

Character Appraisal 2018/19



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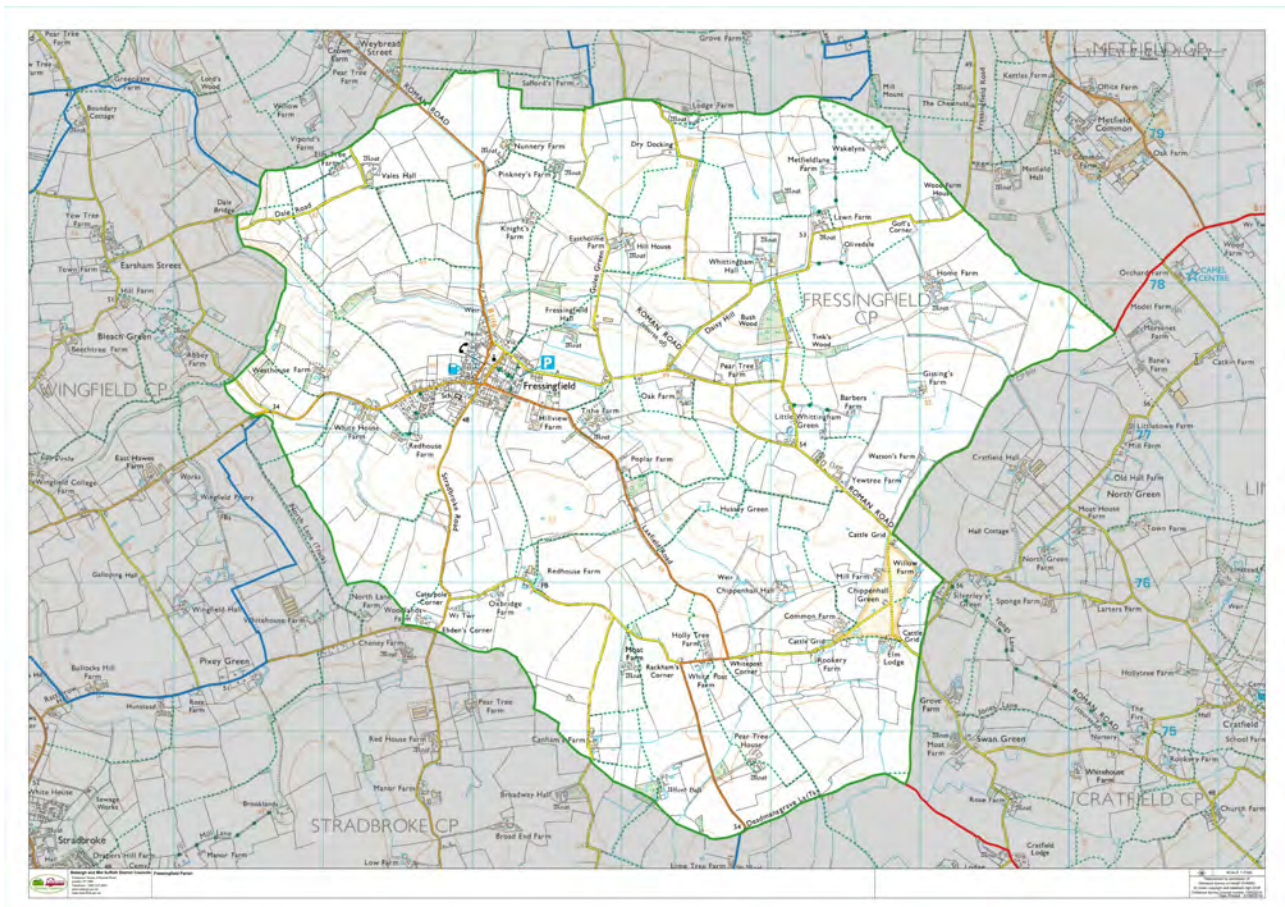
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1 Introduction

This document is the Character Appraisal for the Parish of Fressingfield, within Mid Suffolk District Council.

The intent is have this document aid with the creation of the Fressingfield Neighbourhood Development Plan covering up until the year 2036, as well as aid the Fressingfield Parish Council with keeping a record of the Character of the Parish, as it stands in 2018.



On the 9th February 2018 Mid Suffolk District Council confirmed the designated NDP (Neighbourhood Development Plan) area, and work commenced from this point forward with the aid of the Fressingfield Neighbourhood Development Plan Steering Group (FNPSG) to work towards its completion.

The details of the Neighbourhood Plan can be viewed on the Fressingfield Parish Council Website (<https://fressingfieldpc.org/neighbourhood-plan/>) and on the Mid Suffolk District Council Website (<https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/fressingfield-neighbourhood-plan/>).

2 What is a Character Appraisal

A Character Appraisal is used to describe the local appearance and 'feel' that the area has, in order to aid with design codes and policies within the Neighbourhood Development Plan and ensure that any Architects, Developers or Planners working on projects situated in the Parish of Fressingfield can work towards having a sympathetic proposal in keeping with the local vernacular.

By doing this body of work, various buildings, materials and physical features that make up the location of Fressingfield in the wider context will be laid out, allowing for good design practices going forwards that ensure the future of the Parish is reflective of what is already located here.

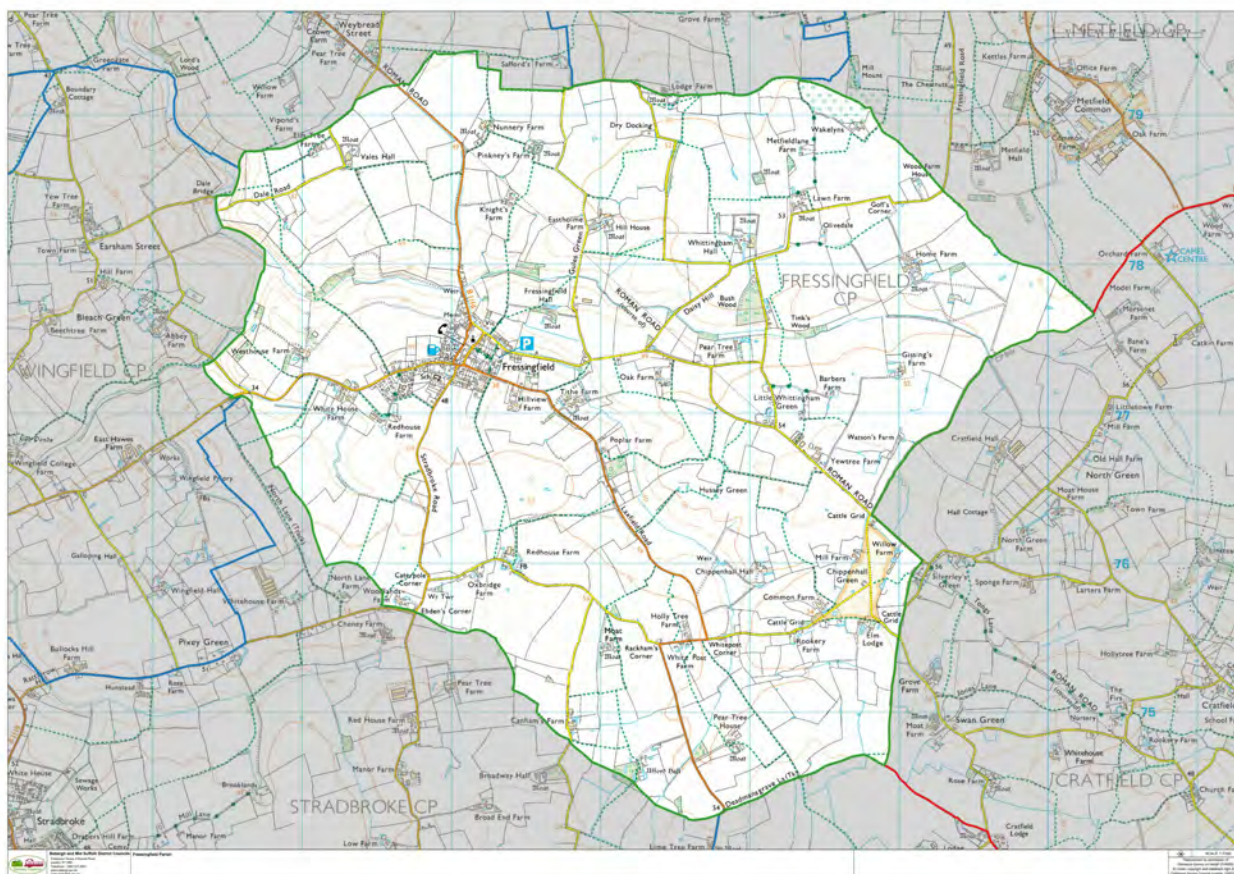
Fressingfield already has an expansive Conservation Area within its settlement boundary, but outside of this, there are several areas within the Parish that are not protected by this designation. This will also highlight, and explore what makes these areas unique and in need of protection.

Another benefit of creating such a document is the ability to identify any Local Green Spaces as defined in the NPPF and ensuing their protection from development in the future, as development could damage or negatively affect the character of the area they are in.

As well as Local Green Spaces that may be defined by doing this appraisal, there is also the possibility of finding buildings and structures of particular significance that have not been listed. If this is the case, they can then have a case brought forward for being added to the Local List, and identified as a Non-Designated Heritage Asset. These are also given protection within the NPPF against development.

3 Fressingfield Context

Fressingfield is a village within Suffolk, within Mid Suffolk District Council. Using Census data collected in 2011 the population is 1021. The B1116 runs through the centre of the village boundary, leading onto Weybread & Harleston to the North and South towards Framlingham. As a Parish, work began on a Neighbourhood Development Plan in 2018.



Within the Mid Suffolk Core Strategy DPD (Adopted in September 2008), Policy CS1, Fressingfield is given the Designation of Primary Village. Mid Suffolk and Babergh District Councils have started work in a new Joint Local Plan, which changes these definitions and using the given tables and templates, it is believed Fressingfield will become a Hinterland Village within the new designations. This Document appears to be on hold until after the Land Supply figures are completed.

A NDP was considered for creation by both the Parish Council and residents of the Parish, due in part to the increase in applications for larger scale development being presented at Mid Suffolk Planning Department. Recognising that as a Parish there would benefit from having such a document, the FNDPSG (Fressingfield Neighbourhood Development Plan Steering Group) was

formed and after consultation with the residents of the Parish, some key issues have already been highlighted.

This Character Appraisal will work alongside the NDP and become a part of its evidence, and as such aid in the creation of policies that are robust and will ensure that the Character and feel of the Parish are retained and kept secure for future generations.

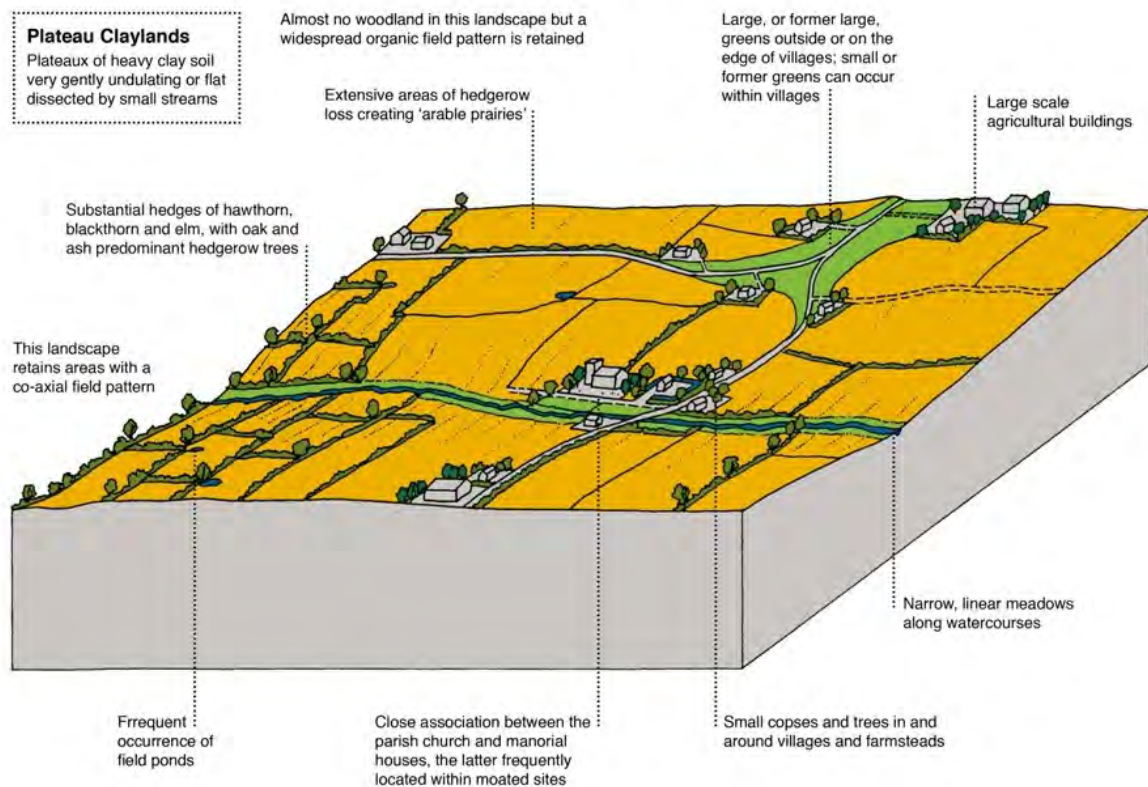
There is currently a Conservation Area in the core of the village of Fressingfield, which was created during the 1970s but there are no other documents relating to its security and management. Most feasible sites are outside of the current Conservation Area, but it should be noted that some possible stretches of land are abutting it, or have been developed in the past which lie along it.



Fressingfield and its surrounding Parish is also home to some key areas of interest, including 24 listed buildings within the settlement boundary, a SSSI to the east (Chippenhall Green) and its landscape is unusual compared to others in Mid Suffolk due to the designation of 'Rolling Valley Claylands' - "This Landscape is found on the sides of the valleys that cut through the central clay plateau of Suffolk. Whilst most slopes are generally moderate there are some places, in particular the tributaries of the Waveney at Fressingfield and Mendham where the slopes are very steep and unexpected within the East Anglian landscape." Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015

4 Landscape

When looking at the landscape of Fressingfield, considerations must be made for both the village, and the Parish. As a Parish, it can be seen that it was foremost a rural farming location, with historic agricultural use including two still standing Medieval moated sites with Grade II* listed buildings and several historic farm complexes. These complexes are separated from the settlement edge, on the higher land that frames the Village. Further, using the 'Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015' it is evidenced that Fressingfield is classed as a Plateau Clayland, with mention of the Valley Sides relating to Rolling Valley Claylands. This document referenced also makes use of SLCA (Suffolk Landscape Character Assessment) which describes in detail what each landscape type entails. The image and annotations are indicative of Fressingfield as it exists today, with the village core within the river valley and the farming infrastructure, Medieval manors and several farm complexes surrounding the settlement.

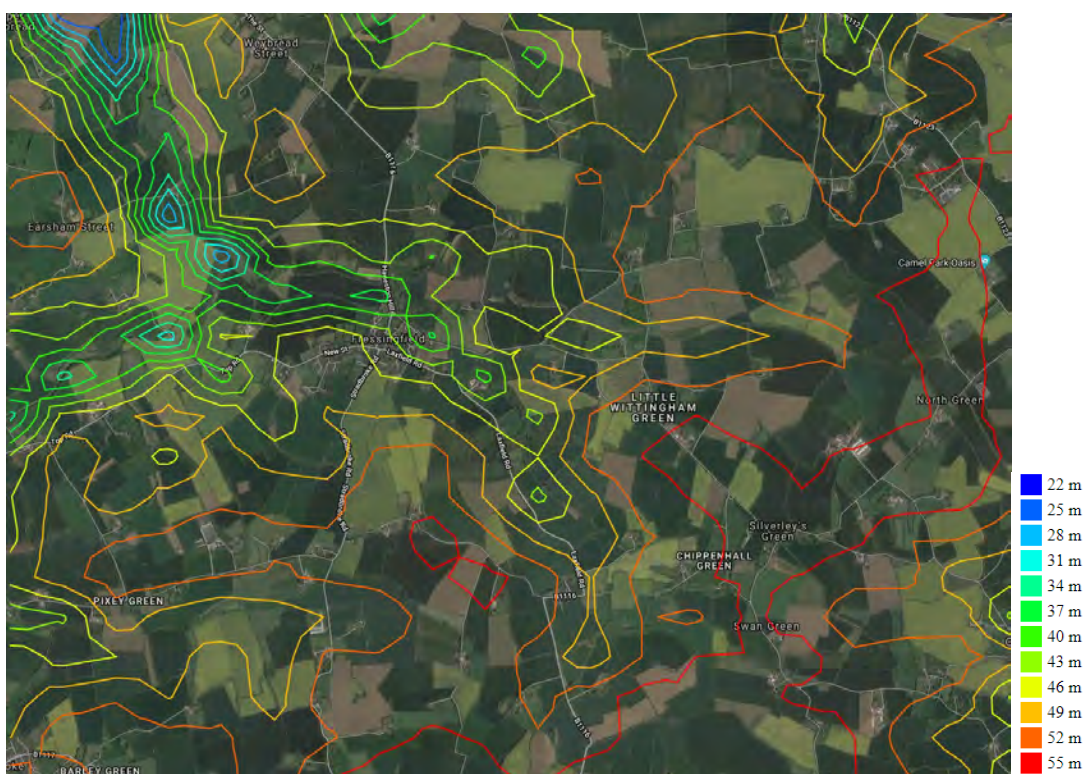


Source – <http://www.suffolklandscape.org.uk/landscapes/Plateau-claylands.aspx>

Alongside the historic manor sites, Fressingfield Parish is also home to the SSSI Chippenhall Green, which had its designation in 1986 due in part to the neutral unimproved grassland, and large population of wild flowers including the Green-Winged Orchids (*Orchis morio*). This is one of the last remaining greens in the area, and a vital part of the Parish landscape and Heritage. The SLCA referenced above also makes note of this fact, stating: “This is a rare and important survival of a

large clayland green, that also has a fringe of farmsteads and houses with few recent additions” <http://www.suffolklandscape.org.uk/landscapes/Plateau-claylands.aspx>

The Village of Fressingfield, being framed by farmland also sits within the valley carved out by tributaries of the Waveney River. This is best evidenced in the image below showing the contours of the Parish, with the lowest parts being what is now the main village core. This obscures longer views out in some directions. The Church sits on one of the higher elevations within the Village core, which ensures it can be seen in the wider landscape, especially when coming in from the direction of Harleston. There are steeper valley sides heading out towards Cratfield and out of the settlement via New Street, unusual for Mid Suffolk.



Contours Surrounding Fressingfield – Credit: Contour Map Creator (<http://contourmapcreator.urqr8.ch/>)

5 Historic Context of Fressingfield & Parish

Fressingfield has developed from an historic meeting point of five roads, into an attractive and vibrant Parish. Defined therefore as a "crossing-village" roads like these had several origins. Some were forged from tracks that took animals to commons and grazing lands. Others were connections to principal routes, such as the Saxon link heading northwards out of the valley towards Weybread and the Roman Road, which once continued to run uninterrupted across much of the Parish. Roads would have grown from footpaths following the course of the brook or beck, while others took to the ridges above wet meadows. Fressingfield is one of several picturesque villages lying a short distance from the Waveney Valley and the border with Norfolk. Almost equidistant from Norwich, Bury St Edmunds and Ipswich, has meant that residents are faced with plenty of options when it comes to expressing allegiances, notably the ecclesiastical identity, being to the Norwich Diocese until the foundation of the new Diocese of St Edmundsbury & Ipswich in 1914.

This variation of track and road also gives Fressingfield a distinct topography. Whether walking our footpaths, or coming by car, several of these routes mean one descends into the heart of the village from agricultural uplands. The soil here is largely boulder clay, well suited to today's arable crops, cereals and rape seed, sugar beet and maize but, back in the 11th century, the Parish is described as 'Feasefelda', from the Old English 'Fyrsenfeld', which means a furze-covered field. Strictly speaking furze is what we now call gorse, cut for kindling and used in the many domestic fires. Tradition has it that over time these furze lands were stripped out and cultivated for flax, which became a vital ingredient of plaster, giving it elasticity and bonding properties. Records show that hemp was also once a major crop, becoming a key livelihood for many wives and children of farm workers in the Parish as cottage-spinners and weavers. Agricultural policy can be determined by many influences, not least the advent of war. The Napoleonic and Crimean Wars were especially responsible for changing farming methods. So many men were conscripted that, along with the rising price of wheat many local farmers turned from labour-intensive dairying to more profitable cereal crops. Equally, from the late 1870's and the importing of cheap American grain, the depressed rural economy would have hit many agricultural families, some of which moved off the land and out of the Parish entirely.

Today the Parish is still defined by its significantly high acreage of 4, 618 acres, incorporating two historic hamlets of Chippenhall and Whittingham. Both these are nearly two miles from the village centre and are now almost vanished apart from their fine manor houses and outbuildings. These two settlements, along with four other sites, were places where common land offered commoners grazing rights, not by owning the soil but through enjoying the free grazing opportunities. It was a privilege that was highly valued, inherited and the subject of much hostility. Great Whittingham,

Little Whittingham, Gules Green, Ufford Green and Butchers Green all survived into the eighteenth century before becoming enclosed or privatised by land-owners. We know this took place at Hussey Green in 1796. However, nearer the eastern Parish boundary, Chippenhall Green does still survive and, with its 40 acres, carries a vital significance as a Site of Special Scientific Interest (SSSI), still grazed at certain times of the year by horses and their foals.

Fressingfield contains a wealth of fine timbered manor houses, displaying moats and many original architectural features. These moats, sometimes created for drainage purposes, for a ready water-supply, for fish-farming and even the demands of fashionable gardening, give the Parish yet another unique layer of heritage. Although Whittingham Hall itself is no more, it possesses well preserved Tudor brick outbuildings dated 1653. Together with evidence of a medieval deer park, the



Whittingham Hall

Manor was granted a Market Charter back in 1267. This was eventually assigned to the principal settlement of Fressingfield in 1550. Among the fifty-five listed buildings in the Parish, and lying close to Fressingfield's original Market Place, is a former 'stables' to Church Farm. Built circa 1330, it consists of part of an open four-bay Hall. within a raised-aisle house, and is recognised nationally as an outstanding example of c14 vernacular carpentry.



Fox & Goose (Guildhall)

At the heart of what is now considered to be the centre of the village, a rectangle of a rising churchyard and domestic gardens, bordered by four of the most interesting streets, is the former Guildhall. Now known widely as the 'Fox and Goose' Restaurant, this building displays its structure and its age in a most obvious manner: it is timber-framed, brick-noggins to the churchyard face and a fine corner-post. Recorded as being built in 1508, the actual Hall was the focus of the identity of Guild of St Margaret of Antioch. On the

abolition of the nation's Guild structures, despite this Guildhall existing for religious purposes rather than any specific apprenticeships and trade purposes, the Guildhall was reduced to becoming merely overflow accommodation for the Village Poorhouse. In time, the Upper Room or original Hall space, was used as a School, founded in 1685 to educate the sons of poor families. By

1710, with the ground-floor let as a Public House, the top floor was gradually incorporated into the necessary private accommodation.

Lying in the extreme south-east corner of the Parish is Ufford Hall. Known more famously as the birthplace of Archbishop Sancroft, who also ended his days here in enforced retirement from the See of Canterbury at the family home, Ufford Hall is another example of an earlier building lying within the core of the visible architecture. Together with its moat and fine thatched barn, while attributed to date from 1691, several elements are obviously sixteenth century, and even now are reputed to be a century earlier than that.

Similarly, but on a very different scale, there are many village houses whose exteriors belie their original layouts and building materials. They have been re-faced or enlarged to the point of significant re-alignment. With no resident landlord to control building styles or dominate the options of villagers, unlike some Model Villages or Estate Villages that are present in this area, Fressingfield has grown organically over the centuries. Using local material, (various clay bricks, clay-lump, flint and timber etc.) as opposed to more expensive imported materials from other regions, the gradual evolution and development of a truly vernacular architecture in this part of the County has meant Fressingfield possesses many simple domestic structures and very few grand homes within the village itself. One result is of a more truly homogeneous society than many other picturesque Suffolk villages.

Despite an increased population growth, the early years of the nineteenth century became marked by increased unemployment, as stock farming became replaced by cereal agriculture domestic service and almost that number in the explosion of retail trades. With 110 men out of work, the Parish spent £2,535 on Poor Relief. With this surplus of agricultural labourers, and farmers struggling to pay tithes and the increased Poor Rate, it was little wonder that a large proportion of workers were forced to accept seasonal or part-time work, or even move away altogether. Emigration figures tell us that in 1836 six families and 2 single men emigrated to the States, their fares being paid for by the Parish. The situation was relieved by a large new Workhouse being built at Stradbroke, allowing the former Fressingfield Poorhouse to become converted back into four cottages. Because of this persistent poverty and inadequate medical care, it is sobering to record that in most families infant mortality and early death from cholera, typhoid and smallpox meant that over 19% of the child population failed to reach fourteen years old; well after the age when most children would be put to work and apprenticeships offered.

Even the extremely rapid population growth here in the mid-19th century, when the residential figure reached 1,401 (as shown in the 1851 census) the situation was consolidated into normality rather than unusual. 53 farmers held land within the Parish, varying between 3 and 320 acres, employing a total of 250 labourers. At the same time a far greater number of varying occupations meant that Fressingfield could become more independent from her neighbouring towns, not less. Mere survival had given way to satisfactory living standards. The same census records the presence of a Printer, 6 grocers and drapers, 9 dressmakers, 7 gardeners, a thatcher, a saddler, a plumber, 3 butchers, a vet, a watch-maker, 5 bricklayers, 3 corn-millers, 5 shoemakers, 2 tailors, 3 inn-keepers and 3 beer house keepers, 2 joiners, 2 wheelwrights, a timber merchant, 3 blacksmiths and a bone-gatherer! Out of the total population some 50, or 3.6%, were classified as paupers, which represents a significant improvement over earlier figures for the 19th century. There was also now a



Fressingfield School (1946)

Village School, opened in 1847, but which was enlarged significantly until, by 1900, there were 250 children attending. In addition there was a Ladies Day & Boarding School. There was also a significant increase to the religious and denominational provision alongside the Parish Church, the Baptist Chapel being erected in 1835 and Methodist Chapel in 1873.

Looking at the nineteenth century maps one is reminded that the setting of Fressingfield, central within a ring of other villages: Wingfield, Weybread, Withersdale Mendham, Cratfield, Laxfield and Stradbroke, has meant that the encouragement of growth, of shops, services and resources has been supported by increased infrastructure, the one working in parallel to the other. Back in 1840 there were daily coaches calling at the Swan Inn, linking Fressingfield to Norwich and Ipswich. By 1883 that same coaching route had become a major road, linking Fressingfield to gravel pits, brickyards, malting premises, coal stores and water mills. The M&GNR through Harleston opened in 1891 (late for railways expansion) meant that transporting livestock and receiving brick and slate supplies from elsewhere became possible; while the Mid Suffolk Light Railway, although terminating at Laxfield, meant that connection could be made with the GER and later LNER at Haughley Junction, moving fresh goods to London and Norwich very quickly.

While the railway and road connections brought in a wider range of goods and supplies, most people of the time kept themselves in vegetables and poultry. Once liberally supplied with allotments, as well as working garden plots, not only did the general health of the community improve but families were able to remain within the village for work, many of the shops and stores being run by several generations, employing a servant to do the more mundane household chores.

Some of the more successful tradesmen took on apprentices as well giving secure work to its workforce. Further, some were also able to build or purchase suitable property in order to offer rented accommodation to employees.



1915 – Mr. Carter, Postman

In keeping with national trends however, due partly to greater security and health within society, marked by smaller families, Fressingfield's population in fact began to fall dramatically by the end of the 19th century. The figure for the 1911 census puts the population of Fressingfield at 952, representing a massive fall of 32% across the 55 years since the 1856 figure of 1,401. While a certain number of duplicate trades and shops had ceased, Fressingfield was yet a more stable and self-contained community, with its own Policeman, own Post Office, a volunteer Fire Brigade, an Insurance Agent and Registrar, a Chimney Sweep, Baker and Carrier; along with publicans, shoemakers, storekeepers, butchers and drapers.

By the conclusion of the First World War, in which 28 men lost their lives on the battlefield or died later from their wounds, leaving wives and families bereft, the community was again faced with enormous changes, not least the loss of centuries old horse-power and considerable proportion of the War dead being agricultural labourers. Kelly's Directory of 1922 lists 30 farmers still at work, alongside which there was an increase in small family-agricultural businesses, such as threshing and mechanical repairs. The wheelwrights expanded to include house-building, decorating and a funeral business. The smoked- fishery was also developed into travelling Greengrocery and Fruiters business, as well as a recognisable Fish & Chips Shop. Across the whole region traditional agricultural trades had expanded to include many sorts of drivers: for tractors, agricultural lorries, steam ploughs and so on, resulting in the need for garage and petrol sales, engineers and hired cars.

The development of further trades and employment opportunities continued after the Second World War. With only 20% of the casualty figures that had blighted the First World War, Fressingfield was ready to expand its workforce into the house-building niche, with several new developments across the village, as well as new buildings for agricultural purposes on its outlying historic farms. Trailers and elevators were also manufactured here. while some firms focussed on absorbing previous family businesses and widening their remit. At the same time, with the advent of greater mobility, many Fressingfield men and women took the opportunity to travel further afield for work, into Harleston, Diss and even as far as Leiston. Consequently, during the 1960's and 70's, more and more of Fressingfield's shops found it impossible to compete with larger attractions

of shopping in nearby towns. Just as children from Fressingfield had been educated further afield for their secondary schooling in the middle decades of the 20th century, the many emotional and cultural ties that had kept families content to remain within the Parish, had worn thin when it came to retaining young couples and their offspring. Undoubtedly this was due in part to the lack of appropriate and affordable housing. However, as Fressingfield enters the new Millennium, and the village remains fortunate in retaining an enthusiastic Village Shop, possessing an admirable Medical practice and a viable Primary School, the particular challenges this Neighbourhood Plan seeks to address bear a canny resemblance to historic and repeating issues; how to preserving the unique quality of village life while introducing fresh opportunities for appropriate development. In this task, there are matters that have to do with the particular environment and the balance between a working landscape and it being a place of relaxation and enjoyment, a good place in which to live and a necessary dormitory for those whose daily focus lies elsewhere. To be aware of one's history is to be a better citizen. We believe therefore that by examining this historical awareness and the precious environment in more detail, that which follows is one major way of encouraging all who live here to take a greater responsibility for its conservation and economic future.



Fressingfield, 2017

6 Key Views

On the map below, several key views of the Parish are highlighted, showing the relationship of the Parish within its landscape, as well as the character of the buildings that make it what Fressingfield is today.





View 1 – South on B1116 (Harleston Hill)



View 2 – B1116 Joining Low Road. Swan Inn and War Memorial



View 3 – Looking East on Top Road/New Street



View 4 – Looking West on B1116 (Laxfield Road)



View 5 – Looking NW on Stradbroke Road

7 Character Appraisal – Heritage & Design

A: Introduction to Local Vernacular & Design

This section seeks to provide evidence as to how the historic use of natural and appropriate materials has resulted in the particular growth in Fressingfield of types of buildings and which helped establish it as an 'open' village. *1 (A century of a Suffolk Village, Fressingfield 1750-1851 WEA) This can be defined



as settlement where absence of any particular land owner controlling style and size of building, as at Helmingham to the point of model-cottages or, as at Easton, providing a model-farm design, has allowed local freeholds and self-supporting plots to create a broad variety and establish Fressingfield as a village with a very high rate of material diversity. One of the biggest threats to any village displaying such evidence is the preponderance of new developments where a single design model holds sway over local diversity.

*1 Aerial view of village centre

The principal manor houses which ring Fressingfield's parochial border also display a fascinating breadth of medieval building materials with subtle introductions over a time span that is not always recognised between the centuries and dependent upon wealth as well as provision of raw materials. So the proportions of timber-framing, the use of brick infill and plaster pargeting, whether thatch or clay tiling, all have their examples within the Parish of Fressingfield. While we will draw upon both sets of examples – simple cottages and complex moated halls – in considering the future of existing buildings and any guidelines for further new-build proposals, we intend to emphasise the current housing stock lying within the major street pattern of the village of Fressingfield, built and lived in over many centuries.

A – ONE: Building Materials

Fressingfield has two Grade 1 listed buildings. There is the Parish Church *2 of dressed stone and knapped flint, used to stunning effect in its south porch, together with an outstanding wooden hammerbeam roof. Pevsner also comments on its bench-set being one of the very best sets in the

County. (Buildings of England - Suffolk , Nicholas Pevsner Penguin) This underlines the importance of preserving any wooden framing elsewhere in the Parish, including redundant agricultural buildings, as well as a small number of wooden decorative features across the village. For most part the preponderance of timber-framed houses have retained their later plasterwork facing, or here, at the Old Vicarage *3 where it has been reinstated to underline the classical proportions of its Georgian origin, and at Mulberry Cottage *4 where it was added as a celebratory feature integral to the house's creation a decade ago.



**2 Front view of Parish Church*

The theme of a mulberry leaf was developed on site in lime plaster by the craftsman. As mentioned above, the use of flint in cobbled pathways also appears in various places as knapped-panels on the street face to the brick-walls, as at the entrance to John Shepherd Road *5. and to some buildings, notably the 'new' housing on Church Farm Green.

There is a further major example of a Grade 1 building, now known as the Fox & Goose Pub (Fressingfield Conservation Area Review, MSDC 2008) but originally built as a Guildhall, that of St Margaret, where the jettied timber-frame has herring-bone brick-nogging infill *6. There is also a remaining exposed and carved corner-post of the patron saint on the south-east corner. Brick work also predominates as the major construction material on the Sancroft Hall built 1914, more formally known as the Parish Church Hall and named after a former Archbishop of Canterbury William Sancroft. The terracotta mouldings and brickwork *7 is of a very high order, crisp architrave and a fine niche above the porch. Brick has also been used creatively in a number of recent extensions to older homes, continuing to describe small arches over windows *8 and doorways, repeating earlier designs and continuing the indigenous local expression.

At the far end of New Street there remains a small hay barn and stable *9 built largely of clay-lump bound with straw, some of which is exposed. There are other examples of this material in use within a variety of agricultural and farm buildings, created as 'cob' and capable of being reconstituted, to be used again or re-cycled, which makes it an extremely environmentally-friendly material.

Between these two extremes of expense, of brick and clay-lump or cob, there are several examples of wooden boarding, once again produced locally: in saw-pits and building yards. It appears as horizontal lapped-work or in a vertical form, can be rough sawn or sawn uniform, and is used in a variety of combinations: above brick walling, within end gables and has been included more recently within some contemporary schemes *10 *11.



**3 Close-up of front elevation of Old Vicarage – wall panelling*



**4 Close up of pargetting on house – Victoria Terrace*



**5 Flint Walling at entrance to John Shepherd Road*



**6 Herringbone nogging work on Fox & Goose*



**7 Terracotta detail around porch entrance, Sancroft Hall*



**8 Extension to house New Street – brick arch details*



**9 Clay lump stable and small barn*



**10 End house on right of Carpenter's Yard entrance*



**11 View across The Laurels*



**12 Ladymeade Cottage, New Street*



**13 House on Laxfield Road*



**14 Close up of The Laurels*



**15 View down Post Mill Lane, north face*



**16 Bridge Cottage*



**17 The Salinger' House – New Street*



**18 A Victorian house slate roof*

Various examples also exist of homes where historic extensions resulted in a variety of styles, materials and change of scale all within one plot. *12

In addition to the more conventional soft-red brick, there are examples of historic local white or 'yellow' brick used for homes in their entirety *13 or even within existing structures; while additionally two recent development have included the use of a more rusticated *14 brick-type. However, the vast majority of brick-built village homes are now automatically rendered, especially in the majority of new housing schemes. That these require regular painting can sometimes produce an unsubtle and uniform appearance *15, especially with a restricted palette of colourwash, or lead to unwelcome discolouration and heavy weathering.

A – TWO: Rooves and roofing materials

Due to its proximity to the Suffolk border and Waveney Valley, Fressingfield rooves display a wide range of roofing materials, which impact upon the inherent design and profile of its houses. In addition, to the comparative isolation from areas of mass-production, this range of materials would have largely comprised that which was at hand – as a clay product – or that which could easily be brought into use from off the water meadows and broadland estuaries: a variety of reeds for thatching. There are numerous thatched rooves which have been re-instated by new owners, restoring houses to their original appearance; some of which incorporate dormers and culminate in fancy ridge-work. *16. Alternatively there are rooves that have been tiled but which retain their original thatched profiles, higher pitch and deeper fall. *17 Many rooves incorporate either one of the regional pantile forms, the plain Suffolk or the near-black glazed Norfolk equivalent. Some Victorian rooves were always conceived as being finished in slate *18, but there are clearly some buildings where slate has been introduced when re-roofing was needed has been carried out with what was then a comparatively cheap product. More recently, especially in certain small housing schemes, roofing materials have either included imitation slate with clay ridge-tiles, or, where roof profiles have been compressed due to the configuration of rooms below, one is left with a feeling of the roof becoming 'chopped', evidenced by awkward pantiling and rooves at unreasonable angles.

Yet another feature of Fressingfield's rooves, as any walk around the village will show, are the bargeboards, many of which are part of our intrinsic architecture with a wide variety of design and execution, some of which are extremely deep and decorative. *19. A worrying trend that exists within an adjoining District Council is of housing-design that omits barge-boarding altogether, leaving rooves appear stunted, with little or no eaves in which to incorporate guttering.



**19 An elaborate Barge Board design*



**20 Richmond House, Golden Square*



**21 General view down lower end of Church Street*



**22 View of stream-ditch on Laxfield Road from War Memorial looking East*



**23 View back down JSR towards junction with Harleston Road*



**24 Housing Scheme on former Old School site, Cratfield Road*



**25 Aerial view of The Laurels.*



**26 Priory Crescent, looking back to junction*

A – THREE: Orientation

While Fressingfield has never developed a central, commercial heart, when in the mid 19th century the residential figure reached in excess of 1,400 population (1851 Census of Fressingfield: The census records:- a printer, six grocers & drapers, nine dress-makers, seven gardeners, one thatcher, one saddler, one plumber, three butchers, one vet, one watch-maker, five brick-layers, three corn millers, five shoemakers/menders, two tailors, three inn-keepers, two joiners, two wheel-wrights, one timber merchant, three blacksmiths and one bone-gatherer.), it was clear that Fressingfield had become considerably more independent from the nearest towns and that a whole range of trades were being practised across the major settlement; such trades requiring premises most of which were also the homes of the tradesmen and women. A large number of the current housing stock within the Conservation Area are in fact previous shops and commercial premises, none more so than on Golden Square * 20 and the lower end of Church Road *21. This evidence has impacted upon the feel of the streets and the elements retained within the front face of all such buildings, notably: retention of original shop windows, layout of rooms within the ground floors, orientation of the building to the roadway and inherited access by the public or trade-deliveries.

Being one of only several Suffolk villages in which the traveller descends into an historic heart means that from both north and south one gains a view of Fressingfield across rooves and open spaces. The church 'sits up' and is visible from afar, while the 'beck', which runs east-west along the valley floor, provides another strong sense of direction * 22 to the inherited patterns of housing and traffic. Most housing however has taken place along on the southern east-west ridge of that valley, where no such views are afforded. Estates have been built off the Laxfield Road, the Stradbroke Road and New Street, in which the orientation of housing continues to provide a variety of layout and approach. Most notably perhaps down the spine of John Shepherd Road, which curves * 23 and places individual plots and the smaller 'closes' at juxtaposition to one another. Elsewhere small cul-de-sac schemes and individual in-fill continue the sheer variety of depth and profile to particular streets, the results of which exist across the whole village. Notable is the new house at the entrance to Victoria Terrace, the housing built on the former School Field *24 and 'The Laurel's', sited off the Stradbroke Road, which imitates a Farm Yard * 25, with new 'barns' set about the perimeter.

A fine example of orientation that has provided a feeling of openness and 'all-round' views is Priory Crescent, off New Street *26, where the orientation of individual bungalows, at varying distances from the service road, grants to each home a sense of space and privacy, while yet acknowledging the presence of neighbours. It underlines the importance of fencing, hedging and tree-planting creating a multi-faceted scheme and avoiding the worst of mere repetition and bland profiles.

Many historic examples of inherited orientation also exist within the hub of the village, especially on New Street where the Village Shop – once four cottages – sits fronting the narrow roadway. Further west is Rosemary Villa * 27, once the 'Bunbury Arms' pub, which is naturally at right angles to the street, leaving easy access to its side-yard for deliveries etc. Many other examples along this one road offer doorways directly onto pavements or access through to yards and outbuildings with former places of work now occupied by garages etc. such as at Antiques House * 28

A – FOUR: Scale

Another feature of the heritage we inherit and seek to maintain in Fressingfield's future development constitutes the sense of scale across several buildings, either in terms of a group of structures or as a single or stand-alone building. The Methodist Chapel on New Street * 29 is one example of two parallel structures. The worship space and accompanying Hall while having different window heights and ridge heights, are nevertheless in proportion with each other. In the housing scheme behind the current Baptist Chapel, on Chapel Close, there are stepped rooves and garden walls laid out across a sloping site *30, allowing homes to naturally descend the slight contour and look as if they belong to the geography. Further out of the village on the same Cratfield Road the massing of buildings. formerly Town Farm, runs from the gable end of a major farmhouse, with a roof of thatch origins, abutting a combination of brick and timber-plank, which then is joined to further smaller brick structures of reducing proportions, incorporating different material elements, running parallel to the street, * 31; the whole elevation containing a most attractive slight splay to marry with that of the road and verge at this point.

Two recent housing schemes also demonstrate the importance of maintaining a human scale between their various elements. Carpenter's Yard * 32 contains large detached properties but the inherent feeling with garages and extension attached at varying angles, makes for an interesting progression of small surfaces, doorways and potential gardens, interesting corners that allow for different planting-styles and textures. The other scheme is Church Farm Green *33, lying at the end of John Shepherd Road, off the Harleston Road. Reference has already been made to the use of knapped-flint at the entrance to this development. But within the CFB housing design consideration was clearly given to include comfortable brick portals and metal spear fencing, without sacrificing privacy, driveway widths that retain a sense of footpaths, without compromising road safety, and modelling some new homes on former cowsheds and single storey out-buildings.



**27 Rosemary Villa – showing Yard entrance*



**29 Road profile of Methodist complex*



**30 General view of Chapel Close from Baptist Car Park*



**31 Town Farm etc. viewed from Cratfield Road upon entering village from east*

A – FIVE: Final Statement

Finally, we wish to counter any claim that by identifying the nature of historic Fressingfield in the form of architectural assets this report is only interested in the preservation of such examples or is suggesting that any current building should be governed solely by these materials and principles. We believe any such result would become a mere pastiche and far from what we seek to achieve. There are already far too many examples of estate-housing schemes within the region that pay lip service to previous styles of architecture but which only serve as 'dressed-up' homes. In such cases individuality has succumbed to mass-production, paying little attention to actual local and regional vernacular. The common complaint of such schemes is that 'one could be anywhere', whereas we firmly believe it is possible to develop contemporary expression, in exciting ways, that nevertheless utilizes traditional patterns.



The Bower House

Within the Parish there is one outstanding example of what we seek to encourage: a contemporary home that reflects its landfall and the use of new materials, while also enhancing the historic landscape and neighbouring buildings. The Bower House, on the Metfield Road, presents a traditional H-shape in fine un-rendered block, with bold use of timber cladding and large glazed walling, capped by a Dutch Barn type steel roof. The whole is set within grounds which have been planted with new trees and hedging to produce a sense of movement and sculptural flow,



The Bower House – Dutch Barn Style Roof & Un-rendered Blocks

reflected in the building's own profiles, but which also enhances a sense of a domestic scale when compared with the adjoining woodland, traditional farmhouse and simple agricultural barns. Acknowledging that the Bower House remains a large and expensive example of what has become known as a 'Grand Design' scheme, it serves to underline the point we make: that with due care and creative vision even the most basic of materials can become harmonious and enhance a landscape, incorporating particular features that belong to the local vocabulary of style and historicity.

B. Introduction to the Development of Existing Agricultural Buildings

B – ONE:

(a) Pear Tree Farm

This Scheme and Planning Application concerns the vision of the present owners to develop an obsolete Medieval and Victorian Barns Complex, adjoining the main farm house into four Holiday Lets, Offices and a Conference Suite, without destroying the integrity of the original 15th century structure.

The Owner writes:- Following huge changes in agricultural practice during the 20th century, buildings that for centuries have been at the heart of a farm are no longer fit for use, seldom used for their original purposes. Sheds and stables that once housed Suffolk Punches for horse-drawn ploughing and haymaking, just two generations ago, are now little more than store rooms, or empty spaces. The buildings around Pear Tree Farm House constitute a fine example of a Victorian brick farmyard, built around the original small, late Tudor Threshing Barn. This had once been enlarged by the Sandcroft Family and possesses many interesting features.

With the approval of the Heritage Officer and building on the principles laid out in the Fressingfield Neighbourhood Development Plan, plans have been drawn up to breathe new life into the historic structures, ensuring that they generate enough revenue to see them renovated, used and loved for centuries to come. By retaining their original features and ensuring the continuation of their appearance in the landscape, it is hoped that this commercial venture will also enable people other than the owners to fully appreciate these important buildings and that the barns themselves have a reason to continue to exist.

The Victorian cattle sheds will become Holiday Cottages, with their original features fully incorporated into the new spaces. The magnificent Threshing Barn is to become a Wedding & Party Venue, which will mean that, other than essential repairs to the original fabric, little will need to be changed. Most excitingly, much of the lathes in the walls can be re-used, or new ones provided from the same woodlands which once supplied them. While the original plaster can also be removed, rejuvenated and replaced, wherever possible it will not appear that different from the time when this beautiful barn was originally built.

(b) Meadow Farm

This relatively new Scheme consists of a further example of a smaller scale business that has developed the buildings of a former Small-Holding, converting a Cowshed and Dairy into independent holiday accommodation, alongside further development of stabling etc. for the owners' horses.

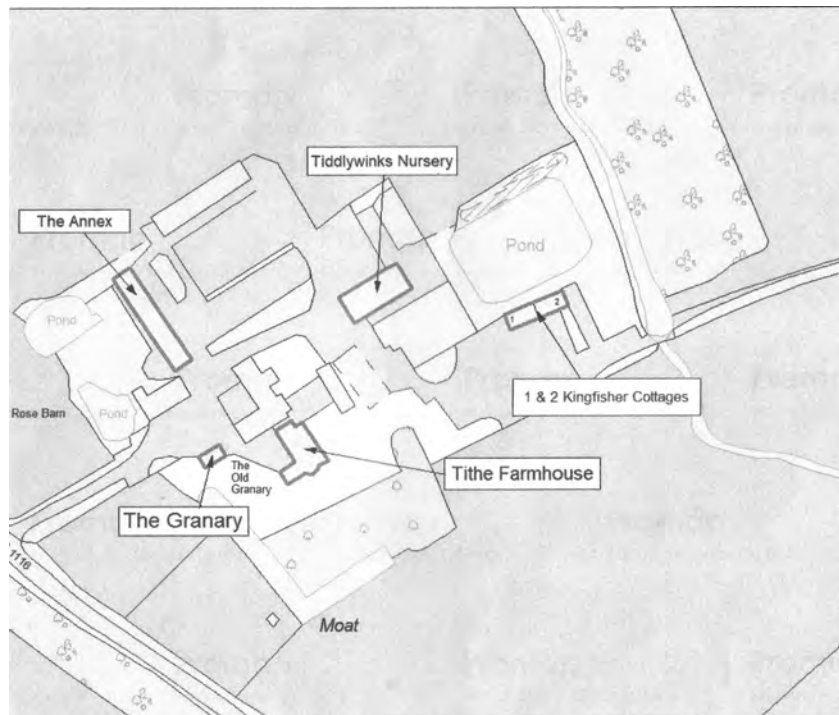
The Owner writes:- Meadow Farm is a former 18thC farm cottage with 6 acres of grassland, on the Laxfield Road, just outside the village. Now extended to a four bedroom house it retains the former cottage layout, and stylistically reflects local use of pan-tiles and "Suffolk pink" décor. On site are two holiday cottages, converted from former animal housing. Various, cows, horses and pigs have lived in the buildings. The original red brick has been enhanced with barge boarding, mirroring local building materials. Inside the buildings have been opened up to provide high ceilings and light airy accommodation. A separate entrance ensures these buildings are discrete but sympathetic to the whole site and do not impact on the neighbours.(pics) The aim for these cottages is to encourage visitors to embrace the locality in detail. We allow visitors to bring their dogs and we provide details about footpaths and dog walks. We actively promote local amenities, activities, restaurants and pubs. The cottages bring a steady flow of holiday makers, mainly older visitors or small families, who invariably use the village shop and local pubs. Maintaining this property as a smallholding encourages a plethora of wildlife including hare, deer, owls, muntjac and numerous bird species. The land has been used to keep horses for many years, and continues to do so. The grass is ideal for haymaking and enables animal management to be sustainable.

B – TWO: Tithe Farm

This well-established Scheme has been developing over many years, whereby outlying barns within a significant historic 14th century farm complex have been developed to become independent commercial businesses, while also converted to incorporate new accommodation for the owners and provide additional offices etc. for the farm's policy of active diversification and organic farming.

The Owner writes:- Conversions at Tithe Farm, in order of completion, from 1996 onwards. The Old Granary, converted to 1 bedroom "Let" Property. Victorian Milking Parlour, converted to Tool Shed Workshop. Cow Shed, converted to Rose Barn (Sales of Cut Roses). Grain Store & Piggery, converted to Tiddlywinks Day-Care Nursery. Medieval Barn 13C, converted to a 4 bedroom house. Slurry Lagoon, converted to European Breeding Lake. Sow Yards Piggery, converted to Kingfisher Cottages

(2x 1 bedroom “Let” properties). Deep Litter Hen House & Part of Dairy Complex, converted to Tithe Farm Dairy – 2 bedroom Bungalow. Tithe Farmhouse 14C Grade II* - Unchanged.



Tithe Farm & Associated Buildings

B – THREE: (a) Church Farm, now known as Church Farm Green

This historical set of farm buildings: house, large barn and smaller outlying structures, has become incorporated into a new housing development by being upgraded and adapted alongside several new detached and abutting homes. It provides a range of property sizes, for ownership and rental, many of which face into each other or are attached to others, creating a harmonious and interactive small neighbourhood. Building materials range from flint and brick to plaster and wooden boarding. At its entrance Church Farm has the air of a Private Close but in fact remains open to the general public with broad gravel driveways and several exposed, free-flowing garden-spaces, defined by railings rather than conventional fencing. Care has been taken to include privacy as well as interlocking communal corridors.

(b) Church Farm Barn- sometimes referred to as The Stables, Church Farm

The sole element remaining in its original state on the site of the former Church Farm is a Grade II* Barn structure, privately owned and the recipient of a EH Grant to develop its potential as an historic site and worthy of being open to the public. Reached by separate public driveway to the east of Church Farm Green, housed within its ground-floor are several examples of Suffolk agricultural carts. Its own history is complex but at its simplest this outstanding example of 14th

century vernacular timber construction constitutes the remaining two bays of a Medieval Hall (Hall-House – see Pevsner, *The Buildings of Suffolk*) but which are spanned by an open truss, thus creating an aisled structure raised up on its tie-beams. There is a viewing platform erected within the open area.

It possesses undoubted potential for further restoration and for possibly housing a future Village Museum.

B – FOUR: Examples of Light Industrial Activity in Former Agricultural Buildings.

Lawn Farm

This farm has diversified into a small-scale industrial plant, marketed as 'Landquip', producing agricultural crop-spraying equipment, importing Pommier Alu-light booms and creating specialist agricultural vehicles, constructed on site.

Red House Farm

The former agricultural buildings are home to 'Weybread Woodcraft', a bespoke Carpentry and Joinery Business producing high specification windows, doors, conservatories and stairs to homes across the region.

B – FIVE: Further examples of Commercial Development of Former Farmhouses and Agricultural Buildings

Chippenhall Hall

A unique luxury-break venue in what remains an historic Grade 2* Manor House, serving as a location for celebrations and parties, with accommodation up to 21 persons.

Priory House

A medieval, private house offering B&B overnight accommodation in their 16th century timbered former Yeoman's Farmhouse.

Oak Hill Granary

In the former agricultural buildings of Willow Farm, this rented holiday-accommodation barn sits beside a 3 acre vineyard and amongst ancient trees close to the heart of Fressingfield Village. Sited at the bottom of Harleston Hill at the junction with the Cratfield Road the Beck, on its completion Oak Hill Granary won a Historic Conservation Design Award.

C: Designated Heritage Assets – See Appendix 2 for full list of Designated Assets within the Parish of Fressingfield

D: Non Designated Heritage Assets – See Appendix 3 for full table of Non Designated Heritage Assets

E: Introduction to Local Green Spaces

Across the whole Parish, but especially within the heart of the village settlement, are specific green spaces, so called because they qualify for especial concern and protection in terms of the environment, for their own unique flora and fauna or the sheer importance of their history. Our intention has been to underline and quantify the results of consultation with the public regarding these sites. They may vary enormously, in size and location, but what they each possess are 'heritage' issues that we believe make them key factors in any consideration of adjoining development or even when rebutting any threat to their own extinction due to building-land pressure. You will find a table carrying their identity and essential character in Appendices. Here we are concerned with a sample range of characteristics, some of which are worthy of becoming bound into Community Projects to be undertaken in the future, but which at this stage can only be noted.



Image – Google Maps

E – ONE: Area to the rear of the Methodist Chapel, comprising original Scout Field and Hall

With the Scouts firmly ensconced on their new site, albeit awaiting for further permission to fully develop that site, concern has been expressed with regard to the future of their old site. It lies to the rear of the Methodist Chapel itself, on land belonging to the Chapel trustees. Thus it lies behind the Chapel Car Park and runs beyond the whole Victorian complex up to the corner where the Churchyard meets with housing in Feavearyears Yard. The specific parcel of land is raised and clearly shown on the map below as bordering the School Playing Field to the south. It is thus a Green Space working in close conjunction with yet another Green Space, both of which have provided elements of the village with recreational space. If the large redundant wooden hall/hut were to be demolished, it being unsuitable for wider public use, with no lavatory facilities, it could still be further used, hired or rented, for community activities in conjunction with the Methodist buildings.



Image – Google Maps

E – TWO: Land surrounding the Fox & Goose

This constitutes three separate elements:-

(a) The Sancroft Field, (b) The Old Stables and Paddock, and (c) Pond



Image – Google Maps

(a) The Sancroft Field

This Local Green Space works in several ways to provide public and recreational opportunities. It is the unofficial headquarters of a local Croquet Club who maintain the lawn and regularly hold matches on it. It is also available to those who hire the adjoining Sancroft Hall as being suitable for summer events and receptions. It also provides additional safe play-space for the Mothers & Toddlers Group who use the Hall on a regular basis throughout the year. As can be seen from the plan of the area, the Field abuts the Car Park for the Sancroft Hall to the west, has a hedge

boundary to the east on Church Street, private housing and redundant garage site to the south, and the Old Stables building to the north. That it sits within the 'heart of the Conservation Area' adds significant weight to its importance as a visual resource and historic treasure. In the search for an appropriate Village Green, as mooted by several members of the public at the Consultation, it makes for an interesting possibility, opening up the ground without losing its inherent safety and comparative peace.

(b) The Old Stables

The future of this structure has been debated over several years by the Church, who effectively are its owners and in whom its future is vested. The time is rapidly approaching when it requires serious renovation and, while various commercial propositions have been put and indeed architectural proposals passed by the Planning Authority, any such permission or possibilities have once more become redundant. It consists of three interlocking spaces, the central one of which is double height and former hayloft, flanked by an external lean-to on the rear or southern face, standing on a generous area of paddock which terminates against Church Street. To the northern face of the paddock, beyond a hedge, lies the access road to the Fox & Goose Pub, but, were the site to be deemed capable of development, it would be possible to consider direct access and suitable independent car parking being contained within the paddock itself.

We understand the Church is willing to consider selling the whole site: building and paddock, thus raising essential funds for their own repair to and development of the Sancroft Hall.

(c) The Pond

Quite apart from numerous Horse Ponds that can be seen on the outlying roads and junctions with trackways, there are several ancient ponds within the closer village boundary. One such lies between the Fox & Goose and Church Street. It regularly provides a 'home for breeding ducks' but is also an intrinsically important resources for all manner of small birds and wild life, mammals and insects. However, as concern continues about changes to climate and rainfall, there is concern as to the future of this feature, the several trees around its perimeter and to appropriate levels of water within it, that are becoming severely reduced in particular seasons. There is work to be done in adjusting its feed from alternative run-off routes from nearby rooves and surface water, as well as preserving its considerable aesthetic value from any commercial over-development on that same site.

E – THREE: Land at Post Mill Lane

This parcel of land was the subject of a highlight in the recent Public Consultation and constitutes particular fields that had become the basis of Planning Application 1648/17, which was refused on 24:11:18. During the course of that MSDC Planning Meeting concerns were raised as to the origin of these same fields being proposed as an extension to an existing small housing estate. As can be seen in the MAP below, the area shows a pattern of land-use across a collection of fields, each of an inherently small size, commensurate with those of a far earlier age. Research needs to be done to ascertain more accurately how important this portion of land really is but nevertheless it remains a distinct possibility that we have untouched meadows going back over centuries, with only ever light grazing and thus retaining seeds that are unique to itself and sustaining an equally important eco-system.

We have English Heritage responding to questions as to the status/history of this parcel of land.



Image – Google Maps

E – FOUR: Area around Chippenhall Green

Chippenhall Green Common lies at the extreme south-east corner of the Parish, abutting with Cratfield Parish, and stopping near to Willow Farm within yards of the Roman Road, which bisects Fressingfield in a north-west: south-west direction. The Common is bounded by several working farms and the small hamlet of Silverley's Green. Mill Farm was originally the site of the working Postmill, the oldest of three within the Parish, built in 1783 and the last to be demolished only in 1936. Elm Lodge also contains a significant large Granary, while Common Farm and Rookery Farm have land running towards the original Chippenhall Hall.



Image – Google Maps



Image – Google Maps

Chippenhall Green is now an SSSI and the reasoning for this designation, can be found in the following citation via [Natural England](#):

Chippenhall Green is a large area of commonland on calcareous clay soil. It is made up of species-rich unimproved neutral grassland and supports a variety of grasses and herbs including an

outstanding population of Green-winged Orchids *Orchis morio*. The grass sward contains a mixture of species, including Sweet Vernal Grass *Anthoxanthum odoratum*, Meadow Foxtail *Alopecurus pratensis*, Red Fescue *Festuca rubra* and Smooth-stalked Meadow Grass *Poa pratensis*. Flote Grass *Glyceria fluitans* and Tufted Hair-grass *Deschampsia cespitosa* are dominant in wet areas. Herb species include Cuckoo Flower *Cardamine pratensis*, Cowslip *Primula veris*, Meadow Saxifrage *Saxifraga granulata* and Marsh Bedstraw *Galium palustre*. The meadow is most notable for its Green-winged Orchids which are abundant in patches of short grazed turf.

E – FIVE: Area adjacent to Carpenter's Yard and New Street

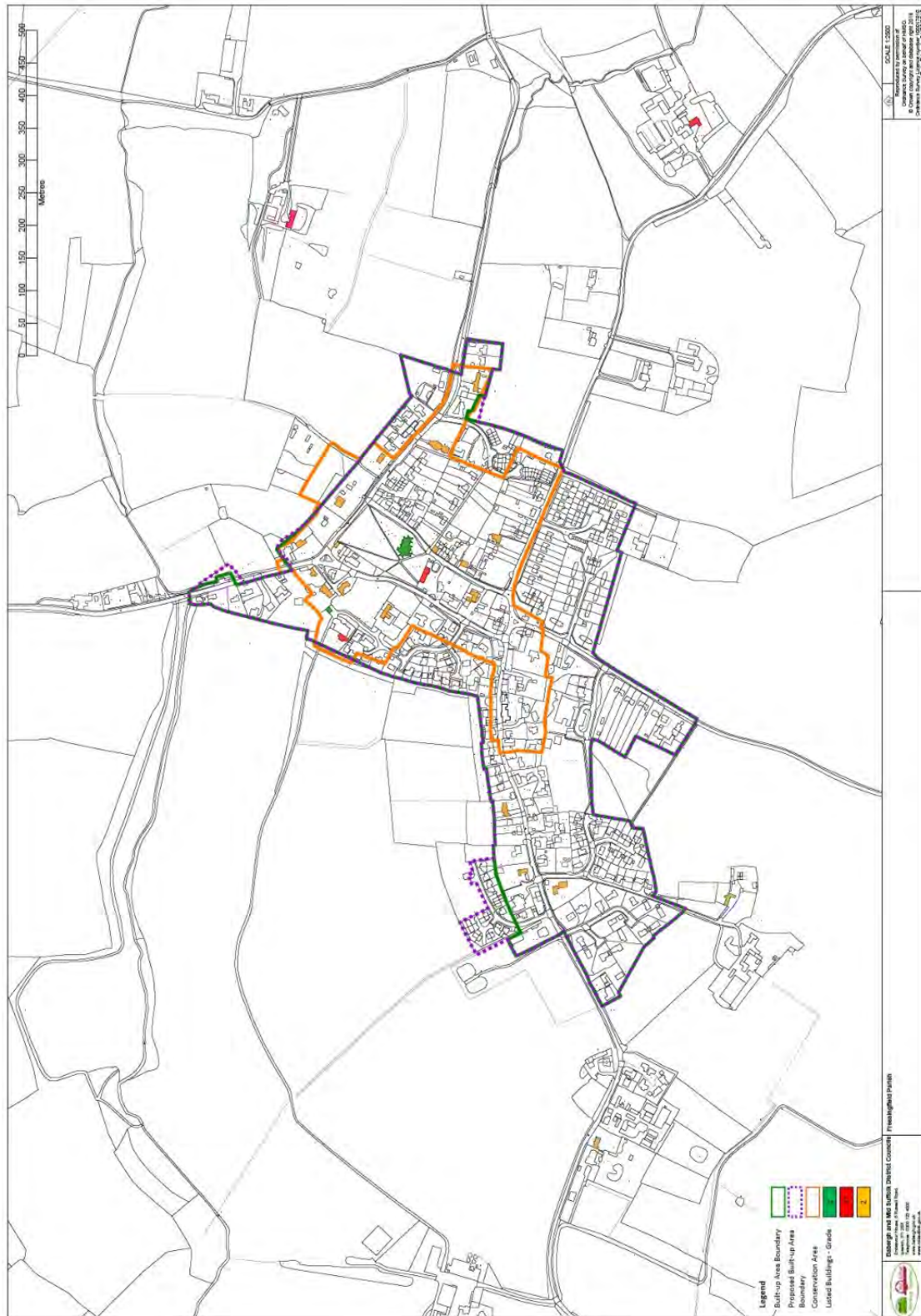
While the major part of this area of local green space has become a potential housing-development, passed with outline permission 4410/16, a specific area within the total area, identified as the Priory Road site, has become the new home of the 1st Fressingfield Scout Group. On it will be a new, modern Scout HQ, the site having had recent test pits dug in order to assess soil types and requirements for footings to the main building.

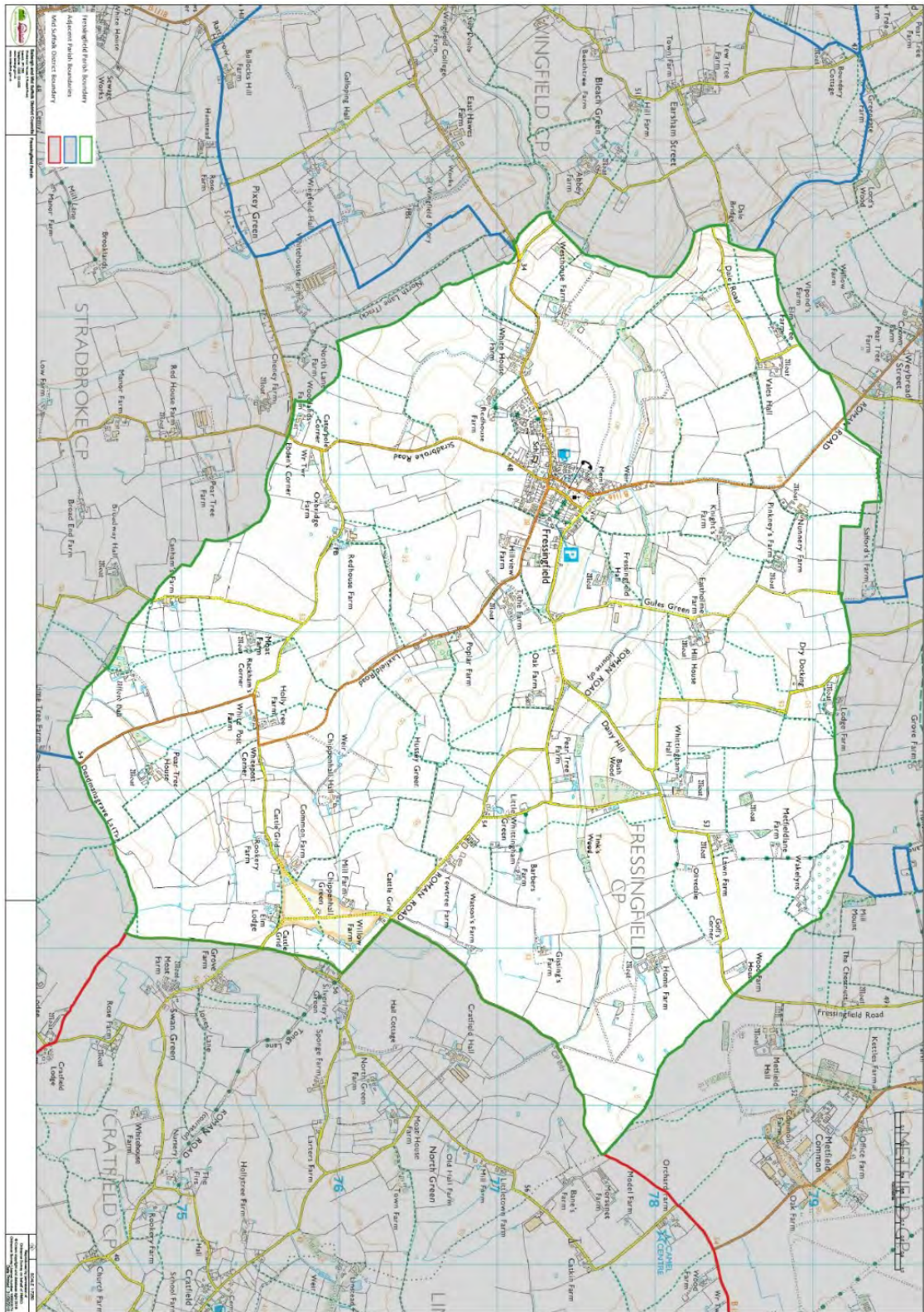


Image – Google Maps

However, it is in the environmental strategy and vision for the wider 'scouting area' that this entry is deemed to be most relevant to this section of the Character Appraisal. Plans are in place for a wild-life corridor, including the renovation of a wild-life pond, planting of bulbs, native trees and hedgerow with wild meadow fringes to the whole site. Additionally there will be an Outdoor Chapel and area for Reflection, an open-air stage facility and a Trim Trail: featuring obstacle-course style equipment. This major project is receiving considerable support from within the village and wider community, with the appointment of a professional grant-bidder to co-ordinate a larger grant application.

8 Appendix 1 – Maps





9 Appendix 2 – Designated Heritage Assets

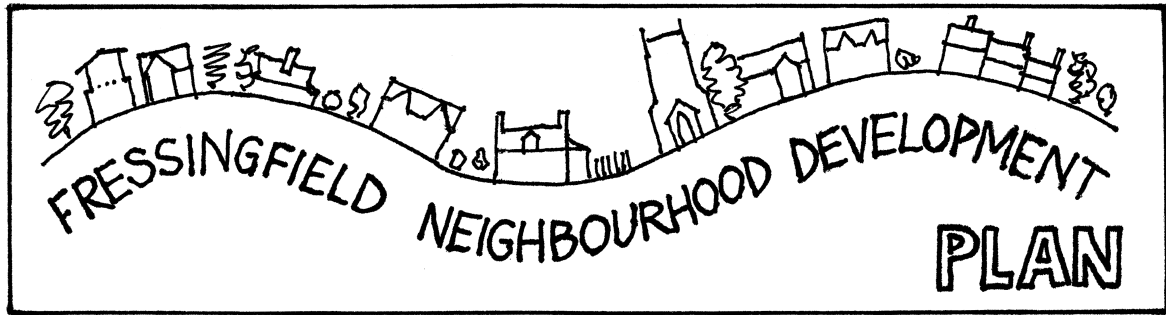
Number	Asset Name	Grade	Monument Type	Display Date
1181830	Church Of St Peter And St Paul	I	Parish Church	N aisle extended to form Guild Chapel
1181804	Stable 80 Metres North Of Church Farmhouse	I	House	C16
1032927	Tithe Farmhouse	II*	Farmhouse	Mid C14
1032930	Ufford Hall	II*	Farmhouse	Late C16
1245363	Barn Approximately 50 Metres West South West Of Church Farm Stable	II*	Aisled Barn	Late C13-Early C14
1352192	Fressingfield Hall	II*	Farmhouse	Early C17
1032967	The Fox And Goose	II*	Inn Sign	C19
1032933	The Lodge	II	Timber Framed House	C16
1032935	Wakelyns Farmhouse	II	Farmhouse	C16
1032936	Mount Pleasant	II	Farmhouse	C15
1032937	Prospect House	II	Farmhouse	C17
1032938	Knights Farmhouse	II	Farmhouse	Early C17
1032957	Fressingfield Lodge	II	Farmhouse	Late C15/ early C16
1032961	Moat Farmhouse	II	Farmhouse	Late C16/early C17
1032962	Oxbridge Farmhouse	II	Farmhouse	C16
1032963	Pinkney's Farmhouse	II	Farmhouse	Late C16/early C17
1032964	Whittingham Hall	II	House	1653
1032965	Farriers	II	Timber Framed House	Mid C16
1032966	Church House	II	Farmhouse	C16
1032968	Willow Farmhouse	II	Farmhouse	C15
1032969	Vine Cottage	II	House	Pre 1800
1181802	Richmond House	II	House	C19
1181849	Providence House	II	House	Pre 1800
1181855	Hemm-Dinn And Adjoining Cottage Occupied By Mr Gibson	II	Farmhouse	C14
1181870	Elm Tree Farmhouse	II	Farmhouse	C15-C17
1181991	Willow House	II	Timber Framed House	C17
1182027	Barn 25 Metres North Of Metfieldlane Farmhouse	II	Timber Framed Barn	Early C17
1182044	Whitehouse Farmhouse	II	Farmhouse	C16
1182048	Priory House	II	Farmhouse	Mid C16
1240803	K6 Telephone Kiosk Near The Guildhall	II	Telephone Box	Designed 1935
1284707	Ladymeade	II	House	Mid C20
1284734	Street Farmhouse	II	Farmhouse	Late C16/early C17
1284754	Watsons Farmhouse	II	Farmhouse	Early C17
1284783	Gissings Farmhouse	II	Farmhouse	Late C16/early C17
1284832	Barn 60 Metres East Of Whittingham Hall	II	Barn	C18
1284835	Rookery Farmhouse	II	Farmhouse	C16
1284838	The Old Jolly Farmers	II	Farmhouse	Late C16
1352155	Tomb Of Archbishop Sancroft	II	Chest Tomb	1617-1693
1352156	Vales Hall	II	Farmhouse	Early C17
1352177	Two Cottages 300 Metres South East Of Tithe Farmhouse	II	House	Late C18
1352178	Whitepost Farmhouse	II	Farmhouse	C16
1352179	Barn 30 Metres North East Of Ufford Hall	II	Barn	C17
1352182	Metfieldlane Farmhouse	II	Farmhouse	Late C15/early C16
1352193	Knoll House	II	House	c1900
1352194	Mill Green House	II	Farmhouse	Late C16/early C17
1032928	Chippenhall Hall	II	Farmhouse	C16
1032932	Ivydene	II	Farmhouse	Late C16/early C17
1032934	Baptist Chapel	II	Sunday School	Converted early 1980s
1032958	Hill House	II	Farmhouse	Late C16/ early C17
1352176	Oldcott	II	Farmhouse	C16
1352180	Yewtree Farmhouse	II	Farmhouse	Early C17
1181998	Bridge Cottage	II	House	Post C17
1032931	Barbers Farmhouse	II	Farmhouse	C16
1032959	Barn 40 Metres West Of Hill House	II	Barn	Early C17
1032929	Pear Tree House	II	Farmhouse	Late C16
1032960	Manor Farmhouse	II	Farmhouse	Late C16
1352181	The Vicarage	II	Vicarage	1725
1453718	Fressingfield War Memorial Cross	II	War Memorial (Freestanding)	Constructed 1920

10 Appendix 3 – Non Designated Heritage Assets

Justification for the inclusion of non-designated heritage assets. The criteria are based on the Local Heritage Listing: Historic England Advice Note 7, page 9.

Rank	Total	Social and Communal Value	Landmark Status	Designed landscape interest	Historical Association	Architectural Interest	Archival Interest	Archaeological Interest	Group Value	Aesthetic Interest	Rarity	Age	Name of Asset
8	22	N/A	2	2	4	3	4	2	N/A	2	3	190	Rosemary Villa (former Bunbury Arms)
5	32	5	3	3	4	3	4	4	N/A	3	3	130	Methodist Church, New Street and Burial Ground
2=	30 (34)	5	4	2	4	3	4	2	4	3	3	200	Swan Inn, Harleston Road
2=	30 (34)	2	4	3	4	3	3	3	4	4	4	200	Building at right angles to Swan Inn
1	40 (44)	5	4	4	4	5	5	4	4	4	5	250	Fox and Goose Stables
4	33	5	4	3	4	4	4	3		3	3	100	Sancroft Hall
6	24 (27)	N/A	3	3	3	4	3	2	3	3	2	250	Row of buildings on east side of Church Street between The Pottery and Victoria Terrace
10=	18	N/A	2	4	3	3	2	2	N/A	1	1	70	Pill Box, Low Road
10=	18	N/A	2	4	3	3	2	2	N/A	1	1	70	Pill Box, opposite White Post Cottage, Chippenhall Green
12	14	2	3	1	2	1	1	1	N/A	2	1	50	Telephone Exchange, Cratfield Road
7	24	N/A	3	3	3	3	4	2	N/A	3	4	400+	The Cottage, New Street
9	21	3	3	2	3	2	2	2	N/A	2	2	100+	The Hand Pump, New Street

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Fressingfield Neighbourhood Development Plan Steering Group
2018/2019

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