the B1116 Woodbridge Road and out of the character and conservation area.

An important feature of the Fairfield Road section is the existence of good quality boundary walls. The most immediately apparent, and therefore playing the most significant role, is the tall wall enclosing Fairfield House and Fairfield Hall. This is mirrored, in much smaller form, to the opposite side of the road where a dwarf wall, piers and some later railings exist from the former Mill School complex.

### *Key Views*

Long views on Fairfield Road are restricted to vistas looking north and south, although the curvature of the carriageway means that the length of the road within the character area cannot be viewed in its entirety.

Views from the carriageway are restricted to the west, in part to the elevated pavement and also the tall red brick perimeter wall to Fairfield House and Fairfield Hall. To the east short views of the steep grassed bank in front of the Mills Meadow Care Home can be had over the hedge and in between trees.



*Fairfield Road, looking north.*

From the pavement glimpsed views west can be had, but these are short and relate to private properties rather than open public spaces.

The wall and pavement to the west of Fairfield Road, and raised bank to the east create a sense of being contained, and restrict views so that the focus becomes the view to the south of the road and outside of the conservation area.

Although outside the conservation and character area, the Mills Meadow Care Home development, located on the elevated site of the former Mills Grammar School, to the east of Fairfield Road, is extremely prominently positioned and the lack of trees to sections of this stretch of the road means this structure (or any replacing it) has considerable impact on the character area and the two separately listed properties on the opposite side of the road and their setting.

On Fore Street, long views are possible to the east, although not particularly inspiring. The raised topography to the north of the character area means that long views in this direction are restricted. The existence of close boarded fencing further reduces views and provides a solid and rather harsh aesthetic.

To the Catholic Church there are short pleasing views to be had, including a view of the imaginatively designed and

detailed bell tower. Across the site vistas are limited to the confines of the car park, and represent short and uninspiring views.

### *Street-by-street appraisal*

Fairfield Road appears to have been one of the main routes into the town, although now it is bypassed by the B1116 Woodbridge Road, which becomes Station Road. However it is plausible that originally it provided direct access to the Crown Inn, with access under this building directly into Market Hill.

The triangular parcel of land, which forms this character area has, since the early 1600's, been the location of a high status detached dwelling. Fairfield House, and the attached Fairfield Hall are two separately listed structures that originally formed one property.



*Fairfield House (to the right) and Fairfield Hall (to the left).*

Fairfield House, which is Grade II\* listed, forms the older section and is thought to have been constructed during the early seventeenth century. During the early nineteenth century a wing was added to the eastern end of the house, and it is this section that has become known as Fairfield Hall, and is Grade II listed.

The land surrounding the property either formed gardens for the dwelling, or was adjoining land presumably in separate ownership. The 1883-1885 Ordnance

Survey map of the area shows Fairfield House with a planned landscape surrounding the property and an orchard to the north. A footbridge to the south west of the property crosses the River Ore, and the main approach drive (which now serves Fairfield House, Fairfield Hall, The Grove and The Lodge) is shown to the south east of the property, accessed off Fairfield Road as existing.



*Fairfield House (to the right) and Fairfield Hall (to the left).*

Fairfield House is a high status dwelling, and its close proximity to the town conceivably means the building was occupied by a local dignitary or high-powered individual. The painted render elevations, which retain some timber mullioned windows, and plain tiled roof covering with large central red brick chimney stack (much shortened at an unknown date) reflects a muted material palette but the detailing is one of quiet distinction.

This large, detached property, set in well-sized gardens is without parallel in the conservation area.

To the north west is The Grange, and further north and located at right-angles to Fore Street is No. 10, both of which appear on the 1883-1885 OS Map, whereas the land to the west of No. 10 Fore Street is shown without any structures.



*No. 10 Fore Street.*

By the time of the 1928 Ordnance Survey map a structure is shown on the site of the Catholic Church, and No. 6 Fore Street is shown (it does not appear on the 1904 Map), whereas No's 8 and 8a Fore Street were constructed sometime after the publication date of this map and prior to the 1978 Ordnance Survey map.

The Lodge, situated immediately to the north of Fairfield Hall and Fairfield House was constructed sometime after publication of the 1978 map.

The Grove and The Lodge make little significant visual impact on the character area, due mainly to both dwellings being located behind the boundary wall to Fairfield House, and being partly obscured by trees. The Lodge, although closer to the boundary wall and road is of low stature and The Grove is located further west, ensuring their contributions to the character area are minimal.



*No. 14 Fairfield Road.*

Immediately to the north of the boundary wall to Fairfield House and Hall, and facing Fairfield Road is No.14. This double fronted property is of red brick construction and is included in this character area for it is set back some way from the junction with Fore Street and abuts the Fairfield House and Hall boundary wall, meaning that visually it relates more to Fairfield Road than Fore Street. The house itself is quite interesting for it appears originally to have been a pair of late eighteenth / early nineteenth century cottages, to which a pair of two storey bay windows and some shuffling of openings took place during the mid nineteenth century.

Enclosing the small front garden area are some good quality cast iron railings, (c.f. identical to those outside No. 3 Fore Street) probably dating to the mid nineteenth century. Immediately opposite, to the east side of Fairfield Road, exist some fine brick gate piers with stone caps, and an associated dwarf brick wall with railings. These structures mark the entrance to the former Mills Grammar School (the school was demolished circa 1979 and the Mills Meadows nursing home now occupies the site). The railings and gate appear to be replacement items.



*Brick piers and stone caps relating to the now demolished Mills Grammar School of c1902.*

With the exception of No. 10, none of the other properties fronting Fore Street in this character area are particularly architecturally distinguished, yet the sites

they occupy are exposed and elevated, and consequently they make a prominent contribution to the character area.

### *Significant Open Spaces*

The most significant green space within the character area is the private garden surrounding Fairfield House and Fairfield Hall, although as this is largely hidden behind a boundary wall it is not readily visible.

Smaller green spaces, of less significance but greater prominence, exist to the verges of Fairfield Road and Fore Street. The grass verges outside No's. 6, 8 and 8a Fore Street are particularly effective in providing a soft and rural character to areas largely devoid of vegetation.

A final pocket of green space exists adjacent to the Catholic Church, and the small parcel of grass and the mixed hedge running along the western boundary is partly successful in softening the otherwise stark expanse of the car park.

### *Significant Structures*

#### **Fairfield Road.**

*No. 14, 'Norfolk House', including attached red brick boundary wall (outside 'The Lodge', which is not included). (Unlisted). Late 18 C / early 19 C, former pair now a single dwelling (note evidence of blocked openings below gauged brick arches to the ground floor). Red brick elevations, almost centrally located entrance with bracketed timber canopy. A pair of broad 2 storey bay windows flanks the entrance, and between, to the first floor, is a 6 over 6 pane sash window. Black glazed pan tile roof covering with red brick ridge stacks to each gable end. Good iron railings and gate to the front of the property.*

*Fairfield House GII\* House. Circa 1600. 2 storeys and attics; 3-cell plan. Timber-framed and plastered, with hipped*

*plaited roof. An internal chimney-stack with the base of a complex saw-tooth shaft and a later top. 3-light mullion-and-transom casement windows with leaded panes. A 6-panel door within a porch with open ground floor; semi-circular arch to opening, and a room above with a semi-circular-headed window. An early C19 wing, added at the east end, is separately occupied, and listed as Fairfield Hall, item 4/89, Listing NGR: TM2850863250*

*Fairfield Hall GII An extension to Fairfield House, now a separate dwelling. Early C19. 2 storeys. Colour-washed white brick and black-glazed pantiles. 3 windows to upper storey: small-paned sashes in deep reveals, and flat arches. 2 C20 bay windows to ground storey. Recessed central doorway with 6-panel fielded door, pilasters, entablature and triangular pediment. On the right side, a small single-storey addition in matching materials. Listing NGR: TM2851063244*

*Boundary wall to the site of the former Mills Grammar School. Low red brick boundary wall and gate piers (the latter with stone caps) and associated iron railings and gate, to the entrance of the former Mills Grammar School. A commemorative plaque dates these to 1902.*

#### **lower Fore Street (south side).**

*(for No. 4 see Character Area 7)*

*No.10 (Unlisted). Substantial detached brick early to mid nineteenth century dwelling with return elevation to Fore Street. Symmetrical three bay frontage with contemporary central latticed wooden porch which has a swept lead sheet roof. Black pantile roof overhanging eaves. Window frames are late twentieth century replacements but retain their original sills and lintels. Forms part of a group with the GII listed Nos. 2-6 Fairfield road and the adjoining former Smithy.*



*Tomb House and the mausoleum of Thomas Mills and his servant William Mayhew, Station Road*

## **11 Character Area 7: New Road to Station Road**

### *Character Summary*

This character area occupies the low lying land which is located largely to the south and west of the River Ore, including parts of Albert Road, Bridge Street, Brook Lane, College Road, Fore Street, New Road, and Station Road, together with the entire length of Albert Place, Riverside, and Well Close Square.

Its primary characteristic is that of prosperous, nineteenth century suburb. It's a southern section is low density mid to late nineteenth century ribbon development interspersed with earlier buildings of primarily agricultural origins. To the north around Well Close Square is an area of higher density early to mid nineteenth century residential development. A few earlier cottages are

clustered around the Bridge Street and Fore Street entrances to the town.



*The Mills Mausoleum from Station Road*

The area's two largest and most architecturally distinguished structures, Hitcham's and Mill's Almshouses play a prominent role in the general townscape owing to their locations, scale and outstanding architectural quality. Hitcham's Almshouses sit on New Road,



*Sir Robert Hitcham's Almshouses, New Road*

whilst Mills' Almshouses sit back from Station Road behind a low wall, trees and bushes.

Pre c1800 dwellings tend to be rendered and painted; one, 'Ancient House', Albert Place has sophisticated pargetted decoration. Weatherboarding was once a relatively common feature on outbuildings and frontages of lesser status within the town, but has largely disappeared. It survives however on a fine group of outbuildings on Station Road. No.1 Fore Street was originally entirely weather boarded.

Red pantiles still survive particularly on the listed buildings, the buildings erected after c1820 tend to have either slate or late twentieth century replacement tile roofs. Corrugated iron is also used as a roofing material on the mid twentieth century garage on Riverside, and on a shop in

Station Road. These roofs were probably always covered with corrugated iron.



*The School, Hitcham's Almshouses*

The mid nineteenth century villas are largely brick built detached and semi-detached residences standing slightly back from, but facing towards the road. Using a palette of red brick with gault brick dressings and slate roofs. A few of these villas have low decorative iron railings. Elaborate gault brick dressings are a prominent feature in this part of the conservation area.



*No. 22 Well Close Square and Hitcham's Almshouses (left).*

These houses were primarily built between the coming of the railway in 1859 and the publication of the first edition Ordnance Survey map in 1883.

Trees don't play a major role in the public realm but make a memorable contribution to the gardens of houses on Station Road and the two ranges of almshouses. A screen of small trees has recently been planted along the banks of the Ore on Riverside to screen the supermarket car park.

Within this character area are also groups of later twentieth century buildings which have been included within the conservation area because of the sensitivity of the sites which they occupy. These buildings are primarily clustered around the Ore, along New Road, Bridge Street and Riverside where nineteenth and early twentieth century industrial buildings once stood. Whilst not of individual merit they are generally small-scale structures of restrained design, which do not detract significantly from the area's character. Few if any of these twentieth century developments have street frontages which blend with the character of the area.

The only stretch of the River Ore to play a positive role in the landscape is that adjacent to the Fore Street bridge, where natural banks in part remain. The brick lined sides of its cut elsewhere are not aesthetically pleasing.



*United Free Church and River Ore from Fore Street*

### **Key Views**

Long views either into, or out of this part of the conservation area are relatively rare. From the junction of Fore Street and Fairfield Road there are good views down the hill towards Albert Place and the mid Victorian brick villas in Albert Road beyond. From the junction of Fore Street and Albert Place there are views up the hill of houses and the former chapel on Fore Street. There are also occasional long views of Bridge Street to be gained from its approach from Well Close Square.

Other key views tend to be focused on individual buildings or small groups of structures. From the corner of Bridge Street and Well Close Square there is a good view of Hitcham's Almshouses and towards properties on the opposite side of Well Close Square. Another memorable view of Well Close Square and Bridge Street can be gained from the approach from College Road in which the tower of the parish church is prominent.

On Station Road there are good oblique views of the Mills Mausoleum, Garden House, and Mills Almshouses. From Station Road and Fore Street there are also good views of the United Free Church on Albert Place, whilst the best views of The Ancient House, Albert Place are from Riverside.



*Bridge Street from the corner of New Road.*

Occasional picturesque views can also be gained along the Ore although these tend to be marred by signage and poorly placed street furniture.



*The White Horse Inn, Well Close Square.*

### *Street-by-street appraisal*



*Door to the Masonic Temple, New Road.*

### New Road

Hitcham's Almshouses in New Road were built close to the entrance of the town c1654; until the late nineteenth century the site opposite remained open ground allowing its façade to be better appreciated than it is today. The gabled group of twelve small dwellings remained a significant feature in views from the upper part of Bridge Street until that time. The gable end of the almshouses can still be seen from Well Close Square. The building's fine brickwork has suffered from a somewhat heavy handed programme of repointing.



*New Road from Well Close Square.*

The complex was reputedly constructed using material salvaged from the demolition of buildings within the Castle complex. In 1788 a school was added, which is now the Masonic Hall. This building has recently been unsympathetically altered by the replacement of a number of its windows with uPVC.

The setting of the Hitcham's Almshouses is today much eroded. The low twentieth century structures which stand opposite relate poorly to the GII\* buildings.

### Well Close Square

After the bankruptcy of the brewer Brooke Keer the land around Well Close Square was purchased by the Fruer family, builders, who developed the site for housing and commercial use. Samuel Fruer (1797-1863) was a builder, surveyor, speculator, and architect who was responsible for the now converted chapel on Fore Street and for a similar building in Southwold. John Fruer was also a successful builder developer. The Fruers built a number of villas on the land surrounding Well Close Square after 1835. These are of a variety of styles ranging from restrained Tudor gothic, to classical. They are in effect a three dimensional advertisement for the Fruer family's prowess as architect builders.

The 'odd numbered' classical houses are probably of a slightly later date than the 'even numbered' ones.



*Nos.2-6 Well Close Square c1835-40.*



*'The White House', No.10 Well Close Square.*



*Nos. 14-16 Well Close Square once a mirrored semi-detached pair of cottages built c1835-40. The hoodmoulds echo those on nearby Hitcham's Almshouses.*

The bulk of the buildings which surround the Square are of two storeys. Simple brick pilasters are a feature used on c1835-50 buildings including the Riverside frontage

of Nos. 10-14 (even) Bridge Street, and Nos.10, 17 &19 Well Close Square. Prominent overhanging eaves are a feature of many of the dwellings lining the square which date from this period, a feature perhaps deriving from the nearby Ancient House on Albert Place.



*Nos. 17 & 19 Well Close Square.*



*Well Close Square from New Road.*

In the middle of the nineteenth century development on an entirely different scale began in the vicinity of Well Close Square as the area began to change from a residential to a commercial one.

A large block was constructed at the corner of Bridge Street as a draper's shop in the 1860s. Its façades display elaborate polychrome brickwork, the full impact of which is now sadly dulled by grime. The elaborate decorative bargeboards which once faced the building's Well Close Square frontage have also been removed.



*Former draper's store, Well Close Square.*

The Clarke and Simpson building is far taller than its earlier counterparts and with the United Free Church acts as a 'bookend' to the smaller residential buildings on Well Close Square. Both buildings employ a palette of red and white bricks with stone dressings to a highly decorative effect. The church was designed to dominate views from Albert Place and its counterpart from College Road. It remains one of the area's most memorable structures.

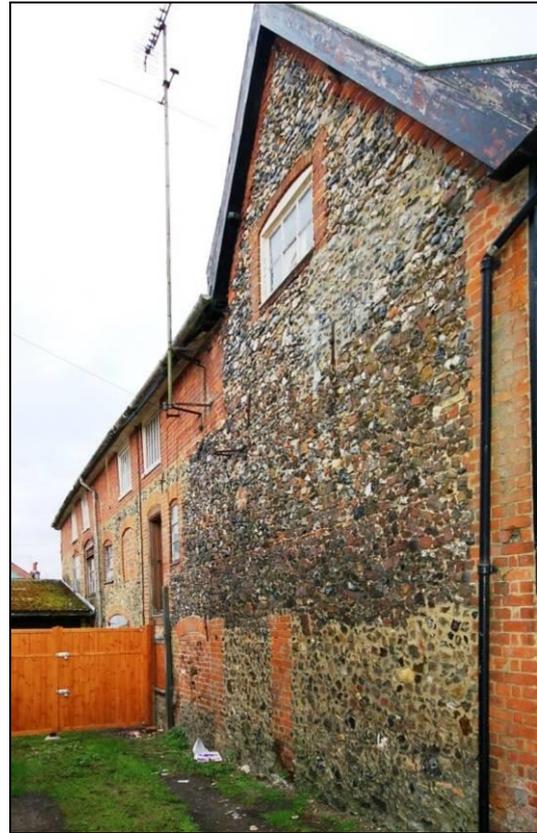


*Corner of Well Close Square and Bridge Street.*

Kilvert's *A History of Framlingham* suggests that this building and the decorative brick villas on Station Road and Albert Road are the work of a local builder Abraham Thompson.

## Bridge Street

The buildings on this island site would repay detailed study and some may be worthy of adding to the statutory list. The imposing former industrial building behind No.8 Bridge Street may have been part of Keer's (formerly Welton's) maltings complex, together with the apparently timber framed properties now known as Nos. 2-6 even Bridge Street. These dwellings may possibly have started life as a barn or store. No.8, a late eighteenth or early nineteenth century addition to the range was an ironmongers until converted to retail use in the early twentieth century. Flint is used as a building material within its gabled return elevation. The present internal wall between Nos. 6 & 8 is weatherboarded and appears to be a former external wall.



*Late c18th or early c19th industrial building on Bridge Street.*



*Nos. 2-8 (even) Bridge Street, the former blacksmith's at No. 8 to the left is a later addition.*

At the corner of Bridge Street and Riverside is a small but highly prominent gap site. Bridge Street would benefit visually from a sensitively designed small scale building in this location, not least because it would screen the rear section of the supermarket from the street. The site opposite Nos. 2-8 is primarily taken up by a mid-late 20th century low rise sheltered housing development known as 'The Elms': this relates poorly to Bridge Street.

### Riverside

In the nineteenth century the River Ore became polluted due to tanning and other industries which had grown up on its banks. This probably explains why Riverside was not developed in the same way as adjoining streets. However, the Town Council Offices at No.10 Riverside may once have been a stable range for one of the Well Close Square houses and should be regarded as being an important part of the Fruer family's development which is discussed under Well Close Square.

In the centre of western side of Riverside stands the Post Office an elegant small classical brick building of c1903. This is attached to Nos. 4 & 6 Riverside a pair of houses which were probably originally built as a farmhouse, and may retain early fabric behind their Georgian façade.



*Nos. 4 & 6 Riverside.*

From the 1930s Potter's Garage a complex of corrugated iron roofed prefabricated buildings, expanded along both river banks becoming one of the town's major employers. Potter had started as a blacksmith and basket maker before becoming first a small scale cycle manufacturer, and then a Ford dealer in 1913. The now demolished garage extended into Market Hill where they had showrooms and also into New Road. Much of the site of the garage is now occupied by a supermarket and its car park. The store has been relatively sensitively designed although its scale dominates the area.



*Riverside Garage, developed from 1922*

Opposite stands Riverside Garage started by Leonard Walne in 1922; whilst only a fragment remains it is an interesting and now increasingly rare example of its kind.

### Albert Place and Albert Road

The agricultural land surrounding this part of the town was mostly owned by large institutions such as the Church of England, or charities. This ownership pattern acted as a barrier to the town's expansion until the mid nineteenth century. Much of the character area remained primarily rural until the arrival of the railway in 1859. The earliest surviving buildings date from the sixteenth and early seventeenth centuries,

and primarily relate to former farm complexes. They also include however, the timber framed White Horse Inn in Well Close Square.



*Ancient House, Albert Place.*

The Ancient House on Albert Place stands some distance away from but is visually linked to the small cottages at the foot of Fore Street. This substantial GII\* listed timber framed late seventeenth century dwelling has sophisticated pargetted decoration on its principal façade. Its basic form is similar to that of the slightly later 'Haynings' on Castle Street.

The United Free Church opposite was reputedly converted c1861 from a short lived steam powered flour mill. Its present appearance however, probably largely dates from a c1885 remodelling. Both the church and the nearby Clarke and Simpson building employ a palette of red and white bricks with stone dressings to a highly decorative effect. The church was designed to dominate views from Albert Place just as its counterpart was designed to grab the attention of travellers arriving in Framlingham along College Road.

The buildings to the south and west of 'The Ancient House' which include most of the properties on Albert Road are primarily of c1860-80 date and may have been built within its former grounds.

A number of the houses in Albert Road and No.5 Albert Place which adjoin the Ancient House, were built on sites purchased by the Ipswich and Suffolk Freehold Land Society, one of a number of early developments by them for which original documents survive in Suffolk Record Office. The Society was set up in the 1840s to widen the number of those eligible to vote. The houses and plots had to be large enough to meet the requirements of the 40 shilling franchise (if a resident owned property valued at 40 shillings or more he could have the vote).



*Ancient House and the United Free Church from No.1 Fore Street.*



*Corner detail of the United Free Church.*

The Society bought up four estates in Framlingham and divided them into plots that were big enough to qualify for the franchise. The Ipswich and Suffolk

Freehold Land Society was one of the most successful in the country. Albert Road was probably laid out shortly after 1862, but the houses may not have been built until around ten or more years later. The present houses were in evidence however by the time of the publication of the first edition Ordnance Survey map in 1883-85. These well-built and carefully detailed villas retain much of their original joinery. Again prominent projecting eaves are much in evidence.



*No.5 Albert Place a pair of houses disguised to look like one, constructed c1870.*

Only part of this historically interesting development is presently within the conservation area boundary. The rears of some of the houses on the southern side of Albert Road are prominent in views of the GII\* Mills Almshouses whilst the development as a whole additionally

plays a major role in the setting of the GII\* Ancient House. Other houses including No.9 are prominent in long views from the corner of Fairfield Road and Fore Street on the opposite bank of the Ore.



*Nos. 2 & 3 Albert Road part of a c1870 villa development.*

The island site bounded by Bridge Street, Riverside and Well Close Square was occupied by a farmstead until the mid eighteenth century when it was partially developed as a maltings by the Welton family who were the owners of the nearby White Horse Inn. This site later became part of the property of the brewer George Brooke Keer. The original farmhouse may be the substantial seventeenth or early eighteenth century building now known as Nos. 4&6 Riverside which stands by the Post Office and is now subdivided into two dwellings.

### No.s 1&4 Fore Street

At the junction of Albert Place, Riverside, and Fore Street are a further small cluster of pre-Victorian dwellings which are prominent in views from Riverside. Nos. 1 & 4 Fore Street are small rendered eighteenth century cottages which have gabled side elevations to Fore Street. No.1 was weatherboarded until the early twentieth century. A further cottage of attractive appearance once faced onto the Ore at the junction of Riverside, this has sadly been demolished and its site left undeveloped reducing the intimate character that this junction once had.



*Nos. 1 & 4 Fore Street from Riverside.*



*No. 4 Fore Street*

### Station Road

To the south of Albert Place in Station Road are the Mills Almshouses. A symmetrical row of eight restrained classical almshouses, built under the will of Thomas Mills of Framlingham (d.1703), and completed by 1705. The almshouses are set back from the road at the junction with Brook Lane to which they have a narrow blind façade. The garden of Mills Almshouses is perhaps the most significant open space in this part of the conservation area.



*The Railway Inn Station Road*

The Railway Inn on Station Road is a conservatively designed mid nineteenth century classical building which makes an important contribution to the setting of the Mills Almshouses. Its painted façade may be of gault brick like that of the adjoining cottages. Adjacent to the south stood a Wesleyan Methodist Chapel of 1808. Demolished in 1868, its site and grave yard is now the Railway Inn's beer garden.

Beyond the Railway Inn are a group of mid to late nineteenth century villas which were probably all constructed as part of the same mid-to-late nineteenth century speculative development. All had been constructed by the time of the first Ordnance Survey in 1883-85. Three of

these buildings use the palette of red brick with gault brick detailing familiar elsewhere in the town in places such as the former Normans gunsmith's shop in Church Street and the United Free Church in Albert Place. These may, according to Kilvert's *A History of Framlingham*, be by local builder Abraham Thompson.



*No.17 Station Road*

At least one of these blocks however was possibly constructed by the builder Charles Goodwin as it became his home and business premises. Nos. 19-21 (odd) Station Road retain a fine group of weather boarded outbuildings which were probably purpose built for his business.

The group of now converted weather boarded buildings which survive on the opposite side of the road behind No.26 are on the approximate site of Frederick Button's steam mill but possibly relate to a Tannery which occupied the site prior to its conversion to a mill.



*No.26 Station Road*



*Weather boarded buildings to the rear of No.26*



*Nineteenth century builder's yard to the rear of 19-21 Station Rd.*



*Tomb House, Station Road, a high status c16th farmhouse now in a suburbanized setting.*

Of all the listed buildings in the area it is perhaps Tomb House which is the most prominent (listed as Garden House). Tomb House is a high status timber framed former farmhouse which appears to have become a suburban villa at a relatively early stage in its history. Within its grounds is the tomb of its most distinguished owner Thomas Mills (d.1703). He and his 'faithful servant' William Mayhew are buried within the building which stands next door to the almshouses which he founded.

### Brook Lane

The last farmstead in the conservation area Brook Farm, Brook Lane (now Brook Lodge) had its land developed for housing in the late twentieth century. Its brick agricultural buildings have now been converted to domestic use.

### *Significant Open Spaces*

The only public green spaces are small tracts of greensward on Bridge Street, Station Road and the corner of Riverside. The lawned area on Bridge Street is associated with a sheltered housing complex of mid to late twentieth century date known as 'The Elms'. This lacklustre

open space is poorly designed and does little to enhance the area's character.

The mature gardens of the two almshouse complexes, and Garden House however contribute significantly to the character of the area and to the setting of the GII\* listed buildings which they surround.



*Railway Inn garden, burials of early Methodists were found here in the mid nineteenth century.*

There is a case for arguing that the gardens of the houses on Albert Road are important for their role in securing the franchise for their plot holders, as each plot had to be a certain size to meet the criteria of the 40 shilling franchise.

One further green space may be of significance for historical and archaeological reasons. Part of the garden of the Railway Inn is recorded as being a former burial ground associated with early Wesleyan Methodist congregations in the town; Kilvert's *A History of Framlingham* records the uncovering of graves here in the mid nineteenth century.

### *Significant Buildings*

#### **New Road**

*Sir Robert Hitcham's Alms Houses, New Rd (GII\*)* A row of 12 almshouses, erected under the will of Sir Robert Hitcham in 1654, using materials from the demolished castle buildings. One storey and attics. Red brick, laid in English Bond; plaintiles. The moulded brick cornice forms a string

course to the dormers. A central projecting 1½-storey gabled porch. 6 internal chimney-stacks with plain red brick shafts. 12 3-light casement windows with moulded jambs and mullions and diamond leaded panes, and 6 2-light diamond leaded casement windows, with flat hoodmoulds, set into full dormers. 12 2-panel doors with hoodmoulds. Restored.



*Former School, New Road.*

*Masonic Hall, New Road (GII)* Masonic Hall, built in 1788 for use as a school, adjoining the Sir Robert Hitcham's Almshouses on the north. Red brick and plintiles. Single-storey; set gable-end to the street. 3-light square leaded casement windows along the south side. Gable-end entrance: a wide door, with 6 raised fielded panels and wheel fanlight, set into a semi-circular-arched opening with a keystone and abaci. A recessed blank panel with flat arch and keystone on each side. On the north side, an enclosed single-storey red brick porch in Tudor style of circa 1840: 4-centred arch, rectangular niche above, copings to gable. Double doors with 8 raised fielded panels.

### **Well Close Square.**

*Nos. 5 to 9, Well Close Square (unlisted)* Early to mid 19 C commercial premises. 2 storeys painted brick elevations, with timber pilastered shop fronts to the ground floor. Arched brick lintel to the 2 over 2 pane sash window to the ground floor (to the south end of the property a

large vehicle access has been formed). Some original 2 over 2 pane sash window joinery is retained to the first floor. Red clay pan tile roof covering with red brick stack set to the north gable end.

*No.15, Well Close Square (unlisted)* Shop premises originally constructed as a cottage in the late 18 C or early 19 C, and re-fronted in the early 20 C. Forms part of a notable group with the GII listed Nos. 17-19.



*Nos. 15-19 (Odd) Well Close Square.*

*Nos. 17-19, Well Close Square (GII).* One building, divided between a shop (No.17) and a house (No.19). Mid C19. 2 storeys. White brick and slates; flat pilasters, plain parapet. Double-fronted shop windows to No.17 with ornate fascia. 2 small-paned sash windows in deep reveals with moulded lintels to upper storey. 3 similar windows to No.19; a recessed central door with 6 sunken panels, and a rectangular fanlight with traceried ovals. Flat pilasters and heavy architrave to surround. Included as an example of mid-C19 building in Framlingham.

*No.23, Well Close Square, (GII)* House and shop. Mid C19. 2 storeys. White brick and black-glazed pantiles: hipped roof, overhanging eaves. Timber-framed rear. The front has irregularly-spaced flat pilasters across the front, and seems to have been purpose-built to contain a shop. A flat-roofed canted shop window on the right with a fascia lettered 'Baker & Confectioner, Estd. 1886', and 3

irregularly-spaced small-paned sash windows in deep reveals with flat arches. A slight projection on the left side contains the entrance: recessed door with 6 sunk panels in a moulded surround. Included for Group Value.

*No.25, Well Close Square (unlisted)* Small rendered early 19 C structure probably originally built as two dwellings. Welsh slate roof, casement windows former shop window to ground floor. Large addition to rear. Historic photographs reveal that the principal elevation of this structure has changed relatively little since c1900.

*No. 27 (White Horse Inn), Well Close Square (GII)* Public house. C17. 2 storeys and attics; 3-cell lobby-entrance form. Timber-framed and rendered; plaintiled roof with 5 courses of slates at the overhanging eaves. An internal chimney-stack with a plain red brick shaft, and a later end stack. Three 3-light casement windows with transom to the upper storey; similar windows to the ground storey have had the casements replaced by a single fixed sheet of glass, one flat-headed dormer with lead roof and cheeks. Later enclosed and gabled porch with projecting coved tie- beam supported on solid brackets; C20 plank door. Plain timbering exposed inside.

*'Clarke and Simpson', Well Close Square and Bridge Street (unlisted).* Substantial and imposing mid nineteenth century commercial premises. 3 storey property, of gault brick construction with red brick banding and decoration. 3 large half round openings to the ground floor containing the centrally located entrance, with shop front windows either side. A pair of sharply angled dormers enlivens the roof line, although these now lack their decorated boards and braced ties. The roof is covered with slate, with half-hipped ends to the north and south. Significant townscape value.



*White House and 2-6 Well Close Square.*

*No's 2 to 6, including stables to the rear, Well Close Square (unlisted)* Early 19 C re-fronting of an earlier pair of cottages, present façade probably added as part of the Fruer family's development c1835. 5 bay wide, 2 storey elevation, with a mix of rough cast and painted brick. Prominent surrounds to all openings; the doors have quoined surrounds with key stone decoration, and the windows having lugged margins - with shallow 'pediments' to the wider openings. The doors are contained within slightly projecting bays. No. 6 retains original window joinery. A third cottage is entered from the right hand return elevation, which apparently has a circular tower projection to its rear elevation. Black glazed pan tile roof covering, with hipped ends.

*No. 10 (The White House) and outbuildings (unlisted).* A semi-detached pair of elegant classical cottages probably constructed for the Fruer family, builders c1835-40 which stands at a right angle to Well Close Square. The builder architect Samuel Fruer may have been the architect for the development of which this dwelling forms part. Gault brick, 2 storey construction. The corners of the building are expressed as brick pilasters which rise from a plinth; slender brick capitals. Elegant single bay return elevation to Well Close Square originally consisting of two blind recesses flanked by pilasters. The property retains 6 over 6 pane sash windows, although its



No.10 Well Close Square.

original doorcases have been replaced. Slate covered roof with hipped ends and wide overhanging eaves. Unusually the rear elevation of the building has no window openings as it directly abuts No.14. Twentieth century garden wall not included.

Nos. 14-16 (even), Well Close Square (unlisted) Shop, formerly mirrored pair of semi-detached cottages, probably constructed as part of the Fruer family's development of Well Close Square c1835 and altered mid to late 20 C. Rendered façade with Neo-Tudor detailing. The hood moulds above first floor windows were formerly repeated above those on the ground floor.



Nos. 18-20, Well Close Square.

Nos. 18-20 Well Close Square. (unlisted) Possibly an early 18 C re-fronting of an older building. Double pile property, two storeys, with rounded south corner with corbel detail above. Tall and prominent first floor accommodation. Painted brick elevations, with render to No. 18. The property retains three good quality timber door surrounds. Black pan tile roof covering with substantial red brick chimney stack. Historic photographs reveal that the right hand gable of the building formerly contained a very large nineteenth century window opening which has since been blocked.

No.22 'Catherine House' & 22a & attached red brick wall to the west, Well Close Square (unlisted). Late 18C or early 19C, the right hand section is possibly later? 2 storey red brick elevations, with a canted single storey bay to the left hand side. 3 bay wide elevation, with a good quality shop front to the right hand property, and a pair of timber door cases to both premises. 3 over 3 pane sash windows to the first floor set below brick header lintels. The roof is covered with black glazed pan tiles, with a red brick chimney stack to the west gable end and a further stack on the ridge line demarcating the separation of the two properties. Side elevation has group value with Hitcham's Almshouses.

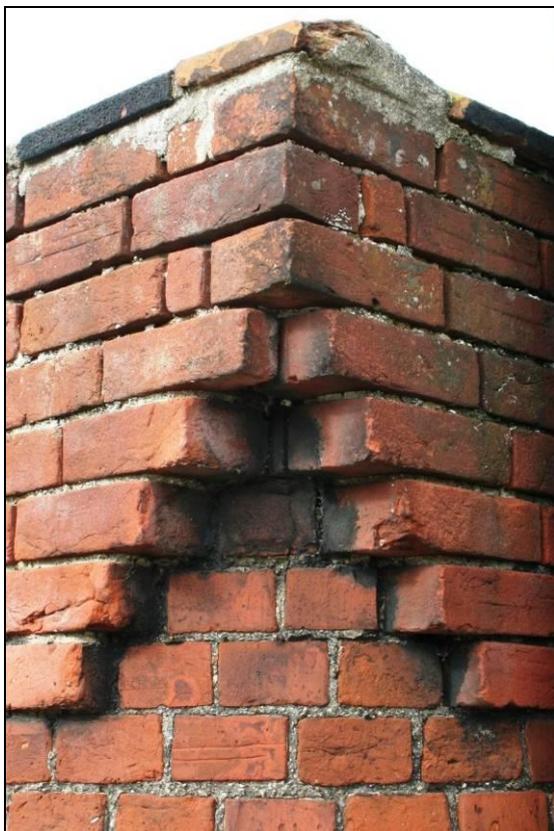
No. 24 'Ellen Ross Hair Design' and No. 26. (Unlisted) Early 19 C former pair of cottages, now converted to one, with early 19C two storeys and further single storey commercial premises to the east. The latter two structures have been in commercial use since the nineteenth century. Red brick main house, with openings set below brick soldier course relieving arches (note blocked doorway). Black glazed pan tile roof covering with hipped ends. Mid 19 C gate and railings in front of no. 26. Both properties have been altered, but the whole is important to the setting of neighbouring listed buildings.



Nos. 22 & 22a Well Close Square.



Nos. 24-26 (even), Well Close Square.



Detail of wall by No.22 Well Close Square.

## Bridge Street

No's 2 to 8 Bridge Street (unlisted). A row of cottages, possibly 17 C in date with attached workshop range to rear. 2 storey and an attic in height. Elevations are a mix of rough cast and render. No. 4 retains an early 19 C shop front with decorative corbels. No. 8 has a good double fronted early 20 C shop front with stained and leaded lights, replacing open fronted blacksmith's workshop illustrated on historic photographs. The roof is steeply pitched with a gentle splay to the eaves, and is covered with red clay pan tiles. To the side of no. 8 is a clinker and brick wall, with a window to the attic accommodation. Attached three storey early nineteenth century workshop range to rear of No.8 faced in clinker and brick, upper storey added in mid to late nineteenth century and entirely faced in brick. Retains nineteenth century boarded first floor taking-in doors and painted wooden casement windows. This range was possibly originally constructed during the 1830s as part of the Fruer family's development of Well Close Square.



Nos 10-14 (even) Bridge Street

No's 10, 12 and 14, Bridge Street (unlisted) An early to mid 19 C re-fronting of an older structure (see flint work and blocked opening to the right hand end gable). A row of gault brick cottages, some now used as commercial premises. 2 storeys in height, with openings set below soldier course relieving arches. Black glazed pan

tile roof covering – note the roof covering to no. 10 is lower in height than to the rest of the building, possibly indicating different build phases. Painted brick three bay return frontage to Riverside with wide pilasters and painted wooden casement windows, central first floor window now blocked.

## Riverside

No. 2, 'Riverside Garage', Riverside (unlisted) Mid C20th garage premises, possibly with later forecourt canopy and side addition. The main workshop accommodation retains horizontally sliding metal doors / windows.

Nos. 4 and 6, Riverside (unlisted). Former farmhouse, now divided into two dwellings. Of uncertain date, although the elevation facing the street would appear to be a late eighteenth or early 19 C re-fronting of an earlier structure. Rendered elevations, with good 6 over 6 pane sash windows to the ground and first floor of no. 4. Fine pedimented door case to no. 6. Broad central red brick chimney stack set to the ridge of a steeply pitched roof (the covering is a replacement). Gault brick stacks, likely of mid 19 C date set to the end gables.



*The Post Office, Riverside*

No. 8, 'The Post Office', Riverside (unlisted) Single storey building built as a Post Office in 1903. Red brick elevations of 5 bays width. Arched heads to openings, all

linked by a projecting horizontal stone course. Replacement roof covering.



*Council Offices Riverside.*

Town Council Offices No.10, Riverside (unlisted) A pair of early to mid 19 C two storeys rendered brick structures at right angles; linked by a small twentieth century single storey range. Remodelled later twentieth century. Left hand range parallel to street with casement windows and a red pantile roof. Right hand range with gable end to Riverside. Principal façade has wide pilasters similar to Pandora's Box, Bridge Street. External joinery replaced but most original openings retained. Possibly constructed as part of the Fruer family's development of Well Close Square c1835-40 and originally associated with No 10 Well Close Square. A builder's yard in the late nineteenth century.

## Albert Place

Ancient House, Albert Place (GII\*) House. Late C17/early C18. 2 storeys and attic; basement. Timber-framed, plastered and pargetted between the windows in panels with raised surrounds, 4 rectangular, 2 oval, with laurel leaf pattern, swags in top corners and roundels at bottom. Hipped, plaited roof; eaves cornice with paired brackets. 5-window range: cross windows, some with square leaded panes. On the ground storey, 2 original windows on the left have been replaced by a mid- C19 shop window and door. 2 flat-headed dormers. The central entrance, up steps with

wrought-iron handrails, has a panelled door with 10 raised fielded panels, eared architrave, panelled pilasters and flat hood. A single-storey rear wing.

*Parish Pump, Albert Place (GII)* Parish pump. C19. Cast iron. A high cylindrical casing, with a fluted neck and missing cap; long curved handle and 2 spouts, one above the other, the lower damaged. Not in working order.

*United Free Church, including boundary wall and gate piers, Albert Place and Riverside. (unlisted)* Erected 1853, supposedly as a purpose built steam operated flour mill. Converted for use as a Methodist Church in 1885. Two storeys in height, except for the entrance tower to the north west. Red brick elevations with gault brick margins to openings, quoins and gault bricks introduced to the gauged brick lintels. The main section of the building has four first floor openings with half round heads projecting above the eaves height. The tower to the north west has paired openings with half round heads which provide a moderate Italianate flavour. To the top of the tower is a steeply pitched slate covered roof, covered with slate, with decorative iron railings crowning the top. To the south of the building is a modern single storey addition erected in sympathetic style. Substantial townscape value.

*No's 4 and 5, Albert Place (unlisted)* Pair of houses, contrived to appear as one dwelling, built post 1862 on land purchased from the Ipswich and Suffolk Freehold Land Society. Two storeys and an attic, with red brick elevations. The window openings have heavy stone surrounds, now painted. Attractive pilastered door case to the east and a further matching example to the south. Projecting corbelled eaves detailing to the east and west. 2 storey red brick projection to the west. A good quality dwelling, although lacking original windows.

*No. 5a, 'John Self' (unlisted).* Early 20 C single storey commercial premises, retaining original shop frontage. Located prominently within close proximity to the neighbouring listed property.

## Albert Road

*No's 2 and 3, Albert Road, (unlisted)* A pair of c1860-70 villas. 2 storey red brick elevations with slightly inset central bays and expressed end bays. Projecting eaves supported on paired timber brackets (c.f. with No. 4 and No. 6 'Pearl Cottage', Station Road). Pilastered door cases and fine corbelled, pedimented and dentilled ground floor window surrounds. A property of considerable quality.

*No. 4, 'Norton Cottage', Albert Road (unlisted)* C1870 villa, 2 storey elevations of red brick with gault brick dressings. Corbelled window surrounds to the ground and first floor openings. Slate roof covering. Modern addition to the west.



*Nos. 7 & 8 Albert Road.*

*No's 7 and 8, Albert Road (unlisted)* A pair of early to mid 19 C cottages, set back from the street behind good quality iron railings and gate. Possibly formerly a single dwelling that has been converted to two (see side addition to the west). 3 bay wide principal elevation, with centrally located pilastered door case. Flanking the door are the same pedimented, dentilled and corbelled window surrounds (c.f No's 2 and 3 Albert Road). Retains some original window and door joinery.



*Railings to Fore Street Bridge*

### **Fore Street**

*Posts and railings either side of the bridge over the River Ore, Fore Street (unlisted).* Dated 1895 and manufactured by A. Barnes & Co, Woodbridge. The bases of the posts have been altered / repaired, and are fixed to a modern concrete bridge.

*No. 1, Fore Street (unlisted)* eighteenth century formerly weather boarded cottage. Of a storey and a half and presently with roughcast elevations. Retains good doors and windows. Later nineteenth century lean-to addition to side facing Albert Place.

*No. 4 'Bridge Cottage', Fore Street (unlisted)* Possibly mid 18 C in date. Likely a former pair of cottages, now a single dwelling. Roughcast elevations with black pan tile roof covering over. 20 C porch and additions. Gable end to Fore Street and principal frontage to the River Ore.

### **Station Road**

*Thomas Mills Almshouses, Station Road (GII\*)* A row of 8 almshouses, built under the will of Thomas Mills of Framlingham (d.1703), and completed by 1705. 2 storeys. Red brick with band; dark headers; plaintiles, and a heavy modillion cornice. 4 internal chimney-stacks with large plain red brick shafts. 20 windows, arranged in groups of 5, each group having a single-light window with transom flanked by 2 cross windows on each side. All the lights have square leaded panes. 8 recessed doors, with applied bolection mouldings forming 2 panels, and simple moulded architraves: a door set below the 2nd and 4th windows in each group of 5. Flat gauged arches above the ground-storey windows and the doors. Thomas Mills, a wheelwright and timber-merchant of Framlingham, and the leader of the Baptist congregation there, bequeathed money for 6 almshouses; the money for the remaining 2 was given by his lifelong friend, William Mayhew.

*Pump in front of Thomas Mills Almshouses, Station Road, (GII)* A pump, standing in the centre of the courtyard in front of the Mills Almshouses. C18. Cast iron. Wooden casing, having a square base with a recessed boarded panel to each face and a plain tapering shaft with a flat top. The pump is no longer in working order, and the casing is becoming very decayed. Included for Group Value.

*Tomb House (GII), Station Road* A Mausoleum enclosing the tombs of Thomas Mills and his 'faithful servant' William Mayhew. Early C19. Brick and stucco, with rustication to the quoins and a flat, lead-covered roof. A 2-light window to the front, and a single-light window on each side, all in Tudor style, with hoodmoulds, pointed arches and spandrels. The lights have very small leaded panes behind wire netting. At the rear is a doorway with a similar surround and boarded door. A black marble tablet

below the window on the front is inscribed: 'In memory of Thomas Mills (who died Jany. 13th, 1703). Founder of the adjoining Almshouses, and Donor of several Estates to charitable uses, Also his faithful Servant William Mayhew.' Inside the Tomb House is a table monument with the following inscription on a black marble slab: 'Here Lyeth Interred the Body of THOMAS MILLS, late of Framlingham, in the County of Suffolk, who Departed this Life January the 13th Anno Dom. 1703, in the Eightieth year of his Age. Who Gave an Almshouse, & other Large Gifts to the Town of Framlingham & to six other Towns where his Estate lay.' William Mayhew, who died in 1713, lies buried on the north side of the tomb under a stone slab flush with the floor.

*Tomb House (listed as Garden House), Station Road (GII\*)* House. Late C16 and later. 2 storeys; L-shaped form. Timber-framed and plastered, with panels of rope-pattern on the side and ashlar-lining on the front. Plaintiles; plain bargeboards; spike finial to gable. The east-west range is the oldest part of the building, with a 3-cell internal chimney and cross-entry plan: chimney-stack with a plain red brick shaft; projecting tie-beam to the east gable with guilloche ornament, supported by small solid brackets; 3 C18 mullion-and-transom windows with leaded panes. The street frontage is a later addition, linked to the older house by an internal chimney-stack with 2 square attached white brick shafts. 4 winnows: old 2- light and 3-light casements to the upper storey; small-paned sashes in flush frames to the ground storey; a 6-panelled door with 4 panels glazed. This was the house of Thomas Mills (d.1703), and he and his 'faithful servant' William Mayhew are buried in the mausoleum in the front garden.



*Nos. 5-7 Station Road.*

*Nos. 5 and 7, including detached outbuilding to the rear of No. 5, Station Road. (unlisted)* A pair of c1860 cottages. 2 storey in height, and constructed from gault brick. Arched soldier course lintels over all ground and first floor openings. Black glazed pan tile roof covering with large central gault brick chimney stack located behind the ridge.

*No. 9, 'The Railway Inn' and associated outbuildings. (unlisted)* Purpose built public house of mid nineteenth century date in a conservative restrained classical style. Painted 2 storey elevations with gauged brick arches over openings. The central door has a pilastered timber surround. Either side of the door are 8 over 8 pane sash windows, with three 6 over 6 pane windows to the first floor. Black glazed pan tile roof covering over, with a hipped end to the south, and a gable end to the north. Attached single storey addition to the south of slightly later date. The garden of the pub is believed to mark the site of the graveyard of a former Wesleyan Chapel constructed in c1808. Important building and use, both contributing to the conservation area.

*Nos. 13 and 15, Station Road (unlisted)* Mid- to- late nineteenth century pair of 2 storey cottages with detached store to the rear. Red brick elevation with stone (painted) quoined arch surround to the door openings. Windows have bracketed iron corbels with stone lintels. To the north is an outshot, with cart access under.



*Nos. 13-15 Station Road*

The properties retain good sash windows with margin glazing bar arrangement. Scalloped eaves brackets to the gable ends. The roof covering is a replacement.

*No. 17, 'Belle Vue House', Station Road (unlisted)* House, attached shop premises and detached rear stores. Mid-to-late 19 C, the main house is two storeys in height, with a shallow pitch slate covered roof over. Three bay wide, with centrally located door. The elevations are red brick, with contrasting gault brick quoins and matching projecting margins to the door and window openings. Red brick projecting dentil detail below the sills to the first floor window openings. Red gauged brick arches to the ground floor openings, and iron brackets and stone lintels to the first floor. Detached two storey red brick stores to the rear, and attached single storey shop to the side.

*Nos. 19 and 21 and workshops to the rear, Station Road, (unlisted)* Mid to late 19 C pair of red brick cottages with contrasting gault brick quoins. 2 storeys and an attic in height, with slate roof covering. 2 no red brick chimney stacks set on the ridge line. With the exception of the door to no. 21 all other joinery has been replaced. Iron bracketed heads to all door and window openings. Substantial Victorian outbuildings to rear including weather boarded range adjacent to the brook which plays a prominent role in views from the bridge. This complex was

probably built as a builder's yard and associated dwellings.

*Road Bridge, Station Road (unlisted)* Brick road bridge of later nineteenth century date with moulded capping course. Square-section brick flanking pillars to each side. Forms part of a group with No.26 and the GII\* listed Garden House.

*Nos. 4 and 6 'Pearl Cottage', Station Road (unlisted)* Early to mid nineteenth century. Red brick, 2 storeys, elevations with corbel detail to the lintels of openings. Lugged detail to the cills. No. 4 retains 3 over 3 pane sash windows. Projecting eaves, supported on paired timber brackets (c.f. No's 2 and 3, Albert Road). Slate roof covering.

*No. 26, Station Road, (unlisted)* Shop with attached store buildings to the rear. Mid to late nineteenth century, two storey red brick elevations, with contrasting gault brick quoins to the corners. Double fronted shop window with central door, with decorative projecting brackets supporting the signage. A pair of 2 over 2 pane sash windows set beneath bracketed stone window heads. Hipped roof covered with slate. Substantial attached range of former outbuildings to the rear of weather boarded and rendered construction, with red clay pan tile roof coverings, which appear to pre-date the shop premises.

## **Brook Lane**

*Brook Lodge and outbuildings (unlisted).* Early to mid 19C property. 2 storey, red brick, with attached single storey red brick and weather boarded outbuilding, the latter fronting the street.

## College Road

*No.1, College Road, (unlisted).* Early to mid 19 C former pair of cottages, now a single dwelling. One and a half storey and two storey sections, the one and a half storey section may have originally been constructed as a workshop (historically a blacksmith's workshop formed part of this complex). Red brick elevations. Once part of a much larger range of buildings which included a single storey workshop on the site of the adjoining public house car park. The complex was seriously damaged by fire in 1912.

## 12 Conservation Area Management Plan

Framlingham's character is that of a Suffolk market town which retains much of its traditional form and appearance. Small scale incremental change has taken place over time but the town 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, the distinctive conjunction of castle and town, and the lively character of its market square. Important natural features such as trees and green spaces also make a major contribution. The historic residential-led mixed-use character of the Conservation Area, which includes small-scale commercial elements that have traditionally operated in a residential context, is also a key feature.

Use is an important consideration when guiding alterations, demolition and new development in the Conservation Area. 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. 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 street scenes 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, PVC 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 has published design guidance and other advisory material and, as opportunities arise, will assist with implementing specific projects aimed at positively enhancing the area.

### **Alterations to existing buildings**

The particular character of Framlingham 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 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 hard standings*

An Article 4(2) Direction is a special planning measure provided under the Town and Country Planning (General Permitted Development) Order 1995 that 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 features or their sympathetic replacement or reinstatement, where necessary. The views of the residents of the conservation area will be sought on the proposal for an Article 4(2) Direction before proceeding with it.

### **Design of New Development**

National Planning Policy Framework (2012) states at paragraph 137 that "Local planning authorities should look for opportunities for new development within Conservation Areas ... and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

Making an appropriate design in an

historic conservation area such as Framlingham can be a difficult challenge. The design of new development can include high quality modern design. Pastiche or historicist recreation 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 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. Key tests of any development proposal should be its impact when viewed from the approaches by road and footpath into the town; and from within the town encompassing key landmarks like the Castle, College and Church Tower. It is only from one of these or other vantage points that the full town panorama can be appreciated and these key views are of high sensitivity.

Key sites with the potential to form new

landmark development must be the subject of agreed design briefs that seek to protect the character of their setting and context whilst promoting high quality design and uses that will add to the social, economic and cultural wellbeing of the town.

### **Conservation Area Boundary**

On completion 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.

This appraisal does not include any proposal to alter or amend the conservation area boundary but the final draft will include suggestions that have arisen out of public consultation, for future consideration. Existing anomalies, such as where the conservation area boundary bisects properties or follows alignments not easily determined by mapping or on the ground, will need to be addressed as part of a future review.

Suggestions have been made that the conservation area should be extended west to include the College playing field; the west side of College Road and the dwellings bounding it; the rest of Albert Road; and No.s 28-36 Fore Street.

### **Demolition**

Framlingham 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 Framlingham and undermine the conservation area. Conservation area guidance issued by the Government provides that a proposal to demolish a heritage asset 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. Buildings considered to make a positive contribution to the Framlingham Conservation area have been described in the character area appraisals and are coloured red on the conservation area appraisal map. There will be a presumption in favour of their retention.

### **Enhancements opportunities**

This appraisal identifies opportunities for the enhancement of the character and appearance of the conservation area. The quality of the built environment in Framlingham is very high but there are areas that could benefit from improvement. These have been identified in this appraisal. The suggestions represent guidance for future opportunities to implement rather than a planned or specific programme.

Street furniture - As a principle, the reduction of street clutter within the conservation area is desirable including the minimisation of Highways signage and the careful consideration of its design to minimise its street scene impact; undergrounding of overhead cables and wires; removal of redundant telephone

and electricity supply poles; management of A-boards within retail areas to avoid their profusion; and minimisation of the use of planters except where they can enhance a space and avoid creating obstruction or additional clutter.

Road and pavement surfaces - These should be kept to a high standard and any yellow lining must be done using the lighter and narrower conservation yellow paint. Where there are new proposals for Highways works, the quality of materials should reflect and complement the quality and character of the built surroundings of the conservation area. Unwelcome street clutter such as bollards, guardrails and excessive lining should be avoided.

Key spaces and routes - Improvements to pedestrian routes that form important links between key spaces such as Church Street and Fore Street, and Market Hill and Fore Street for example. Signage could also be considered to enhance the connectivity of these key routes and others, although the extent and design of this should be sparing.

Car parks are often unrecognised for the important public spaces that they are and can benefit from enhancements in the less exposed locations such as the introduction of additional trees and planting, attractive boundaries and improvement to linkages from car parks to main streets, including surfaces. Sensitive management of planting is also a key factor in enhancing car parks.

The green spaces in the conservation, area most notably the College grounds, Castle Grounds, churchyard and The Mere benefit in the long term from sensitive management of both the mature tree stock

and historic structures; buildings and walls. The church yard would benefit from the compilation of a long term management plan that would reconcile policies for the conservation of the natural environment with the preservation of historic structures and character. New carefully designed tree planting will ensure the longer term enhancement of the town and its buildings by the presence of key impressive trees.

Suffolk Coastal District Council's Parish Tree Scheme may be available to Parish and Town Councils who wish to carry out planting schemes to enhance spaces within the Conservation Area.

### **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](http://www.suffolklandscape.org.uk). Suffolk Coastal District Council Supplementary Planning Guidance are also 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:

Design and Conservation Service

Tel. 01394 444616

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

Landscape and Trees

Tel. 01394 444241

[Nicholas.newton@suffolkcoastal.gov.uk](mailto:Nicholas.newton@suffolkcoastal.gov.uk)

### **Copyright**

Maps are based on Ordnance Survey Material with the permission of the Ordnance Survey on behalf of the controller 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  
LA07960X2004

### 13 Historic Associations with Local People

*Brooke Keer family.* A highly successful and innovative family of brewers and maltsters who were probably the town's major employer in the late Georgian period. In addition to brewing beer the family had a large chain of tied public houses. The Brooke Keers lived in a large now demolished mansion which stood on the corner of Bridge Street and Church Lane. George Brooke Keer's bankruptcy in 1832 was a massive economic blow to the town's economy.

*Fruer family* Early nineteenth century builders and developers the most prominent of whom were John and Samuel Fruer (d1863). Samuel Fruer was described in his obituary as an architect, and he is probably responsible for designing the now listed Congregational Churches in Framlingham and Southwold. The houses around Well Close Square erected by John Fruer may also have been designed by Samuel.

*Hitcham, Sir Robert (d1636)* Wealthy lawyer and politician who purchased the castle and its estate from the Howard family in 1635. Hitcham's almshouses are part of the legacy of his will. His estate was left to Pembroke College on his death in 1636 on the condition that it was put in trust for the benefit of the poor of three local towns, Framlingham, Debenham, and Coggeshall.

*Howard family, Dukes of Norfolk (also Earls of Surrey)* The Howards owned Framlingham Castle from c1480 until 1635 and were responsible for remodelling it in the early Tudor period. The family dominated English politics and court life

in the Tudor period before falling foul of both Henry VIII and Elizabeth I. The Howards rebuilt the chancel of Framlingham Church to house their tombs, which remain amongst the most accomplished examples of sixteenth century sculpture to have survived in England.

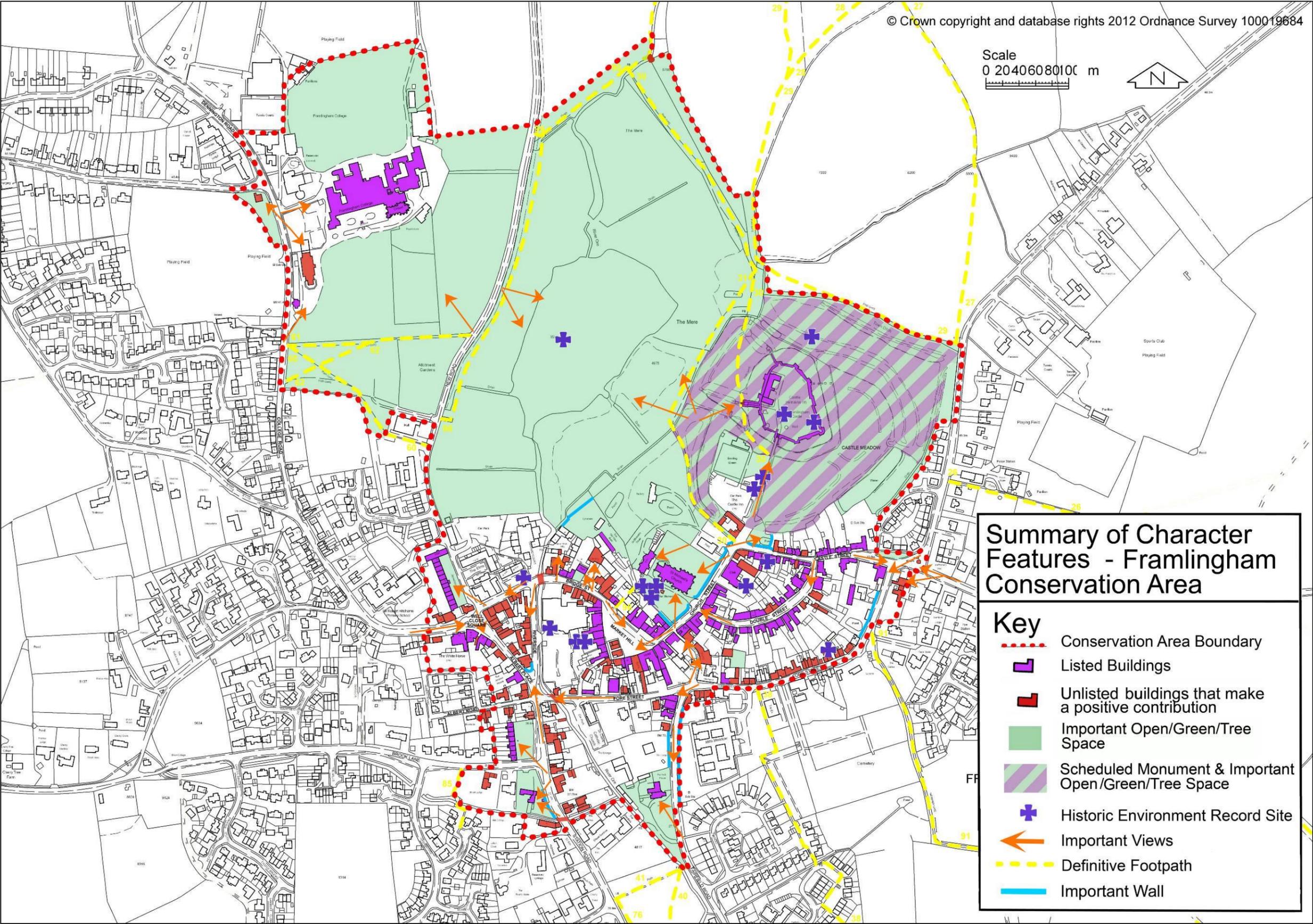
*Lambert, Robert JP (d1911)* printer and publisher of the Lambert's *Almanack*. Published from the mid nineteenth century and provides an important record of town life from then until WWI.

*Mills, Thomas (1624-1703)* Early nonconformist and philanthropist. The Mills almshouses were constructed as a result of a bequest in his will. Mills also provided money for the schooling of children of all faiths. His name is commemorated in the Thomas Mills High School. Mills is buried in a tomb in the grounds of his former home in Station Road.

*Self, John* A late nineteenth century businessmen, local politician, and keen amateur photographer. Self ran a tailoring business in Well Close Square. He is chiefly important for the fine photographs he took of the town which provide an invaluable record of its late nineteenth and early twentieth century appearance. His son was also a keen photographer.

*Thompson, Sir Henry (1820-1904)* the son of a Market Hill grocer, Thompson became a highly successful physician and surgeon, who successfully treated European royalty. He was a founder member of the Cremation Society and a talented artist. He is commemorated in a plaque on Market Hill.

Scale  
0 20 40 60 80 100 m



### Summary of Character Features - Framlingham Conservation Area

- Key**
-  Conservation Area Boundary
  -  Listed Buildings
  -  Unlisted buildings that make a positive contribution
  -  Important Open/Green/Tree Space
  -  Scheduled Monument & Important Open/Green/Tree Space
  -  Historic Environment Record Site
  -  Important Views
  -  Definitive Footpath
  -  Important Wall