



GREAT GLEMHAM CONSERVATION AREA APPRAISAL

December 2014



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

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Public consultation: this took place between 9th June and 12th September 2014 and included:

All building owners/occupiers in the village, inside and outside the conservation area, were written to advising them of the consultation and providing a web-link to the appraisals and offering to send printed copies on request; the Ward Member was written to; the Parish Council was written to with several printed copies of the draft appraisal provided and a web-link for downloading; the draft appraisal was placed on the District Council's website for downloading; a press release was issued; posters were supplied to the Parish Council for display on noticeboards; printed copies were available for inspection during office opening hours at the Council's planning helpdesk; printed copies were furnished member of the public on request; monthly adverts were placed in the East Anglian Daily Times promoting the consultation and providing contact details; invitations for responses were sent, alongside printed copies, to Suffolk Preservation Society; Suffolk Preservation Society Coastal Branch; Suffolk County Archaeology.

A total of 4 responses were received which led to 2 additions and an amendment to the draft appraisal and conservation area management plan prior to adoption in December 2014.

INTRODUCTION

The Great Glemham Conservation Area was originally designated by East Suffolk County Council in 1973 and re-designated by Suffolk Coastal District Council in 1991.

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 Council has a duty to review its Conservation Area designations and this appraisal examines Great Glemham in accordance with English Heritage's guidance document '*Understanding Place: Conservation Area Designation, Appraisal and Management*' (2011, under revision).

Once a Conservation Area has been established, the local authority has a duty to review this periodically. However, a review of the existing Conservation Area boundary has not been undertaken as part of this review.

This document is neither prescriptive nor overly descriptive, but more a demonstration of 'quality of place'. The appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



View of the church, looking south



Grade II listed dovecote, located in parkland surrounding Glemham House

1 CONSERVATION AREAS: Planning Policy Context

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

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

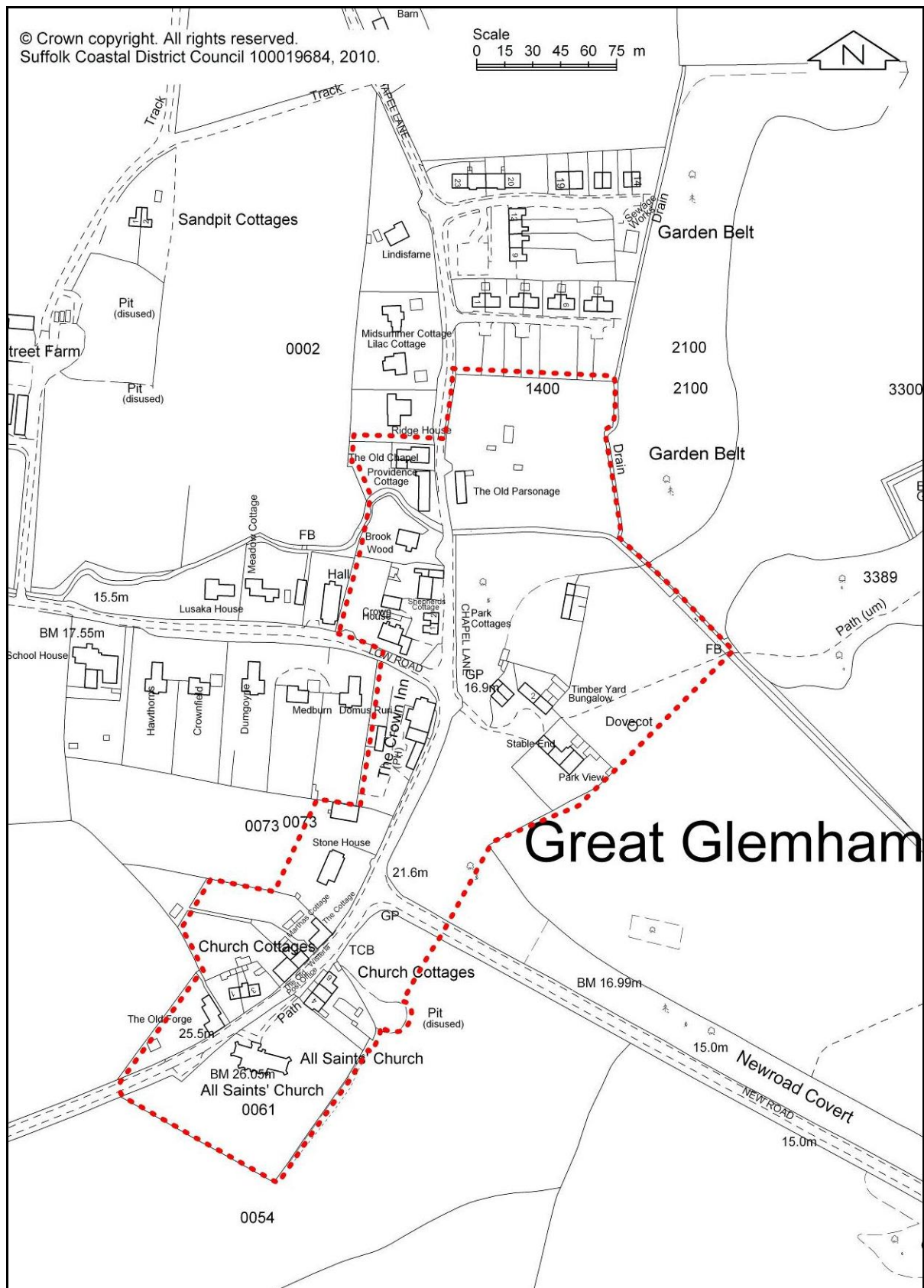
As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving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

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment 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, topography and archaeology
- an analysis of the area's history, development and current status
- a guide to managing future change

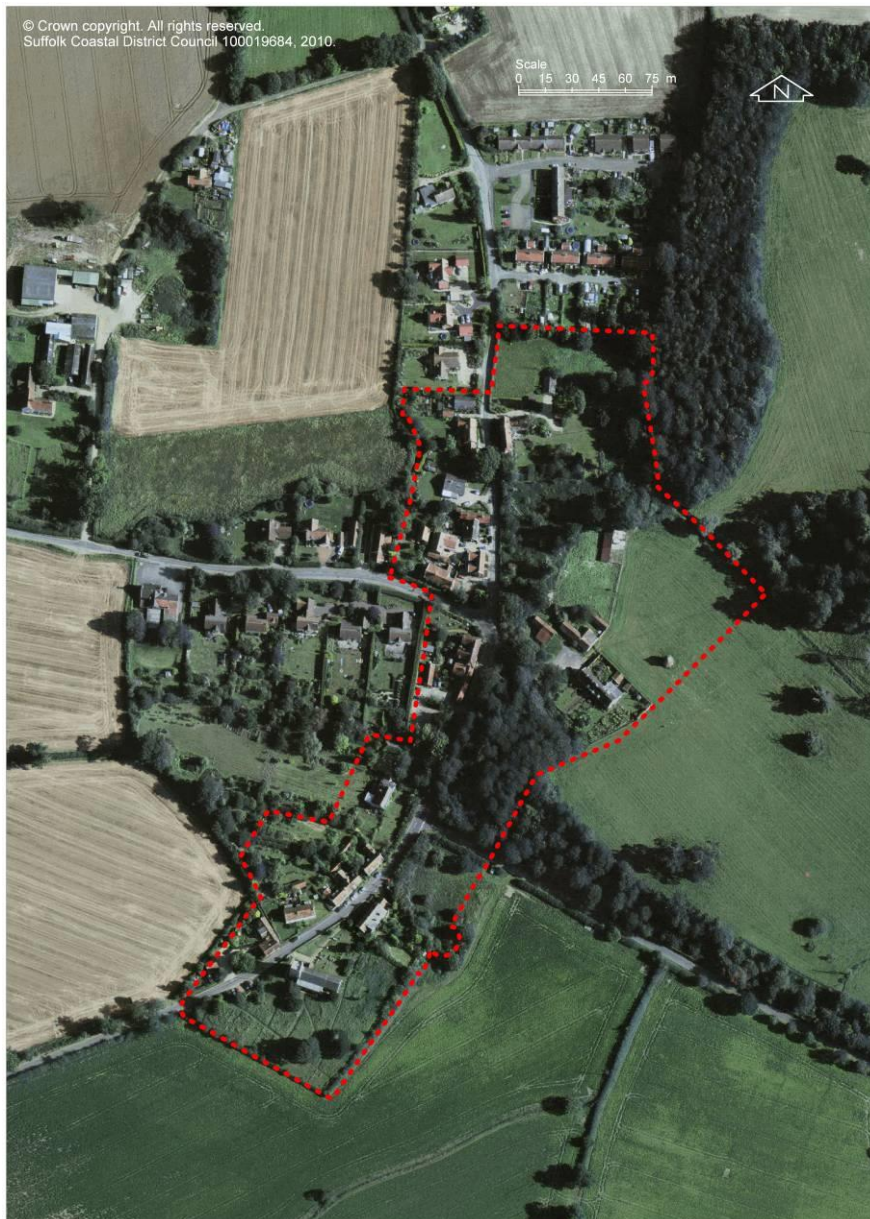


Great Glemham Conservation Area

2 GENERAL CHARACTER SUMMARY

Great Glemham is a small attractive village, situated approximately two miles to the west of the A12, and has a population of approximately 200 residents. The settlement has grown up around two staggered road junctions; New Road to the south-east of the Conservation Area and Low Road to the north-west. The layout of the settlement is primarily linear, with All Saints' Church (Grade I listed) marking the southern boundary, the parkland surrounding Glemham House (Grade II* listed) to the east and The Old Parsonage to the north (Grade II listed).

The Conservation Area comprises four areas that can be individually identified and described, namely; New Road and Glemham Park; the area around the Church; the group of buildings at the junction of Low Road and Chapel Lane; and Chapel Lane itself.



Great Glemham: Aerial View 2001

3 TOPOGRAPHICAL SETTING

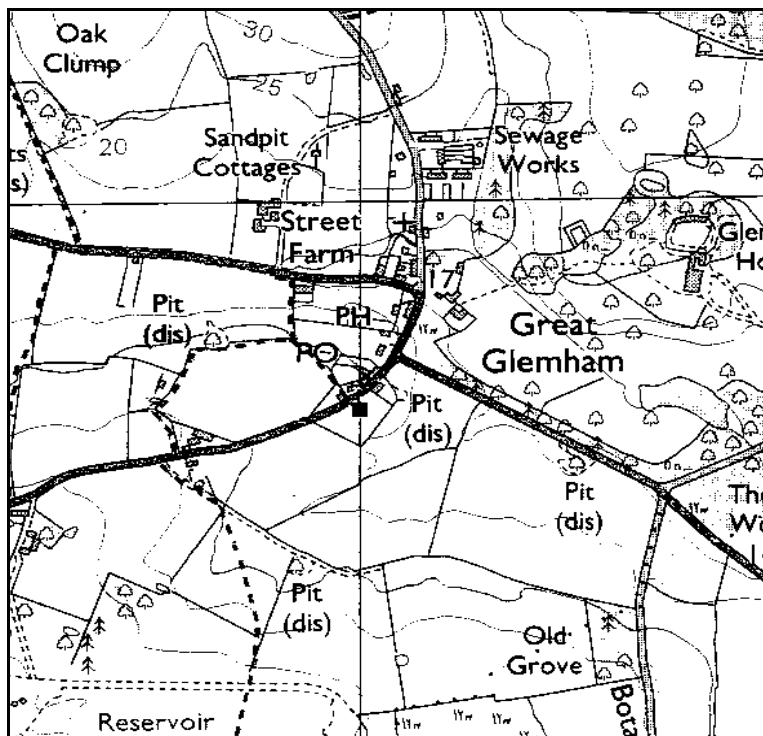
Great Glemham is located 9 miles north-east of the market town of Woodbridge, 3 miles west-south-west of Saxmundham and a similar distance east-south-east of Framlingham. The village lies on the west bank of the River Alde, which runs south and east from here down to its estuary at Snape, ultimately reaching the North Sea between Shingle Street and the tip of Orford Ness.

The topography is such that the church sits on the highest ground, and this reduces gradually towards the north end of the Conservation Area. The centre of the settlement, around the junction of New Road, feels enclosed and has a high density of trees and planting, whereas the southern end of the village possesses a more open character, with far reaching views across the churchyard and to the east, south east and south.

In the late 18th century the road from Woodbridge to Saxmundham, passing two miles south of the village, was turnpiked by the Ipswich to South Town (Great Yarmouth) Turnpike Trust.

The village is located on the western edge of the coastal 'Sandlings' strip, adjoining the 'High Suffolk' claylands further west. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.

Part of the parkland associated with Glemham House is within the present Conservation Area boundary. Within Suffolk Coastal District Council '*Local Plan, Supplementary Planning Guidance 6, Historic Parks and Gardens*' (December 1995) the entire designed landscape is identified as being a 'significant historic parkland'.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk County Historic Environment Record presently (2014) lists around thirty five sites of potential archaeological interest for the parish of Great Glemham.

The earliest of these are undated but comprise a field system, a bank and a ring ditch cropmark, this last probably the remains of a Bronze Age barrow within the parkland near Glemham House.

The remaining entries are more recent and include the medieval Church of All Saints, along with its graveyard and a medieval house platform about a mile east of the village near the river.

The parish was listed several times in the Domesday survey of 1086 usually as 'Gliemham'. It appears there were about five manors, which include in their descriptions mentions of a church and two half churches in total, one presumably being shared by two manors. One of the churches was probably that at Little Glemham.

Post medieval interest exists in the form of identified Historic Environment Record sites (see map on page 29), located in the park surrounding Glemham House and also a site within the churchyard.



Glemham House



All Saints Church

*PLUMESTGATA, HUNDRET. Glemhā tēn
Wluricus dīm Cōmūd. Abbī de elī 7 dīmīdī ante ē mal& . x. car
terrā p māl . t . r . e . 7 Wīl . mal& . inde fāitū fuit semp
vīl . bord . 7 . 11 . car in dōmīnīo . 7 dīm car hōmīnū . 7 vīlīl . aū gīlī .*

*ē . t . mōlīn . 7 dīm ecclīa . x . aū . Tē . 1x . porē . mōdō . xvi . Tē
v . oūs . mōdō . xl . Tē ual . xl . fōl . mōdō . t . In Eadē addīcī sē
x . lībī . hōēs . cōmūd ulurico . L . 111 . aū . ē . 7 . 1 . car . 7 ual . x . fōl . 7 . x . d .
Pīrot tēn de eutlone . Soca abbīs de elī . de toto fuit fāitū
Wīlfrīdus malēt . hī xīl . qī in longo 7 vī . 7 dīm in lato . & xx . d .
Reddīt de gēlto .*

PLOMESGATE Hundred
Wulfic, half under the patronage of the Abbot of Ely and half (under that) of Malet's predecessor, held (Great) GLEMHAM; 2 carucates of land as a manor before 1066. William Malet was in possession of it.
Always 7 smallholders;
2 ploughs in lordship; ½ men's plough.
Meadow, 8 acres; 1 mill.
½ church, 10 acres.
Then 9 pigs, now 16; then 3 sheep, now 40.
Value then 40s; now 50[s].
In the same (Great Glemham) were added 10 free men under the patronage of Wulfic; 53 acres. 1 plough.
Value 10s 10d.
Pīrot holds [this] from Eudo.
The jurisdiction (is) the Abbot of Ely's.
William Malet was in possession of the whole of it.
It has 12 furlongs in length and 6½ in width; it pays 20d in tax.

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

At the southern extremity of the Conservation Area is the Grade I listed All Saints Church. The chancel is believed to be the earliest section of the building and dates from the 1300s, whereas the tower, nave and porch are largely of 15th century date. 19th century repairs and alterations added a final layer to the complex architectural history of this structure. The noted architects Richard Makilwaine Phipson (1856) and James Piers St Aubyn (1878) are both recorded as providing designs for alterations to the church.

Glemham House (and its associated lodge) stand to the east just outside the Conservation Area. However, part of the landscape associated with the house is within the Conservation Area boundary; this historic park has been praised for its qualities in publications including Tom Williamson's *Suffolk Gardens and Parks*.

Located to the west of Glemham House, and within the Conservation Area, is the Grade II listed early 19th century octagonal dovecote. Built of red brick with a plain tile roof the elevations are punctuated with circular windows on alternate façades. This circular motif can also be found repeated to the central pediment of the former stable range; a Grade II listed building which has been converted into residential accommodation, and is now known as 1 to 3 The Timberyard.

Also located within the Glemham House Park, and to the north west of the former stables, are two separate curtilage listed structures which possess a quiet appearance that reflects their utilitarian role as estate saw pit and carpenter's shop. These ancillary estate buildings are constructed from materials commonly found within the wider locality and lack the architectural flourishes evident on the stable block and dovecote.

The majority of buildings within the Conservation Area are unlisted. This does not imply that they are without merit simply that they were not deemed to meet the national architectural or historic criteria

required for statutory protection at the time of the last resurvey of the parish in 1983. Many of these structures are historically or socially important in the context of the settlement, and contribute to establishing a sense of 'place'. Such structures include The Old Forge and numbers 2 and 3 Church Cottages to the north of the church; and numbers 4 to 6 Church Cottages to the north east, as they are little altered structures, located in close proximity to statutorily protected buildings.

Structures which make a positive contribution to the Conservation Area are identified on the Summary of Character Features Map on page 29. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



Former stables to Glemham House, now known as 1 to 3 The Timberyard.

Modern infill dwellings have largely been thoughtfully designed and positioned and consequently have a neutral impact on the Conservation Area.



Painted render and pan tile roof covering



Flint and red brick dressings / façades.



Red brick and plain tile roof covering



Suffolk cream or gault bricks with slate roof covering

6 TRADITIONAL BUILDING MATERIALS

Suffolk's palette of vernacular materials is well represented within the village, both on listed structures and those that contribute positively to the Conservation Area.

As is common with several conservation areas found within the Suffolk Coastal district, the dominant building material is red brick, and this is likely a result of there having been several good quality seams of clay and associated brickyards in the locality. Particularly good quality red brickwork can be seen to the dovecote in Glemham Park and also to The Crown Inn.

The appearance of Suffolk cream or gault brick is less common within the village, likely as a result of the higher cost of this material, and it not being so widely available. Where it is used, the building tends to be of high status, for example to the main façade of the former chapel on Chapel Lane. This building is also unusual in possessing a slate roof covering.

A more commonly found roof covering is red clay pan tiles, and these exist to the majority of structures within the Conservation Area. Less commonly found (due to their relative cost) are black glazed pan tiles, and like the Suffolk cream bricks, this material tends to be found on higher status buildings, such as Stone House and the former Glemham House stable block.

The Old Forge is one of the few secular structures within Great Glemham to incorporate flint work to its elevation. The church makes greater use of this material to the porch and also the south elevation.



Black weatherboarding and black glazed pan tiles



Red brick and red clay pan tiles

7 CHARACTER OF SPACES

The village is laid out along a single road which, at the southern end of the Conservation Area is called Church Road and to the north Chapel Lane. The settlement is located approximately half a mile clear of the River Alde flood plain, with the estate of Glemham House filling the intervening space immediately to the east.

Approaching the village from the A12, New Road heads west-north-west, and rises slightly, skirting the southern edge of the parkland and meeting Church Road at a T-junction. Here the parkland to the north is contained behind a red brick wall, which encircles part of the park and continues some distance to the north up Church Road and into Chapel Lane. To the southern side of New Road are open green spaces and trees.

South of the junction between New Road and Church Road exists a cluster of listed structures and then the Church, beyond which there are fields to the south which afford far reaching views out of the Conservation Area.

North of the New Road / Church Road junction the nominal centre of the village is found, with The Crown Inn on the western side adjoining a second T-junction where Low Road heads off west. From this second T-junction Chapel Lane continues northwards with development mainly on the western side leading up to The Old Chapel, with the area to the east being parkland and open green spaces.



Church Road, southern end, looking north east



The Crown Inn, looking south

8 TREES AND GREEN SPACES

Clusters of trees fall largely into two categories; formal groups that comprise part of a designed landscape and smaller groups of self-sown trees.

Areas of planned planting exist to the perimeter of Glemham House Park, and species are mainly deciduous including oak, beech and sycamore. In the summer months these trees create a 'green corridor' approach to the north of New Road, with less formal clusters of self sown trees being evident to the south.

Individual specimen trees, such as the mature yew trees in the churchyard, make an extremely valuable contribution to the village.

The village's trees are, in general, well looked after and tend to be mature specimens. The importance of mixed hedging needs to be acknowledged, this exists largely to the boundaries between private gardens and roads.

Green spaces within the Conservation Area are plentiful and range from part of the planned landscape surrounding Glemham House, to the churchyard, to private gardens.

With the exception of The Old Forge and its associated garden, the whole of the Conservation Area forms part of the Alde Valley's Special Landscape Area, as designated in the Suffolk Coastal Local Plan. This local designation reflects the high quality of the landscape, which in turn forms an important setting for the village.



Oak tree, within Glemham House Park



Churchyard



Mixed hedging and informal groups of trees

9 COUNTRYSIDE SETTING

The linear development of Great Glemham means that dwellings predominately face the street and are surrounded by private gardens. To the rear of these spaces are open fields, which can be seen from the churchyard and also the public footpath which exists to the north west of The Old Forge.

The roads and lanes comprising the village provide some access and vantage points to the wider landscape. There is no public access to the parkland around Glemham House, but elsewhere there are definitive footpaths that link together these radial routes in a loop, mainly to the west of the village.

Thus from Botany Lane, south of New Road in the parish of Stratford St Andrew, footpath 17 heads westwards until it joins footpath 6 leading on to Church Road, some distance west of the Church. East and west of this point, footpaths 5 and 7 respectively link northwards from Church Road to Low Road.

North of Low Road these two routes continue to loop around the village, one as a track through Street Farm to Chapel Lane and the other as footpaths 14 and 13 further out via Hall Farm. These again continue with slight doglegs eastwards off Chapel Lane as footpaths 15 and 16 leading to the area north of the parkland around Glemham House and onwards into the parish of Sweffling.

A new one acre Open Access public space has been created in the SE corner of field 002, adjacent the conservation area. Further recent enhancements to the countryside setting of the village include: a new Permissive Right of Way; additional planting to verges and statutory footpaths into and around the village; and addition of an oak memorial seat affording reciprocal views into and out of the conservation area.



Trees within Glemham House Park, located to the north side of New Road



Start of Footpath 5, to the north west of The Old Forge

10 FORMER USES

The village has essentially developed from an agriculturally based economy which, in the early 17th century included 4 yeomen, 3 husbandmen, a weaver and a tailor.

By 1844 directory entries indicate an agricultural village picture with 12 farmers, 2 blacksmiths and 2 wheelwrights, along with a thatcher, a saddler, a schoolmaster, 2 tailors, 2 shoemakers and several shopkeepers.

The Tithe map of 1840 provides further evidence of Great Glemham's agricultural background as the majority of fields are noted as being allocated as arable or pasture. The Glemham House estate along with its associated walled garden and ancillary structures would have provided considerable local employment, and several cottages within the village would have housed estate workers.

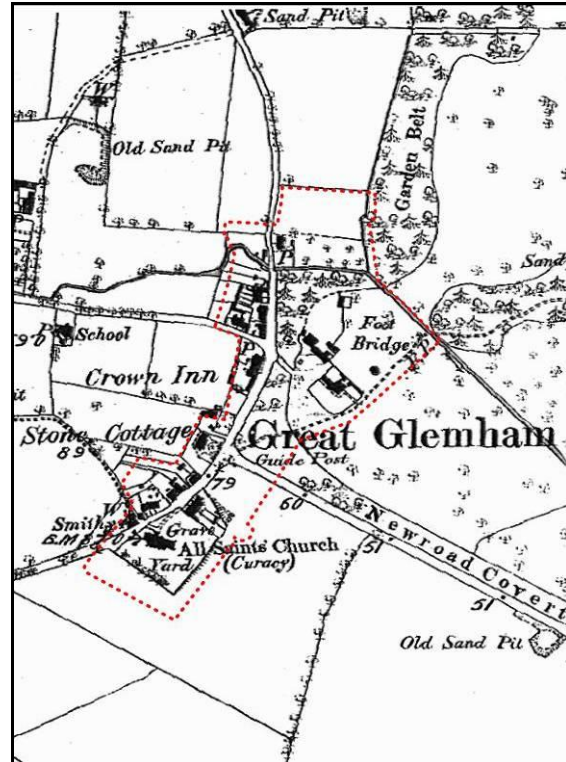
The Tithe map also shows fields named 'Oziers' and a 'Saw Pit' along with a couple of 'Sand Pits' and a 'Kiln Piece'. The linen industry was also present within the village as indicated by a couple of fields about half a mile west of the village called 'Winding Field'.

The former Primitive Methodist Chapel has been converted to a dwelling.

Over the past decade Great Glemham has attracted visitors and residents working in many sectors, including Information Communication Technologies, media, food processing, food production, farming, building, teaching, design and the arts. A woodworking shop operates at White House Farm; and The Crown Inn still provides the village with a Public House.



The Old Post Office, Church Road



Extract from a late 19th Century OS Map

11 PROPOSED ENHANCEMENTS

With the majority of the buildings being statutorily protected, Great Glemham has suffered relatively little modern intrusion. Infill development has been limited as has the replacement of historic doors and windows with uPVC units.

There is some modern infill using non-traditional materials and forms, but generally where new buildings have recently been erected they have followed the established form and material use of the streetscape. The majority of modern development is confined to the west along Low Road, just outside the Conservation Area.

Street signage, road markings and street furniture are uncommon in Great Glemham, and this is a positive virtue that should be retained. Those that are evident contribute positively to the Conservation Area and include the K6 telephone kiosk, the wall mounted post box (to The Old Post Office) and the finger sign post to the junction of Chapel Lane, Church Road and Low Road.

The 'green corridor' created along roads by mixed hedging should be encouraged, and wherever possible the replanting of hedges should be favoured over the erection close-boarded fences.

In places overhead wiring can be unsightly, and consideration should be given for undergrounding these where possible.



Historic street furniture



Modern development



The 'green corridor' created by mixed hedging

**12 STREET BY STREET
APPRAISAL**

12.1 New Road and Glemham House Park



View looking east, New Road

The approach towards the Conservation Area from the east is dominated by the park surrounding Glemham House. The mellow red brick wall (built in 1871-2), which marks the boundary of the park, with its soft grass verge, frames an attractive vista into the Conservation Area. Above the clay half-round copings at the top of the wall, there are pleasant glimpses of the park, the former stable block, octagonal dovecote and other associated estate buildings.



Glemham House dovecote and estate buildings

Both the stable block and dovecote are Grade II listed, and pre-date the existing Glemham House which was built between 1814 and 1823.



1 to 3 Timber Yard Cottages, Glemham House Park

The stable block, now known as **1 to 3 Timber Yard Cottages**, has been converted into a dwelling. Originally there was a range of three semi-circular headed windows either side of the central block. These have been replaced with small pane casements with hood moulds. The centre block is set forward slightly and is pedimented with a blocked circular opening (possibly once containing a clock face). The central doorway has a modern door and a semi-circular panel above. The original central chimneystack along the ridge survives with its square base and octagonal top section. Three other stacks have been added, all rectangular with moulded brick tops.



The Saw-pit, Glemham House Park

The Saw-pit is a low, half open timber building with pan tiled roof and is a rare survivor, reflecting the former importance of the timber yard at the centre of a working country estate.



Carpenter's shop, Glemham House Park

The adjoining low, red brick, pan tiled range includes the estate carpenter's shop (still in use) and former neathouse for cattle (now converted to residential use), a pigsty, loose boxes and other associated agricultural buildings.



The Dovecote, Glemham House Park

The Dovecote, which is Grade II listed, dates from the late 18th century. It is constructed of red brick, and has an octagonal plan with a plain tile roof, finished with a small open-sided wooden cupola and ball finial. There are circular windows in four alternate elevations, and a single boarded entrance doorway. Two of the windows provide access to the interior, the other pair is ornamental. The original brick nesting holes survive. The Dovecote stands a short distance from the other buildings, and can be viewed from New Road and Chapel Lane against a backdrop of mature trees.



View of the Church from New Road

There are important views of All Saints Church and the rear of Church Cottages, looking west from New Road. The Church is situated on higher ground, thereby emphasising its scale and prominence. The setting of the Church and this part of the village, when viewed from this direction, are characterised by trees, grassy banks and hedgerows. The feeling of space around and between the buildings underlines the rural character of the settlement. Unfortunately, overhead wires, a pole-mounted sub-station and other supporting poles mar an otherwise unspoilt composition.



Gate within boundary wall to Glemham House Park

At the junction of New Road and Church Road is a small wooden gate set within the park wall that historically provided pedestrian access from Glemham House to the church.



Stone Cottage, Church Road

Opposite the road junction, the Grade II listed **Stone Cottage** provides a fine terminal focal point to New Road. This early 19th century house has a symmetrical front of knapped flint with gault brick dressings, and a central pilastered doorcase with semi-circular fanlight and broken pediment. The roof is covered with black glazed pantiles and there are white brick chimney stacks to the parapeted gables. The fairly small scale of Stone Cottage is enhanced by its elevated position.

12.2 The area around the Church

The group of buildings around All Saints Church are fairly densely clustered and relatively unspoilt, although some unfortunate modern interventions, such as replacement windows on unlisted buildings, have been added in the recent past. The buildings are set at interesting angles to one another and to the road, and form a loose square in front of the Church.



K6 Telephone kiosk

The Grade II listed **K6 telephone kiosk** occupies a prominent location in relation to the church, particularly when viewed from the north. The approach to All Saints Church is on rising land and the curve of the road, the grassy banks and trees all unite to form an attractive and gradually unfolding vista.



No's 4 to 6 Church Cottages

No's 4 to 6 Church Cottages, on the south side of Church Road and to the north east of the church, are a refined and little-altered terrace of Grade II listed red brick cottages, dating from the early to mid 19th century. Single storey side additions, possibly of a slightly later date, exist to the north and south end gables and brick scarring suggests that the east facing roof pitch has, at some point, been altered.

The windows are mainly two and three light casements, some with small panes of glass. No. 6 has a small pane sash window on the ground floor. There are three boarded doors along the front and a single storey wing to the north with a pan tiled roof. The chimneys, bargeboards, eaves detailing and fenestration combine to create an important example of local vernacular architecture.



The Church of All Saints (south side)

The Grade I listed **Church of All Saints** has a square tower with crenelated parapet, built of flint with stone dressings. The buttresses of the tower are knapped, gauged flint. The walls of the nave and chancel are rendered to the north elevation and of flint construction to the south. The roofs are slate covered. The south aisle has a lead roof and the north porch has plain tiles with crest tiles to the ridge.

The churchyard contains a good collection of 18th and 19th century memorials which contribute positively to the setting of the church and are themselves of considerable intrinsic interest.



The Church of All Saints (north side)

Where **the churchyard** meets Church Road there is an attractive boundary wall, similar in material use and appearance to that surrounding Glemham Park. The simple timber palisade gates and the large yew trees are also pleasant features in the street scene, as are the metal park railings

on the opposite side of the road. To the west of the church and the churchyard grass verges, hedgerows and fields beyond mark the western boundary of the Conservation Area.

To the south-west of the church, beside the wall is a plaque celebrating the Coronation of Queen Elizabeth II by the planting of a tree grown from an acorn from Windsor Great Park.



The Old Forge, Church Road

To the north west of the church is **The Old Forge**. This unlisted structure is located with its principal façade facing, and abutting, Church Road. The shallow pitched roof is covered with pan tiles, and the property has been modernised and extended. To the south west gable end exists some attractive flint work.

To the east are three cottages, **No's 1 – 3 Church Cottages**, which are set back from, and at an angle to, the road. These buildings have been thoroughly modernised, which is perhaps unfortunate given their prominence and proximity to listed buildings.



The Old Post Office, Wisteria and Martha's Cottage, Church Road

Like 4 - 6 Church Cottages opposite, **The Old Post Office, Wisteria and Martha's Cottage** are an almost entirely unspoilt row of cottages. These Grade II listed storey-and-a-half cottages date from the late 18th century and, with no's 4 to 6 Church Cottages, form an important and remarkably unified setting to the church.

This particular terrace has red brick walls and a pan tiled roof, with three flat roofed dormers and a large chimney stack to the ridge. The windows are two and three light casements (some with metal opening lights) and there are two, four panelled doors. At the south-west end, the Old Post Office has a splayed shop window with twenty-eight small panes. To the left is a doorway with a modern part glazed door.



The Cottage, Church Road

Immediately to the north east is **The Cottage**, a Grade II listed late 18th century pair of cottages, now converted to a single

dwelling. The red brick elevations and red clay pan tile roof unifies with the cottages around it, establishing a clear material palette and sense of harmony to the cottages clustered around the church. The windows, including those in the pair of flat roofed dormers, are important examples of six and nine paned Suffolk casements with metal opening lights. The front door is a modern half glazed replacement.

12.3 The junction of Church Road, Low Road and Chapel Lane

On the western side of Church Road, between the New Road junction and Low Road, there is an important gap in the streetscape. Immediately north of Stone Cottage are grassy banks, trees and shrubs, and the abundant vegetation to this part of the Conservation Area strongly reinforces the rural nature of this small village.

On the eastern side of Church Road, the boundary wall of the park continues into Chapel Lane, beyond the Low Road junction. An ancillary entrance to the timber yard is formed by the wall gently curving each side of the opening and terminating in appropriately simple brick piers. Through this gap are views of various buildings associated with the Glemham House estate, including the dovecote in the distance.



View looking south along Church Road

Prominently located at the junction of the three roads is the Grade II listed **Crown Inn**, and this, together with its listed ancillary buildings, forms a clear visual

focus of the village. The building dates from the late 18th to early 19th century, and was likely originally built as a row of fairly high status cottages. Now a public house, the elevation facing the road is little altered, except for some brick scarring indicating where doors and windows have historically been altered to suit the changing use of the building. The structure sits on a slightly elevated site and this, combined with good detailing, a long linear form and restrained material use, combine to form a building of considerable distinction and quality. Its use as a public house is of key importance to the character of the conservation area.



The Crown Inn, Church Road

The main range is L-shaped in plan with a roof which is hipped. The roof pitch facing Church Road is covered in plain tiles, the gabled western wing has glazed pan tiles. The windows to the front elevation are Suffolk casements with glazing bars and metal opening lights. The four ground floor windows have modern paired wooden shutters (possibly replacements for the originals) and there are three boarded doors, one doorway with a simple projecting hood. Above the central doorway is a wrought iron sign with the letters reading 'CROWN INN' bowed out from the wall. The north elevation also has casement windows as well as a splayed bay window with a flat leaded roof.



The rear of The Crown Inn



Attached outbuilding to The Crown Inn

Attached to the south is a long single storey outbuilding with a pan tiled roof and stable door with a rectangular fanlight over. This range significantly enhances the overall character and appearance of this important building.

12.4 Low Road

It is perhaps unfortunate that, on commencing west along Low Road, the close-boarded timber fence to the north boundary of The Crown Inn is so prominently visible - an indigenous hedge here would be a substantial enhancement.

Low Road contrasts strongly with the enclosed nature of Chapel Road and the northern part of Church Road as, apart from No. 1 Low Road on the north side near the Chapel Lane junction, the street scene is dominated by a group of modern houses which lie outside the Conservation Area.



No. 1 Low Road

However, located to the north side of the road is the Grade II listed property of **No. 1 Low Road**, formerly known as Old Crown Cottages, and once formed part of an earlier Crown Inn dating from the early 18th century.

The property, which sits back slightly from the road and behind an attractive hedge, has a complex architectural history, which is not immediately apparent from its roadside elevation. In the 19th century the building was extended to form three cottages but is now a single dwelling. The older part is timber framed with a brick casing to the road frontage, the later part is built of red brick. The roof is steeply pitched and covered with plain tiles. The windows are Suffolk casements with metal opening lights. There is one painted false window at first floor level and the two doorways have six panelled doors. The building, along with its lean-to extensions, outbuildings and brick boundary walls, forms an important group with The Crown Inn opposite.

12.5 Chapel Lane



View looking north, Chapel Lane

Chapel Lane has a pleasant leafy character, with the well-wooded grounds of the Glemham House park beyond the red brick boundary wall on the eastern side forming a backdrop to the cluster of buildings in this part of the village.

Glimpses of the open landscape to the east and north reinforce the rural qualities of this enclave. The small garage/workshop set back behind Shepherd's Cottage does not impinge on the overall character of the area.



Shepherd's Cottage, Chapel Lane

On the western side of the road, the Grade II listed **Shepherd's Cottage** is a building of distinct phased development; a black weatherboarded timber frame section to the left and a lower red brick section set at right-angles. The earliest section to the left dates from the 18th century and the right hand section from the early to mid 19th century. The weatherboarded section is extremely

unusual within the context of Great Glemham, and this vernacular material use exists in strong and interesting contrast to the higher status buildings to the south.

Formerly a row of three cottages, the whole is an attractive and varied group that has been converted to form a single dwelling. To the recessed section of the elevation facing the road there is, to the ground floor, a row of five casement windows that form a shop frontage. There is a modern boarded door and a large chimneystack at ridge level. The north elevation of the 19th century brick wing has an attractively punctuated façade with two boarded doors and timber casement windows with glazing bars.

To the south east elevation of the 19th century section of Shepherd's Cottage there is, to the ground floor, a painted blind window set under an arched brick relieving arch.



The Old Parsonage, Chapel Lane

Further north along Chapel Lane is a stream with a brick bridge over. To the north east of this, set back slightly from the road, is **The Old Parsonage**. Apart from the church, The Old Parsonage is probably the oldest structure in the Conservation Area. The Grade II listed building dates from the early 17th century, and was extended during the early 20th century. Timber framed and rendered, with a steeply pitched pan tiled roof, the building retains many of the features that typify the area's vernacular architecture.

The northern two storey wing is part of an early 17th century lobby entrance house with

a large red brick internal chimney. The southern part is storey-and-a-half with three gabled dormers with modern two light timber casement windows and an external stack to the south gable. On the ground floor are two further six paned casements and a narrower two light casement next to a modern glazed door. To the right hand end is a flat roofed extension.

The Old Parsonage has a large garden with grass and trees which can be viewed above the low boundary hedge to the north. The open character of the garden mirrors that within the grounds of Glemham House Park abutting to the south and east and provides an appropriate setting for this important listed building.



Providence Cottage, Chapel Lane

To the immediate west is **Providence Cottage**, which has a Suffolk cream brick front elevation with red brick gables and a new red brick gabled porch surrounded by four modern timber casement windows. The roof is covered with pan tiles and there are gable chimney stacks at each end. To the right is a recent single storey part-rendered extension with a brick gable and to the left a modern weatherboarded garage with a reclaimed pan tiled roof covering. The building's traditional character makes a positive contribution to the conservation area and is worthy of retention.



The Old Chapel, Chapel Lane

The former Primitive Methodist Chapel, to the northern boundary of the Conservation Area, was built (or rebuilt) in 1904 (according to the foundation stone inscription) and has recently been renovated and converted to residential use. It has a slate roof, white brick gable facing the road and red brick flank walls. The roof has decorative bargeboards and there are two nine paned windows with white brick surrounds in the flank walls. The central boarded door in the roadside elevation has an arched fanlight above and two tall narrow arched windows either side. With the simple iron railings and attractive weather-boarded garage (originally built as stables for the Methodist circuit Minister's horse) it remains an attractive building and an effective end to the Conservation Area.

13 CONSERVATION AREA MANAGEMENT PLAN

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

These special characteristics include, amongst other things, the number and quality of its traditional buildings and the degree to which they still retain their traditional features; the shape, form and layout of the settlement itself; and the attractive relationship that exists between the older buildings, the spaces between and around them, Glemham House Park and the wider landscape. Important natural features, such as trees, grass verges and hedgerows, make a major contribution. It is vitally important, therefore, that these special characteristics are retained and reinforced.

There are, on the other hand, other characteristics which only serve to undermine the traditional qualities of the Conservation Area and its setting. These include overhead wires and their supporting poles, and inappropriate boundary fences.

New development 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 inappropriate infill with poorly-designed new houses to modern replacement windows in old buildings.

Other changes can include 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, and the construction of intrusive, non-traditional walls, fences, driveways, garages and other structures.

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

Loose or bound gravel will normally be the most suitable surfacing for driveways and parking areas. Certain types of concrete brick paving should not be used because they have a harsh modern appearance which is very much at odds with the traditional character of the Conservation Area.

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

13.1 Alterations to existing buildings

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

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

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

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

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

13.2 Design of new development

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

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

13.3 Conservation area boundary

On completion of appraisals for all 34 of the District's conservation areas 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. No suggestions for boundary changes arose out of the public consultation on this appraisal.

13.4 Demolition

Great Glemham 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 Great Glemham and undermine the conservation area. The National Planning Policy Framework at paragraph 138 states that *"loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area....should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole"*. A brief checklist of characteristics which make a positive contribution can be found in English Heritage's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision).

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Great Glemham is maintained and protected.

13.6 Landscape and trees

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

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

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

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

13.7 Contacts

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

Design & Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural & Landscape Manager

Tel. 01394 444241 Nicholas.Newton@eastsuffolk.gov.uk

Further information regarding the Suffolk Historic Environment Record can be found at <http://heritage.suffolk.gov.uk> or by contacting 01284 741237 or emailing archaeology.her@suffolk.gov.uk

14 REFERENCES & FURTHER INFORMATION

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

