

Report 2015/1272



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**Street Farm Barn, Brandeston Road, Earl Soham,  
Suffolk**

**Archaeological Desk-Based Assessment and Heritage  
Statement**

**Prepared for**  
Chaplin Farrant Ltd  
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Location:	Brandeston Road, Earl Soham
District:	Suffolk Coastal District Council
Planning Ref.:	Pre-application
Grid Ref.:	TM 2335 6285
Client:	Chaplin Farrant Ltd

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## **Summary**

*An archaeological desk-based assessment was conducted for Chaplin Farrant on behalf of their clients Laragh Homes, ahead of a proposed development on land at Street Farm Barn, Brandeston Road, Earl Soham, Suffolk. This report will accompany the planning application.*

*The site is situated on the south side of the village adjacent to Earl Soham Conservation Area, although the site is not covered by any specific planning or heritage designations. There are no designated heritage assets recorded within the boundary of the proposed development site. Street Farm Barn itself should be considered as a non-designated heritage asset and has been subject to a Heritage Asset Assessment (Blanchflower 2014).*

*Although none of the listed buildings within the Conservation Area are directly affected by the proposed new development this study shows that there will be some minor changes to the view from and to those historic buildings. This also applies to the landscape of the Conservation Area but the small impact on vistas has been mitigated by the sympathetic nature of the proposed development in siting single-storey buildings and screening with existing trees and new planting. Two Scheduled Monuments (21297-01, 21297-02) connected with Soham Lodge to the north of The Street are not affected by the proposed development.*

*The effects on Street Farmhouse, a Grade II\* listed building, which is closer than any other listed buildings and which has an historical link with Street Farm Barn, have been identified as potentially greater. The limited scale and massing of the proposed development though, and designs to maintain an open vista between the two buildings, lessens the impact on the historic farmhouse.*

*It is worth noting that the renovation and conversion of Street Farm Barn if undertaken to a good specification as part of the development, will have a beneficial effect.*

*The Suffolk Historic Environment Record was examined in order to gauge the likelihood of the presence of unknown non-designated heritage assets—in the form of archaeological features—within the bounds of the site. Although the village appears to be in a suitable location at the head of the Deben valley for occupation and settlement of many periods, there is little current evidence for this. Activity of prehistoric, Roman and medieval date within the broader study area is relatively scarce. Whilst sparse evidence is recorded in the SHER, this may partly be due to a lack of previous metal-detector and field-walking surveys in the parish, combined few recent developments, which may have led to archaeological investigation. It is considered that there is a low to moderate chance of finding unknown non-designated heritage assets in the form of archaeological features on the site.*

## 1.0 INTRODUCTION

Figure 1, Plate 1

NPS Archaeology was commissioned by Chaplin Farrant, on behalf of their client Laragh Homes, to undertake a review of the historical significance of land at Street Farm Barn, Brandeston Road, Earl Soham. A proposal to build new housing sympathetic to the existing village fabric adjacent to Street Farm Barn required a review to assess potential impacts of the development upon any heritage assets identified. The review was also to take into account the possibility of unknown heritage assets (sub-surface archaeological features) at the site.

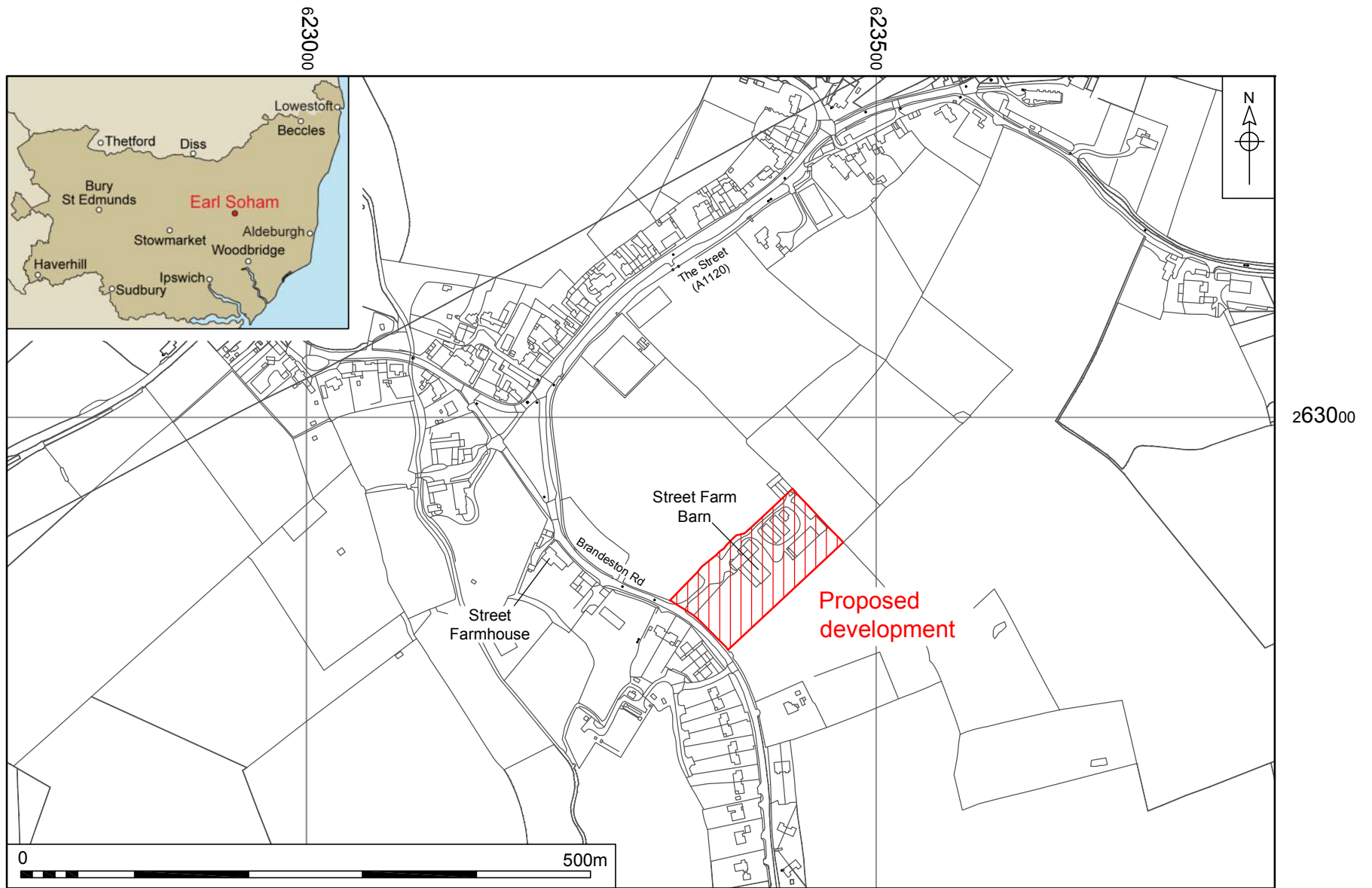
This desk-based assessment therefore presents the proposed development site in relation to known and potentially unknown heritage assets and seeks to grade the importance of the heritage assets and the likely impact of the development.

A Written Scheme of Investigation was prepared by NPS Archaeology (Ref. 01-04-15-2-1272) upon request by Chaplin Farrant. No formal archaeological Brief was issued by Suffolk County Council Archaeological Service (SCCAS), although discussion was held with SCCAS and Suffolk Coastal District Council about the nature of the study.

The report was undertaken to the guidelines set out in *National Planning Policy Framework* (Department for Communities and Local Government 2012) (see Section 2.0). The results will enable decisions to be made by the Local Planning Authority about the treatment of any items of archaeological significance identified.



Plate 1. The site, looking south



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Figure 1. Site location. Scale 1:5000

## **1.1 Aims of the Assessment and Assessment Methodology**

This desk-based assessment has a range of aims, but key among them is to provide information to support proposals for the development of the site. It will seek to provide that information in a way that allows an appropriate evaluation of the likely archaeological implications of the proposals and, where appropriate, to devise a programme of further evaluation and mitigation to manage and protect the heritage assets during the subsequent development.

Other aims of this assessment are a mix of general and more specific issues, such as identifying, if possible, areas of high, medium and low archaeological potential, identifying targets for further archaeological investigation and providing an overview of the historical development of the site in its local context and its broader position within the wider area.

It is proposed in the new development that Street Farm Barn, which is a non-designated heritage asset, be restored and converted into a dwelling. A Heritage Asset Assessment was undertaken on the barn by Jane Blanchflower in October 2014 (Blanchflower 2014), and this report seeks to address the overall significance of the site. As the particulars of the barn structure have already been fully reported on, that is not reproduced here.

In order to achieve the assessment aims a wide range of source material was examined. The material included unpublished reports on previous archaeological work, maps, published material, online material and information held by the Suffolk Historic Environment Record (SHER) and Suffolk Record Office (SRO).

## **1.2 Abbreviations used in the text**

Known archaeological sites are identified by their unique Suffolk Historic Environment Record (SHER) reference number and located, where appropriate, by their National Grid Reference (NGR). Maps taken from the Suffolk Record Office (SRO) will be referenced by their unique identifying code, if available. Maps produced by the Ordnance Survey are referred to as 'OS maps'.

References to previous archaeological reports and published works will be given in brackets throughout the text, with full bibliographic details listed in the sources.

Although a 'proposed development site', for brevity the area subject to this report will be described as 'the site'.



## **2.0 THE REGULATORY AND ADVISORY FRAMEWORK FOR CULTURAL HERITAGE**

### **2.1 National Policy**

The treatment of archaeological remains and the historic environment is regulated by the *National Planning Policy Framework* (Department for Communities and Local Government 2012). This policy provides advice to planners and developers alike on the treatment and consideration of heritage assets.

The *Framework* (2012) states that, 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'.

It also states:

In determining applications...should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (Section 12.128).

The *Framework* goes on to discuss the importance of understanding the impact a development may have on archaeological remains or heritage assets within a site. Some weight is also given to 'undesigned' assets, that is, those that are unknown and therefore not assigned a status, such as a Scheduled Monument or a listed building. Conservation is the great watchword with those that are designated:

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. (Section 12.139).

### **2.2 Local Policy**

The planning policy of the Suffolk Coastal District Council is covered under its *Local Plan*.<sup>1</sup> A section on 'The Environmental Context', as the site lies adjacent to the Conservation Area, may be pertinent:

To protect the character of the Conservation Areas...and to ensure that new buildings, alterations or other development preserve or enhance them, the District Council will, in the control of development within, or affecting, each Conservation Area, pay special attention to the following matters:

- (i) the building materials used, to ensure that they are consistent with the general character of the respective area;
- (ii) the form, scale, design and detailing of new buildings, alterations to existing buildings, and the space around buildings (including landscape schemes, roads and

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<sup>1</sup> [http://www2.suffolkcoastal.gov.uk/planning/local\\_plan/LP\\_ap.htm](http://www2.suffolkcoastal.gov.uk/planning/local_plan/LP_ap.htm)

fencing), which should be in harmony with, and relate satisfactorily to, their surroundings;

(iii) other development, including street furniture, road, footpath and other surfaces, lighting and advertisement displays, should be in keeping with the respective Conservation Area; wherever practicable, electricity, telephone and other cable systems should be placed underground, or in suitably concealed locations;

(iv) natural features, including trees, should be preserved wherever possible; schemes of landscaping and tree planting will normally be required;

(v) Supplementary Planning Guidance;

(vi) the traffic implications arising from the proposed development. (Policy AP1).

The section titled 'Parks and Gardens of Special Historic or Landscape Interest' is also germane, as the site is close to an historic parkland recorded in the SHER, although it has no further designation. The former parkland does add to the *quality* of the village as represented by the Conservation Area status.

The District Council will encourage the preservation and/or enhancement of parks and gardens of historic and landscape interest and their surroundings. Planning permission for any proposed development will not be granted if it would have a materially adverse impact on their character, features or immediate setting. (Policy AP4).

The section titled 'Development of Archaeological Sites' contains the following:

In considering planning applications, outline or detailed, for development that might affect sites that are known or are likely to contain archaeological remains, the Council will require the following. Where necessary, these should be preceded by a professional archaeological assessment as to the likelihood that remains might be encountered and their importance.

(i) a field evaluation in those cases where the assessment suggests that important archaeological remains may exist but it is unable to be precise about their nature or extent. The field evaluation shall be carried out by an approved archaeological contractor in accordance with a specification agreed with the Council;

(ii) the preservation of archaeological remains in situ where the assessment and/or field evaluation indicate that the remains are important. Even where lesser remains exist, consideration must be given to the desirability of preserving them in situ;

(iii) adequate arrangements for 'preservation by record' - a recording of the archaeological remains that would be lost in the course of works for which permission is being sought - in those cases where arguments in favour of the development outweigh the significance of the remains; and

(iv) a brief setting out of the arrangements for recording remains, which shall include the following:

- a timetable or phasing plan;
- a specification to show how the work is to be undertaken;
- arrangements for the deposit of finds and site records in a recognised museum;
- arrangements for monitoring work;
- arrangements for the production and publication of a report on the work within an agreed period; and
- arrangements for financing the archaeological work. [Policy AP7]

### **2.3 Earl Soham Conservation Area Appraisal, Supplementary Planning Document**

As the site lies immediately adjacent to the Earl Soham Conservation Area, there are also specific relevant planning directives recorded in the *Earl Soham Conservation Area Appraisal Supplementary Planning Document* (2010). This

importance is emphasised on p25 of the document in section 31.2 titled 'Design of new development':

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. (Section 31.2).

It is emphasised that:

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. (Section 31.2).

Specific areas within the Earl Soham Conservation Area are highlighted in the planning document, and the interaction of these with the site are discussed later in this report when the impact of the development is considered.

## **2.4 Definitions and Guidance**

### **2.4.1 Heritage Asset**

The *National Planning and Policy Framework* (2012) defines a 'heritage asset' as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary).

Heritage assets can also be identified by the local planning authority during the process of decision making through the plan making process (known as undesignated heritage assets).

Designated heritage assets include listed buildings and Scheduled Monuments and undesignated heritage assets can include much of the non-scheduled but recorded archaeological features and non-listed buildings recorded by SHER.

### **2.4.2 'Setting'**

English Heritage published *The Setting of Heritage Assets: English Heritage Guidance* for public consultation in 2010, and designed the guidance to be read in conjunction with *Conservation Principles and Guidance* (2008) and other English Heritage guidance. The document was adopted in 2011. The *Guidance* defines 'setting' within section 2.2 titled 'The extent of Setting' as:

...embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset. Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset. Views on what comprises a heritage asset's setting may change as the asset and its surroundings evolve, or as the asset becomes better understood. Construction of a distant but high building; development generating noise, odour, vibration or dust over a wide area; or new understanding of the relationship between neighbouring heritage assets may all extend what might previously have been understood to compromise setting. (Section 2.2).

Not all elements of an asset's setting will certainly contribute to its significance. In section 2.4 titled 'setting and the significance of heritage assets':

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings. Each of these elements may make a positive or negative contribution to the significance of the asset, or be neutral. In some instances the contribution made by setting to the asset's significance may be negligible: in others it may make the greatest contribution to significance. (Section 2.4).

Where the heritage asset was originally part of a planned or designed setting the guidance goes on to state within section 2.5 entitled 'setting design and viability' that:

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise. Views and vistas, or their deliberate screening, are key features of these designed settings, providing design axes and establishing their scale, structure, layout and character. These designed settings may also be regarded as heritage assets in their own rights, which, themselves, have a wider setting: a park may form the immediate setting for a great house, while having its own setting that includes lines-of-sight to more distant heritage assets or natural features beyond the park boundary. (Section 2.5)

## **2.5 Site Designations**

The site is not covered by any specific heritage, landscape, planning or ecological designations.

However it is worth noting that the site lies immediately adjacent to the Earl Soham Conservation Area and due to the topography here it is visible from much of the historic core of the village to the north, meaning that there is some visual impact to and from the conservation area.

The River Deben Special Landscape Area is located a short distance to the west of the site, although views to and from this landscape area are limited due to natural screening and houses along Brandeston Road, opposite the site.

### **3.0 LOCATION, GEOLOGY AND TOPOGRAPHY**

The site is situated on the south edge of the village of Earl Soham, which is c. 5km west of Framlingham in Suffolk Coastal District on the A1120, a road which partly follows the line of a known Roman route (Figure 1).

The site lies off Brandeston Road, which leads southeast from the village centre. The site is located to the south of The Street (A1120), which essentially forms the spine of the village. The site is bounded by low wooden fences and, in one location, by a flint and mortar wall, but is largely open and visible. An open area of grassland/pasture thought to be former parkland lies on the north side of the site, whereas to the east and south there is open farmland. A track on the northwest side connects the site to Brandeston Road. The site encompasses an approximate area of 0.93ha and is currently used as a storage facility.

A tributary of the Deben River passes through the village from north-south to the west of the site, becoming the Deben closer to the village of Brandeston to the south of the parish. This tributary forms the centre of the River Deben Special Landscape Area. The site lies at an elevated position and slopes up from the north and the west.

The bedrock geology of the development area is Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation, sedimentary bedrock which formed 71–94 million years ago in the Cretaceous period.<sup>2</sup>

The superficial deposits are Lowestoft Formation sand and gravel, which formed up to 2 million years ago in the Quaternary period.<sup>3</sup>

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<sup>2</sup> <http://www.bgs.ac.uk/opengeoscience/>

<sup>3</sup> <http://www.bgs.ac.uk/opengeoscience/>

## 4.0 SOURCES USED IN THE ASSESSMENT

### 4.1 SHER Records

The SHER, the primary source for archaeological evidence in Suffolk, details archaeological discoveries and sites of historical interest. In order to best characterise the likely archaeological potential of the site, data was collated from SHER records that fall within a 1km radius of the site. Fifty-three records were retrieved, a figure including numerous listed buildings, and the results are summarised in Table 1.

Record type	No. within study area
Listed buildings	32
Other SHER including archaeological investigations, monuments and find spots (of which two were Scheduled Monuments)	22
<b>TOTAL</b>	<b>53</b>

Table 1. SHER records within 1km of the site

### 4.2 Historical Sources

The historical background of the parish can be of considerable assistance in reconstructing the early landscape of the site. The sources used in compiling this Section of the report include any archaeological excavation reports, local histories and the 'History from the Sources' edition of *The Domesday Book* (Rumble 1986), which helps to chart population and landscape in the early medieval period.

### 4.3 Cartographic Sources

A range of maps was examined in order to establish the nature of more recent land-use around the proposed development area. Earlier maps can be of some use in tentatively reconstructing the character of the medieval and early post-medieval landscape, although in this specific instance the absence of an early estate or enclosure map is unhelpful.

Not all of the maps examined are reproduced in this report. The maps reviewed in detail are:

- *Hodkinson's Map of Suffolk in 1783* (Dymond 2006)
- Tithe Map, 1840 (SRO Ref. P461/305)
- Ordnance Survey First Edition, 1892 (SRO)
- Ordnance Survey Second Edition, 1904 (SRO)
- Ordnance Survey, 1970 (SRO)

## **5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

A search of the SHER was undertaken and is reported on below. This evidence is supplemented by additional historical information gained from a variety of sources, such as *An Historical Atlas of Suffolk* (Dymond and Martin 1999) and *The Domesday Book* (Rumble 1986).

### **5.1 SHER Records within the Development Area**

There are no SHER records located within the boundaries of the site.

### **5.2 SHER Records within the Study Area**

There are 53 SHER records located within the 1km-radius study area.

This is considered to represent a relatively low level of historical activity within the survey area, and most of the records are concentrated to the north of the site in the area considered to be the older core of the village. It should be borne in mind, however, that the SHER only reflects *recorded* historical activity, and there may be extenuating reasons why there are a low number of records.

#### **5.2.1 Prehistoric and Roman**

Figure 2

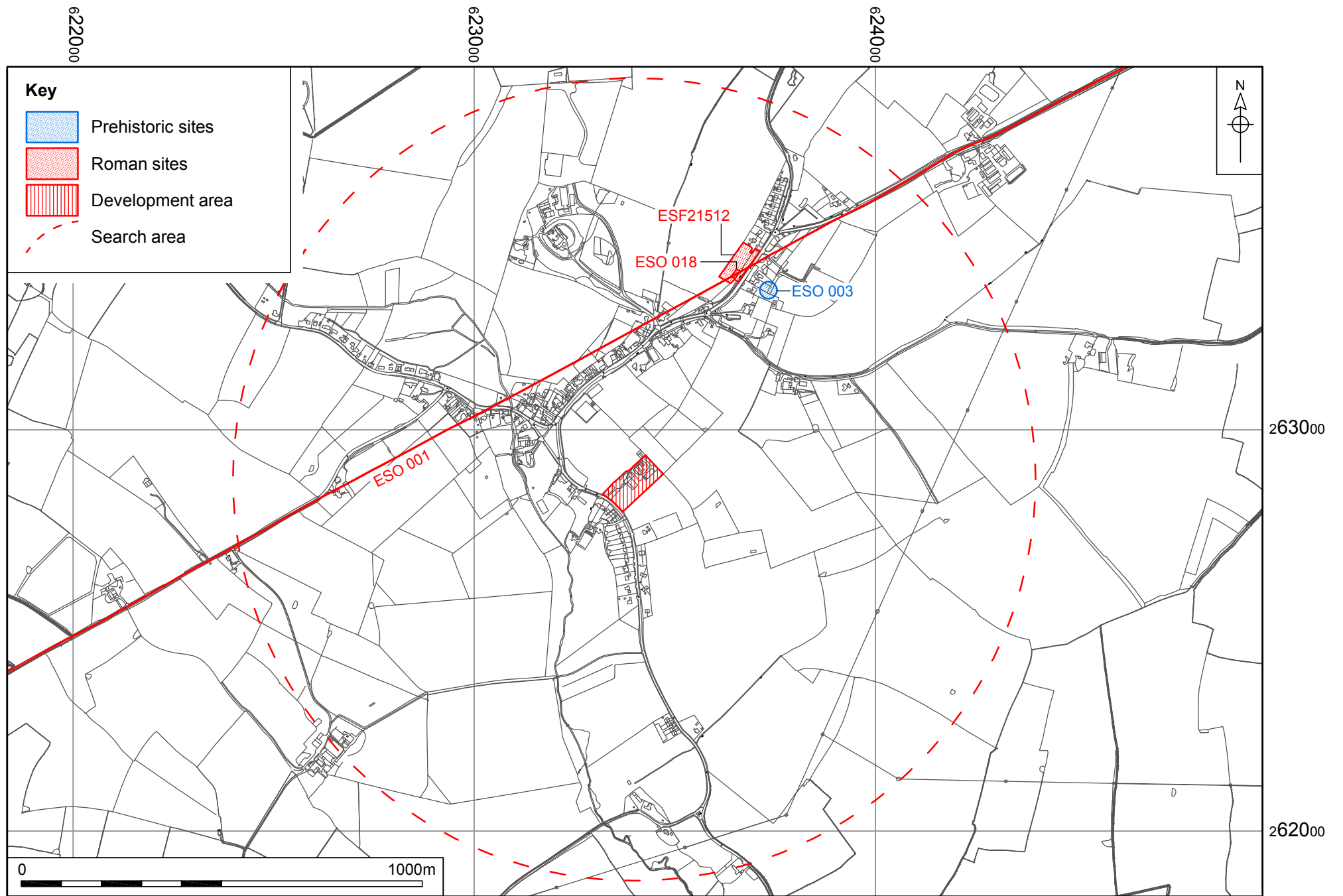
For the earlier historic periods spot finds can often hint at levels of background activity. A single possible Neolithic axe was found over 500m to the northeast of the site (ESO 003-MSF3192), but this appears to be the only find made locally of prehistoric date.

There are two entries on the SHER that record Roman-period features. Just under 500m to the northeast of the site, an archaeological evaluation identified a linear gravel spread, thought to be part of a Roman road as it was found in conjunction with Roman post-holes and cultural material. The finds included a complete crossbow brooch of 4th-century date, often associated with male, particularly military, costume (ESF 21512, ESO 018-MSF26486). The line of a significant Roman road is known to run through the village from northeast to southwest; it is located c. 200m to the north of the site at its nearest point and is recorded on the SHER (ESO 001-MSF3193). Where the road passes through the village close to Earl Soham Primary School, archaeological monitoring of ground-works recorded only a layer of soft brown silty clay interpreted as a layer of hill-wash, and no features or finds were identified (ESF 19347). A further watching brief on a new playground at the same school also revealed no archaeological finds or features (ESF 18500).

#### **5.2.2 Medieval to Post-medieval**

Figure 3

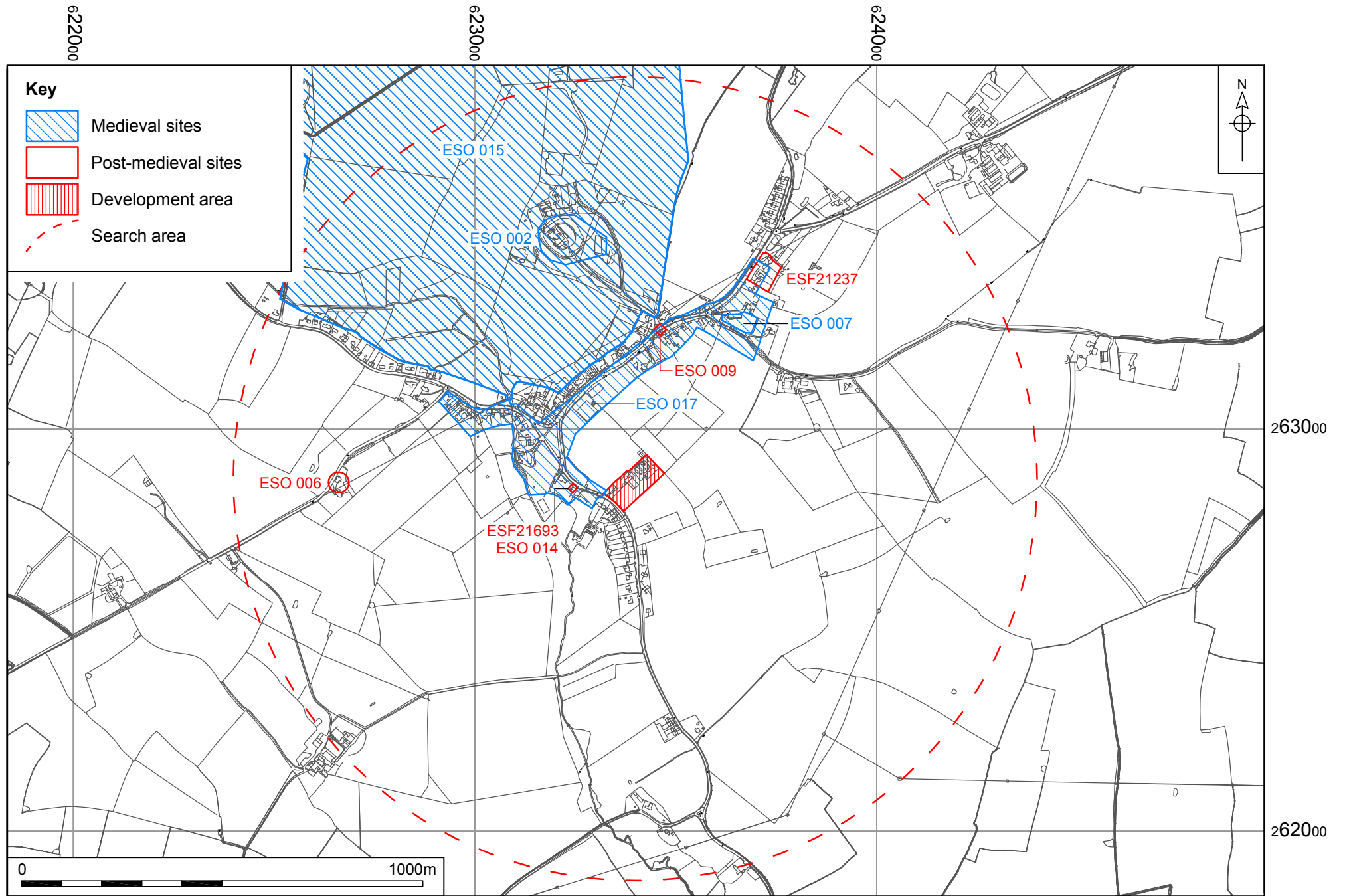
There are no SHER records for the Anglo-Saxon period. In the high medieval period, however, activity around the village evidently increased. The parish is listed in the Domesday Survey of 1086 as *Saha*, which had been held by Anund prior to the conquest in 1066. Anund is recorded as being a free man under the patronage of St Edmunds. Amongst other items listed were 12 acres (4.85ha) of meadow and woodland for 100 pigs to the value of £18 13s 4d.



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Figure 2. Prehistoric and Roman evidence within 1km of the site. Scale 1:12,500





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Figure 3. Medieval and post-medieval evidence within 1km of the site. Scale 1:12,500

The place-name Soham is thought to mean 'hamlet or homestead by water', and the Earl prefix was added following ownership of the manor by the Bigod family, Earls of Norfolk (*Earl Soham Conservation Area Appraisal Supplementary Planning Document* 2010).

The most important record for the village as a whole is that of Earl Soham Lodge, this is reflected by its Scheduled Monument designation (ESO 002-MSF3194 DSF15035). Two numbers are allocated for the scheduling, 21297-01 and 21297-02, which also have the respective building listings of DSF15035 and DSF15036.

Earl Soham Lodge lies to the north of the centre of the village c. 500m to the north of the site. The monument includes a moated site and associated fishponds situated on a spur overlooking the village. The monument is believed to have originated in the 13th century as a hunting lodge.

Hugh Bigod, Earl of Norfolk purchased the Soham estate in the mid-12th century, and in so doing linked the manor with that of Framlingham. Successively, it became the property first of the Mowbray family and then the Howard family, each of whom became dukes of Norfolk. The land (including its associated parkland) was sold ultimately by Duke Thomas Howard to John Cornwallis.

The Lodge monument is recorded in two separate locations: one area inside the 2.0–2.5m deep moat, and a second area immediately to the southwest of the moat. The moat itself varies between 10.0m and 17.0m wide and is 95.0m across from northwest to southeast and 90.0m across from northeast to southwest. Parts of it were revetted with brick. The moat is crossed by a Grade II listed brick bridge, which was constructed in the 16th century. A Grade II\* listed house associated with John Cornwallis, which incorporates some 16th-century structures, stands on the island, and there is evidence for a larger forerunner of 16th-century or earlier date evidenced by substantial foundations. The bridge, together with these associated walls and structures, which are also listed Grade II listed, are included in the scheduling.

Approximately 30m east of the moat is a flight of three parallel rectangular fish ponds, terraced into a gradual south-facing slope. The three ponds are silted, but have an estimated depth of 2.5–3.5m. The two larger ponds are seasonally wet and all of the ponds are bounded by a low earthen bank.

To the north of Earl Soham Lodge, Earl Soham Park is known to have been a medieval deer park, first recorded in 1276, which offered hunting and sport to the Dukes of Norfolk (ESO 015). 'The Lodge' was mapped with the park by Bowen in 1755, and as 'Soham Lodge' by Hodkinson in 1783. It is thought that these maps are slightly misleading, but they do show an estimated edge to the parkland. In 1632, it was recorded as encompassing 106 acres (43ha), but regards its early history the full extent of the park is unknown.

Perhaps of most relevance to the current site is SHER ESO017-MSF25754, which describes the historical settlement core of Earl Soham. This is centred on The Street to the north and extends to the west and northeast. The historical character of the village partly forms the basis of the modern Conservation Area. There is little further information supplied in the SHER about the nature of the historical village centre.

The medieval church of St Mary is situated c. 380m northeast of the site, within the northeast part of the historical settlement core (ESO 007-MSF13908). It was built in the 13th/14th centuries and further information can be found in the listed buildings Section of this report.

A medieval Nuremberg token was found in a residential back garden (ESO Misc). Nuremberg was a market town of the Hanseatic League, a dominant confederation that controlled much of the trade in northern Europe. Earl Soham was probably a prosperous medieval settlement, lying not too far distant from the coast, and the token may be evidence for mercantile trade in the village.

To the north of the site, ESO Misc-MSF24194 refers to the site of a possible dovecote of likely medieval date. It is suggested by the name Dovehouse Meadow recorded on 1840 Tithe map.

In the south of the study area, ESO 010 records the position of a series of crop-marks. They represent rectangular ditches, some of which were quite large and some of which may have formed an enclosure. The crop-marks are undated, but it is suggested that they could be medieval in date.

Aside from the many listed buildings (see Section 6.0), there are few features or sites of post-medieval date recorded by the SHER.

Several hundred metres to the west of the site there is a post-medieval mill house and yards (ESO 006-MSF20049).

A post-medieval bridge, built to carry carriages over the river in 1790 is situated at the centre of The Street.

The outbuildings of stable complex immediately to the west of the site off Brandeston Road are thought to date to the 18th/19th century.

SHER ESF21237, 500m to the northeast of the site in the east of the village, refers to a largely negative archaeological evaluation. It followed an archaeological desk-based assessment which revealed that a number of post-medieval agricultural buildings once stood at the site, for which there was some archaeological evidence.

### **5.2.3 Negative and undated**

Figure 4

There are four sites listed by the SHER with negative or undated evidence within the study area. None of these have any relevance to the study site and they are not discussed here, but their locations are shown on Figure 4.

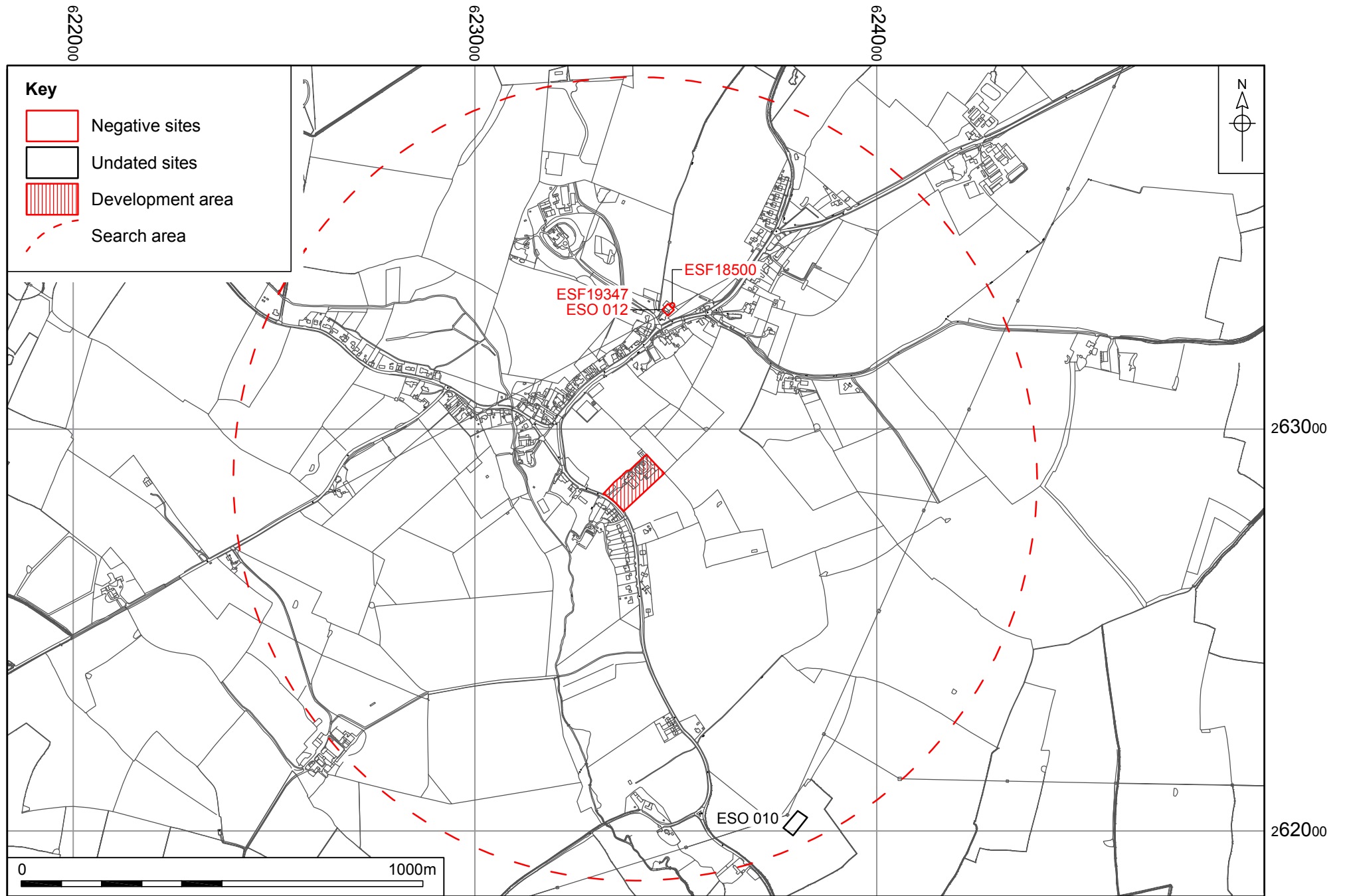


Figure 4. Negative and undated evidence within 1km of the site. Scale 1:12,500

## **6.0 BUILT HERITAGE**

Figure 5

### **6.1 SHER Records within the Development Area**

There are no listed buildings recorded on the SHER database within the boundary of the site.

Street Farm Barn, which is to be converted into a dwelling, is certainly a non-designated heritage asset, which has been subject to a *Heritage Asset Assessment* (Blanchflower 2014) to be used with the current planning proposal.

### **6.2 SHER Records within the Study Area**

Table 2 summarises the 32 buildings recorded on the NHER within the 1km search area. Further information on each building is presented in Appendix 2. Twenty-seven of the buildings are Grade II listed, the Church of St Mary is Grade I, and the remaining three are Grade II\*. There are no buildings recorded on the SHER that are not listed.

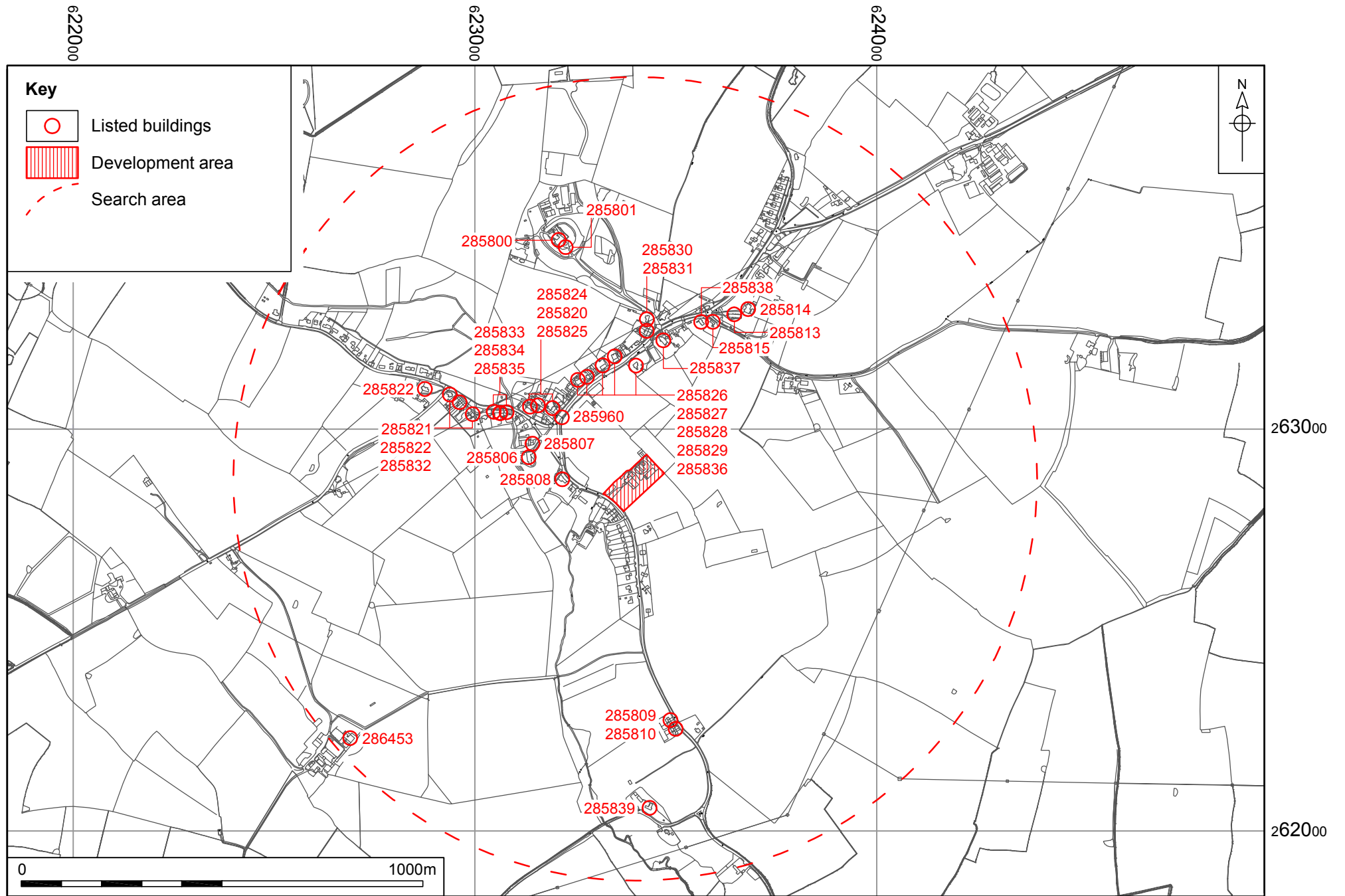


Figure 5. Listed buildings within 1km of the site. Scale 1:12,500

<b>NHER</b>	<b>Listed</b>	<b>Description</b>	<b>List Grade</b>
285800	DSF11659	EARL SOHAM LODGE	<b>Grade: II*</b>
285801	DSF10776	BRIDGE 30M SOUTHEAST OF EARL SOHAM LODGE (INCLUDING ATTACHED WALLING)	<b>Grade: II</b>
285806	DSF10191	THE ROOKERY	<b>Grade: II*</b>
285807	DSF11487	SERPENTINE WALL IMMEDIATELY NORTH EAST OF THE ROOKERY	<b>Grade: II</b>
285808	DSF11651	STREET FARMHOUSE	<b>Grade: II*</b>
285809	DSF11892	KENTISH TOWN	<b>Grade: II</b>
285810	DSF10192	KENTISH TOWN	<b>Grade: II</b>
285813	DSF10194	CHURCH OF ST MARY	<b>Grade: I</b>
285814	DSF11489	THE OLD RECTORY	<b>Grade: II</b>
285815	DSF10195	FIR TREE COTTAGE	<b>Grade: II</b>
285820	DSF10196	BUILDING 15M EAST NORTHEAST OF MERLIN HOUSE	<b>Grade: II</b>
285821	DSF11202	THE MALT HOUSE	<b>Grade: II</b>
285822	DSF11490	THE CHESTNUTS	<b>Grade: II</b>
285824	DSF10197	MERLIN HOUSE	<b>Grade: II</b>
285825	DSF11491	THE COTTAGE	<b>Grade: II</b>
285826	DSF10817	THE FALCON	<b>Grade: II</b>
285827	DSF11652	THE HAWTHORNS	<b>Grade: II</b>
285828	DSF10820	THE STORES	<b>Grade: II</b>
285829	DSF11492	THE RED HOUSE	<b>Grade: II</b>
285830	DSF11200	PARK COTTAGE AND HONEYSUCKLE COTTAGE	<b>Grade: II</b>
285831	DSF10198	NORFOLK HOUSE	<b>Grade: II</b>
285832	DSF10821	INGLESIDE	<b>Grade: II</b>
285833	DSF10199	STANWELL HOUSE	<b>Grade: II</b>
285834	DSF10823	STANWELL COTTAGES	<b>Grade: II</b>
285835	DSF11894	SCOTCHMERS	<b>Grade: II</b>
285836	DSF10824	THE WILLOWS	<b>Grade: II</b>
285837	DSF10200	THE ELMS	<b>Grade: II</b>
285838	DSF11462	THE GABLES	<b>Grade: II</b>
285839	DSF10826	BOUNDARY FARMHOUSE	<b>Grade: II</b>

NHER	Listed	Description	List Grade
285960	DSF10141	K6 TELEPHONE KIOSK	Grade: II
286453	DSF9996	CRETINGHAM LODGE	Grade: II
472822	DSF11030	COBBOLDS ROW	Grade: II

Table 2. Listed buildings within 1km of the site

Most of the listed buildings are located away from the development site and only the closest and most relevant buildings are discussed here as they have a potential view of the site.

The nearest and most relevant building (285808-DSF11651) to the proposed development site is Street Farmhouse, a Grade II\* listed building located on Brandeston Road immediately northwest of the site (Plate 2). This historic building is timber-framed and plastered, and the majority of the structure dates to the 17th century. To the rear is a three-bay late medieval range, originally jettied on three sides and forming the building's core. The first floor of the main range has a notable 17th-century fresco. This was the residence of diarist William Goodwin, and the building has a historic link with the current site in that it was formerly the centre of the Street Farm complex, to which Street Farm Barn belonged.



Plate 2. Street Farmhouse (listed building DSF11651), looking south

Beyond The Green, to the northwest, where Brandeston Road joins The Street, two further historic structures are located. The south-most is The Rookery, a Grade II\* listed house (285806- DSF10191) that was built in the 16th century. The south wing of the building was partly rebuilt in the 19th century. The building has an L-shape plan and was built to two storeys, with casement windows. Adjacent to the house is a serpentine wall (285807- DSF11487). The wall is c. 30m long, 2.5m high, and is constructed of red brick in a mixture of random bond in the lower portions and stretcher above. The wall is only one brick thick.



Several historic buildings are recorded in The Street. Where Brandeston Road joins The Street, there is a Grade II listed house known as The Cottage that was constructed in the late 16th/early 17th century (285825-DSF11491). It is typically timber framed and plastered. Opposite it is a K6-type telephone kiosk designed by Sir Giles Gilbert Scott and constructed in cast iron (285960- DSF10141).

An historic building (285826-DSF10817) is situated further to the east along The Street. The Falcon public house was built in the late 16th/early 17th century on an L-shape plan and has an 18th-century façade. The structure is timber-framed with generally roughcast render except to the rear which is plastered. The Hawthorns (285827-DSF11652) is Grade II listed and is situated a short distance to the east. The rear of the property is still the 16th-century original, whereas the front range was altered in the 18th century.

285829- DSF11492, which is known as The Red House, has some earlier work to the rear, but at the front is in an 18th-century style. The building is Grade II listed. An historic building survey was carried out here to fulfil a condition on a planning application for conversion (ESF21693).

The Willows, a further Grade II listed building, is located on the opposite side of The Street. The house was built in in 1710 on an L-shaped plan. It is timber-framed and plastered (285836-DSF10824).

The Elms is on the same side of The Street, and is a Grade II listed building with a late 16th-century/early 17th-century core. The gothic façade was constructed in the 19th century (285837- DSF10200).

Park Cottage and Honeysuckle Cottage is a single range constructed and though it incorporates earlier work is mostly a 19th-century shop front (285830-DSF11200).

A timber-framed Grade II listed building known as Norfolk House has a thatched roof and modern panelled plasterwork (285831- DSF10198).

A little further east is The Gables, a Grade II listed building (285838-DSF11462). The building has a 17th-century core and a late 19th-century façade, being timber-framed and plastered.

(285815-DSF10195 refers to Fir Tree Cottage. A grade II listed building built in the 16th century. It is timber-framed and plastered and has a thatched roof.

A short distance to the east is St Mary's church (285813 DSF10194), a Grade I listed medieval church that was restored in 1891. Of particular note is the late 15th-century tower with four-stage diagonal buttress.

The last of the relevant listed buildings is The Old Rectory (285814 DSF11489), which is now a private house. It has an early 17th-century core with earlier work to the rear and a late 18th-century façade.

### **6.3 Cartographic Evidence**

Figures 6, 7, 8, 9

A visit was made to the Ipswich branch of the Suffolk Record Office (SRO) on 8 January 2015. Relevant maps (some photographed to be reproduced in this report) and Ordnance Survey maps were examined and these are mentioned in

the text. Only historic changes or observations deemed to be relevant to the proposed development site are presented below.

There are no early estate or enclosure maps available for the area of the site.

The earliest available map is Hodskinson's map of 1783 (not reproduced here). This was examined in book form (Dymond 2003), rather than at the SRO, and shows that the road layout of the time is similar to the present day. The Street is reasonably clearly depicted, although Earl Soham appears close to the join of two pages, partly obscuring the detail. Much of the area immediately north of The Street is depicted as parkland and this ties in with the deer park recorded as SHER ESO 015. A single building adjacent to Brandeston Road may represent a forerunner to Street Farm Barn, but this is difficult to ascertain at such a small scale. The river Deben is clearly depicted to the west of the site.

The Tithe map of 1840 (Figure 6) shows Street Farm Barn as the only building situated within the site. A further small L-shaped building, which has been identified as a possible stock shelter, is situated in the northeast corner of the adjacent field. This position is currently occupied by a stable. There is more detail depicted on the larger scale 1840 map than on Hodskinson's map, but otherwise no major changes are apparent. An exception to this is a small building to the east of the river, and a sub-division to create plot 442. A further field to the west of the Smithy has been subdivided into two fields, plots 444 and 445.

The land apportionment that accompanies the 1840 Tithe map (SRO FDA 86/A1/1a) records Samuel Goodwyn, who lived on the premises, as the owner of plot 453. The plot is listed as being a *Stackyard*, with barn, pasture, 3 rods and 4 perches in size. Goodwyn owned several other parcels of land in and around Earl Soham including the following plots:

449 including premises, 1 acre, 1 perch (c. 0.41ha) (Street Farmhouse)

450 Little Dun Horse Meadow, pasture, 3 rods, 4 perches (c. 0.02ha)

451 Great Dun Horse meadow, pasture, 2 acres, 2 rods, 18 perches (c. 0.86ha)

452 Barn Meadow, pasture, 6 acres, 2 rods, 12 perches (c. 2.46ha)

454 Orchard, 3 rods (c. 0.008ha) (small enclosure opposite Street Farmhouse on the east side of the road) (Blanchflower 2014).

Blanchflower (2014) notes that as a stackyard, the barn was probably used for corn threshing and the yard for haystacks.

The small triangle of green at the north end of Brandeston Road is labelled as *Fair Green*, which provides a self-evident clue to its periodic use.

By the time of the 1892 First Edition Ordnance Survey map, a narrow range had been added at a right angle to Street Farm Barn (Figure 7). Blanchflower (2014) has suggested that it may have been an open-fronted stock shed which could have sheltered cattle in winter. Trees shown on the fields to the north and west of the site may suggest that they were under pasture and possibly part of the historic deer park. The small green is now known only as *The Green*, a name that persists in the maps to modern times. In terms of the wider environment, there are some small topographic changes, but on the whole the village has not obviously grown during the 50 years since the Tithe map was published.



Figure 6. Tithe Map, 1840

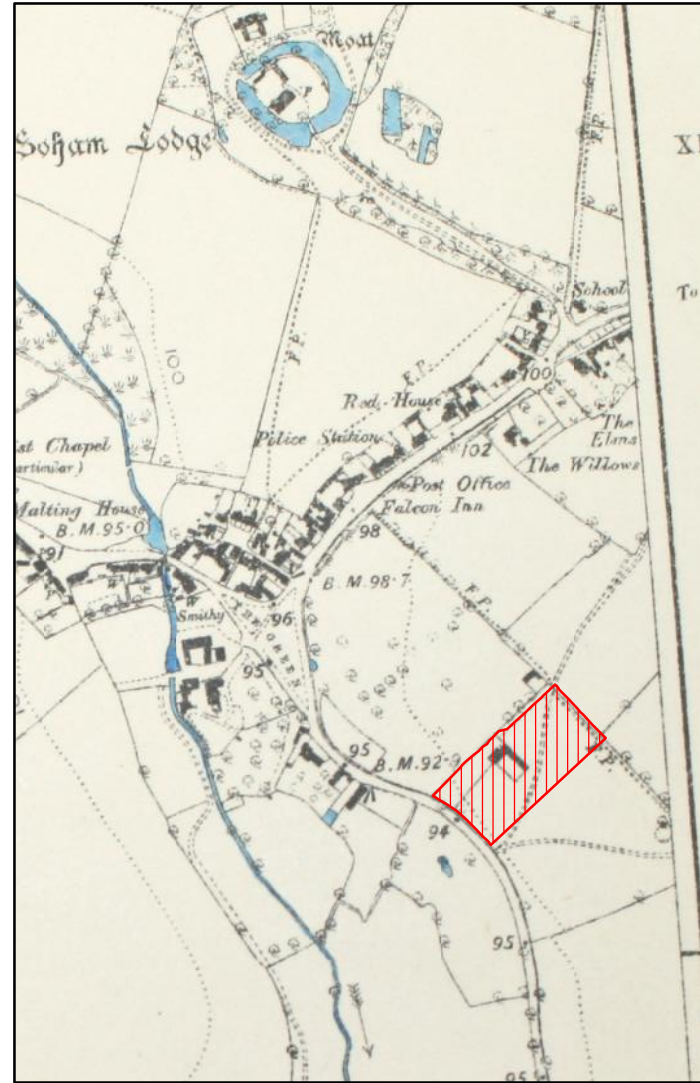


Figure 7. Ordnance Survey Map 1st Edition, 1892

The 1904 Second Edition Ordnance Survey map shows the area of the barn with some extra definition (Figure 8). Smaller rooms are depicted (identified as corn and mangel rooms in Blanchflower 2014), and there are several small extensions to the barn. There are no other relevant changes from 1892 map.

A sale of particulars on 3 June 1919, records the plot essentially the same as it appears on the 1904 map. The buildings and associated assets are described as 'good old fashioned farm house, premises and 145 acres of woodland and well-drained arable and pasture lands'. The property was still termed as a stackyard (Blanchflower 2014)

Two further maps (1928 and 1957 OS) show little topographic change and are not reproduced here. The footprint of the barn is the same in 1928 as in 1904, and the 1957 Ordnance Survey six-inch map still shows it the same.

The 1970 Ordnance Survey map illustrates nine new barns on the plot (Figure 9). Anecdotal evidence gained by J. Blanchflower (visit 30 September 2014) specified that the former owner Roger Longstaff ran a grain transport business from the site, and used the historic barn to produce ground corn for stock feed. Further details are supplied within the *Heritage Asset Assessment* (Blanchflower 2014).

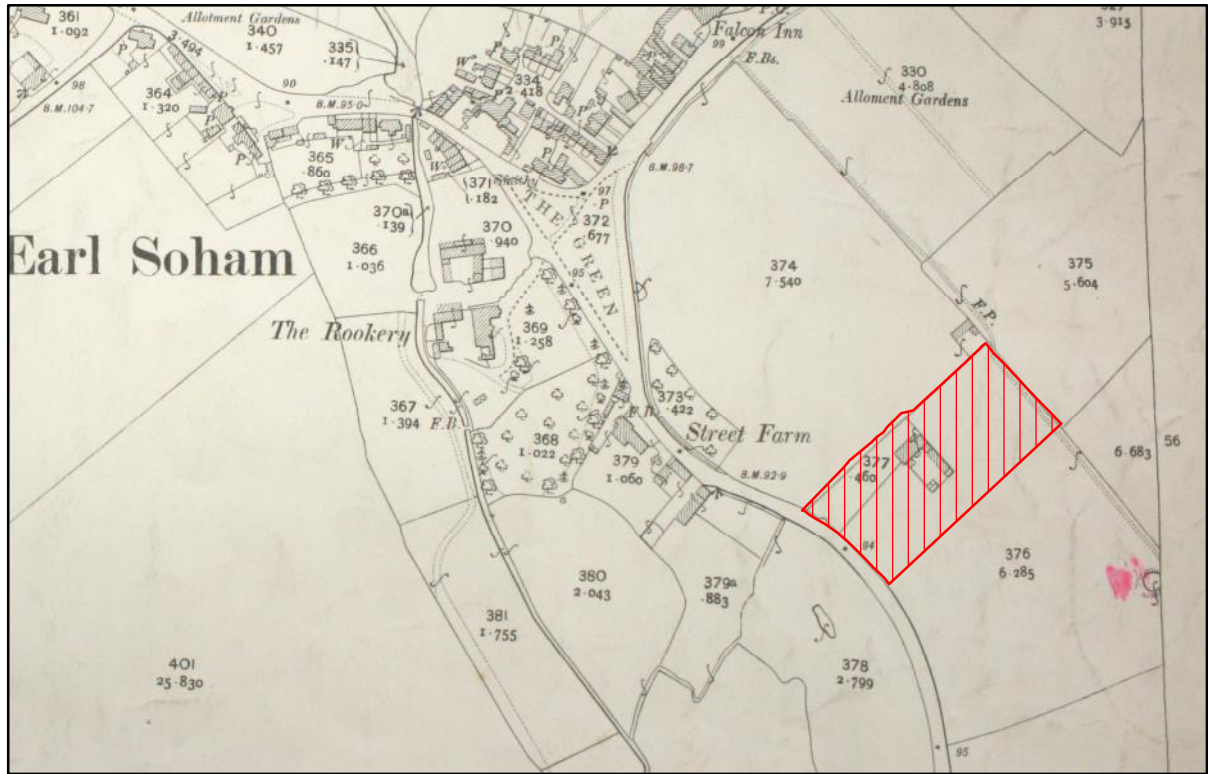


Figure 8. Ordnance Survey Map 2nd Edition, 1904



Figure 9. Ordnance Survey Map, 1970

## 7.0 ARCHAEOLOGICAL SITE ASSESSMENT

Plates 3–13

A site visit was undertaken on 8 January 2015 to examine the proposed development site within its setting. Observations were made and photographs taken. Weather conditions on that day were overcast and damp with moderately heavy rain, but did not preclude a full assessment of the setting of the proposed development.

The most striking observation about the site is that it occupies a slightly elevated position and is visible from the north and west in particular, with slopes continuing upwards to the east and south.

Street Farm Barn is relatively prominent, but so are a series of other dilapidated and seemingly disused sheds and prefabricated outbuildings. In the northeast corner of the site, there is a section of neat flint and mortar wall adjacent to a stable, whereas on most sides the site is bounded by low, open timber fences.

The site is currently used for concrete manufacture and storage. The site has uneven tracks and storage sites composed of crushed chalk and rubble.

Street Farm Barn has been subject to a *Heritage Asset Assessment* (Blanchflower 2014). The document discusses the barn as a non-designated heritage asset of some worth, but deems it unlikely of fulfilling English Heritage criteria for building listing. Specific details regarding the barn are not reproduced in this report.



Plate 3. View north across open field (part of Earl Soham Conservation Area)



Plate 4. Farmland to the east of the site, looking east



Plate 5. Sheds and barns on the site, looking southeast



Plate 6. Street Farm Barn, looking southeast



Plate 7. View of the house on the opposite side of Brandeston Road, looking west





Plate 8. Small flint wall adjacent to stables in the northeast corner of the plot, looking north



Plate 9. View to the southwest from the site



Plate 10. View to the south from the site



Plate 11. View northwest towards Street Farmhouse from the site



Plate 12. View east to the current entrance to the site



Plate 13. View south from The Street to the site (on the skyline)

## 8.0 THE PROPOSED DEVELOPMENT

This Section of the report presents details of the proposed development in order to understand the nature of its potential impact on the heritage assets within the 1km study area. The information is derived from details supplied by Chaplin Farrant's *Design and Access Statement* (2014).

The proposed development is to consist of 16 dwellings, designed to be a mixture of open market and affordable housing with their associated landscaping and infrastructure. It is proposed that Street Farm Barn be renovated and converted into a dwelling as a centre piece to the development.

The *Design and Access Statement* makes it clear that care has been taken to blend the new development into the existing village. As local dwellings traditionally consist of a mix of single-, one-and-a-half- and two-storey dwellings, this mix is reflected within the proposals. The single-storey buildings will be positioned on the highest point of the slope, in the northeast corner, in order to reduce the impact of the development on the skyline. In order to maintain the link between the listed Grade II\* building Street Farmhouse and Street Farm Barn a one-and-a-half-storey dwelling has been proposed on the west side of the site. The Statement says that the aim is to give:

a rural 'farm' like feel rather than a suburban silhouette when seen from the public viewpoints to the north, north west, south east. Buildings have been orientated to respond to the landscape and open courtyards beyond, enhancing views into the site.

It is proposed that screen planting along the northwest and southeast boundaries will further help to reduce the visual impact of the development, and that existing trees along Brandeston Road will be retained to both screen the development and retain the current character. The angle of the affordable houses in the southwest corner of the site, parallel with the road, will also help to mirror the existing former local authority houses on the opposite side of Brandeston Road.

The massing and density of the proposed houses is in-keeping with the existing density of farm buildings, and a series of courtyards will provide a focal point and reduce the overall density of the development by keeping it open and preserving the former farm-like character of the plot.

## 9.0 HERITAGE STATEMENT

The cultural heritage baseline used in this desk-based assessment to assign value and significance to the archaeological resource is based on those outlined in the Highways Agency *Design Manual for Roads and Bridges* <sup>4</sup> (Table 3).

Value	Criteria
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives. Listed Buildings (including proposed buildings).
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.

Table 3. Criteria for assigning value to the archaeological resource

Details of the heritage assets within the study area and their significance are in Appendix 1. The heritage assets have been assessed with reference to the definitions in Table 3 and in relation to the development site and the study area.

### 9.1 Heritage Assets – Archaeology

The heritage assets are presented under the separate headings *Archaeology* and *Built Heritage*.

#### 9.1.1 Designated Heritage Assets – Archaeology

There are no designated heritage assets within the development area.

The National Heritage List for England contains two Scheduled Monuments (designated heritage assets) within the study area, each connected with Earl Soham Lodge (scheduled as 21297-01 and 21297-02).

#### 9.1.2 Non-Designated Heritage Assets – Archaeology

There are no non-designated heritage assets within the development site.

A total of 20 non-designated heritage assets are located in the study area.

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<sup>4</sup> <http://www.standardsforhighways.co.uk/DMRB/vol11/section3/ha20807.pdf>

### **9.1.3 Unknown Heritage Assets - Archaeology**

Consideration of SHER data indicates low to moderate potential for the presence of as yet unknown archaeological remains at the development site. These are unknown non-designated heritage assets.

The lack of spot find records on SHER may be partly due to low incidence of metal-detector and field-walking surveys, which can generate many finds records. Finds from residential gardens are responsible for only few finds records.

There have been few archaeological investigations within the study area and, as such, the potential for archaeological features remains largely untested. As Earl Soham village has seen little development in recent years, this has directly meant fewer concomitant archaeological investigations. The investigations that have taken place have been largely negative.

*An Historical Atlas of Suffolk* indicates that the main concentrations of Neolithic and Bronze Age activity locally were to the southeast of the parish towards where the river Deben estuary meets the coast (Martin 1999a, 1999b). Although only a single prehistoric object (an axe) has been found nearby, the elevated position of the site overlooking a river valley may be significant, as such locations were often utilised in the prehistoric period.

The presence of a Roman road close by to the north may provide a context for the potential discovery of Roman remains. Interesting Roman features and finds were found to the north at ESO 018.

Although the site is situated quite close to the oldest part of the village (ESO017), it appears that much of the development of the medieval settlement has been as a 'ribbon' along The Street, and it is considered less likely that medieval remains will be found on the slope. The site is some distance from the medieval church, which would have acted as a focus for contemporary activity, and this might also reduce the likelihood for finding medieval archaeology on the site. Set against this interpretation, the field immediately north of the site may have been part of a medieval deer park (ESO 015). No documentary or cartographic evidence has been seen to suggest that the parkland may have been a common, so the possibility of common-edge land management and settlement can be probably be ruled out.

Given the long-term presence of the barn there is perhaps a higher possibility of finding archaeological features on the site that are connected with farming or industrial processes dating from the post-medieval period.

## **9.2 Heritage Assets – Built Heritage**

### **9.2.1 Designated heritage assets – built heritage**

There are no listed buildings within the development area.

Thirty-one listed buildings are recorded within the 1km radius study area.

The listed buildings closest and most relevant to the proposed development are mentioned in more detail below.

Particular attention is drawn to Street Farmhouse, as this is Grade II\* listed, close to the site and may be more susceptible to impact from the development than any other listed building. The limited scale and massing of the proposed buildings, and

new tree screening, however, mitigates possible impacts. The design of the development, keeping the open view between Street Farmhouse and Street Farm Barn also seeks to keep the historical link between the two buildings alive.

### **9.2.2 Non-designated heritage assets – built heritage**

The *Heritage Asset Assessment* (Blanchflower 2014) undertaken on Street Farm Barn establishes the worth of this building such that it may be considered as a non-designated heritage asset. The report states that the barn probably dates to the early 19th century, but due to its use as first a grain processing barn and later a storage facility, it has lost some 'historic fabric' and is probably unsuitable for listing.

## 10.0 POTENTIAL IMPACTS

### 10.1 Archaeology

The extent of any likely impacts is set out in Table 4. It is worth noting that the impacts can be either adverse or beneficial and direct or indirect. The criteria for impacts are taken from the *Design Manual for Roads and Bridges*.<sup>5</sup> Development impact on sub-surface heritage assets is generally adverse.

Impact	Description
Major adverse	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting
Moderate adverse	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset
Minor adverse	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting
Negligible	Very minor changes to archaeological materials, or setting
No Change	No change

Table 4. Criteria for assessing the magnitude of the impacts of the proposed development

#### 10.1.1 The effects on the known designated heritage assets

The two Scheduled Monuments comprising Earl Soham Lodge are situated to the north of The Street and it is considered that there is no affect upon them: their setting is not affected by the proposed development and there are no changes to the views to and from the scheduled site. Therefore the affect can be considered as **no change**.

#### 10.1.2 The effects on the known non-designated heritage assets

Attention has been drawn to those SHER entries which will be impacted by the proposed development.

The most evident non-designated heritage asset to be affected by the development is the historical settlement core of Earl Soham centred on The Street (ESO017). This historical core is largely linked with the aspects of the village that give rise to the Conservation Area. Without the careful design of the new development outlined within the *Design and Access Statement* there would be a minor adverse effect, but through tree screening and lower single-storey buildings this affect is mitigated and becomes a **negligible effect**.

The medieval deer park ESO015 has a view to and from the development site, but through tree screening and careful design the development would have a **negligible effect**. The design of the new development goes some way to keep the rural feel of the village, helping to perpetuate the character of the historic parkland.

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<sup>5</sup> <http://www.standardsforhighways.co.uk/DMRB/vol11/section3/ha20807.pdf>



### **10.1.3 The effects on the unknown non-designated heritage assets**

It is suggested that any unknown archaeological remains within the development area will likely be of low-to-moderate value. Cartographic evidence (Section 6.3) indicates that the area has been used first for corn processing and later as storage for a grain haulage business and cement works. Many of the farm sheds and barns here probably have insignificant foundations, so any archaeological features have probably not been subject to severe truncation by disturbance in recent times. Where archaeological features are found in such environments there is often good potential for them to survive well. Footings for new buildings would have a damaging effect on any archaeological remains; this could be mitigated through archaeological survey, excavation and recording. *If* archaeological features are present, the effect is considered to be a **minor adverse effect**.

## **10.2 Built Heritage**

### **10.2.1 The effects on the designated heritage assets – listed buildings**

The listed buildings detailed in Section 6.2 are all potentially affected by the proposed new development.

The nearest and most relevant building to the proposed development site is Street Farmhouse (285808-DSF11651), a Grade: II \* listed building located on Brandeston Road to the northwest of the site. Provisions have been made in the development plans to mitigate the effects on the setting of the listed building. There are still slight changes to the setting, which can be said to be a **minor adverse effect** from the development.

Other listed buildings that have a visual link with the site include:

- The Rookery (285806-DSF10191) Grade II\*
- Serpentine wall (285807-DSF11487) Grade II
- a K6-type telephone kiosk (285960- DSF10141) Grade II
- The Cottage (285825-DSF11491) Grade II
- The Falcon public house (285826-DSF10817) Grade II
- The Hawthorns (285827-DSF11652) Grade II
- The Red House (285829-DSF11492) Grade II
- The Willows (285836-DSF10824) Grade II
- The Elms (285837- DSF10200) Grade II
- Park Cottage and Honeysuckle Cottage (285830- DSF11200) Grade II
- Norfolk House (285831- DSF10198) Grade II
- The Gables (285838-DSF11462) Grade II
- Fir Tree Cottage (285815-DSF10195) Grade II
- Church of St Mary (285813 DSF10194) Grade I
- The Old Rectory (285814 DSF11489) Grade II

It is essentially the quality of the listed buildings that forms the basis of the Earl Soham Conservation Area. It is considered that with the careful design of the development and the screening a minor adverse effect (slight changes to the vista) will become a **negligible effect**.

### **10.2.2 The effect on the non-designated heritage assets – built heritage**

The only non-designated heritage asset, Street Farm Barn, is at the heart of the new development. The barn will be converted and renovated in a sympathetic manner, which would have a major beneficial effect on that building. It is considered that a **moderate beneficial effect** would arise from the conversion.

### **10.2.3 The effect on the Earl Soham Conservation Area**

To fully understand the effect of the site on the Earl Soham Conservation Area, the *Appraisal Supplementary Planning Document* (2010) has been consulted.

The *Appraisal* is positive about new developments:

new development can enhance the conservation area when designed to a high standard.

This is self-explanatory and the proposed new development would seek to achieve this. There are also warnings in the *Appraisal*:

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

The careful and sympathetic design of the proposed new development would seem to negate this concern. A further statement in the *Appraisal* indicates the nature of the current building stock in the village:

The variety of Suffolk's usual vernacular materials is well represented within the village.

In relation to this comment, it could be argued that this degree of variety is supplemented by the new development which could add to, rather than diminish the view to and from the Conservation Area. The *Appraisal* also makes it clear that:

There has been little in the way of modern intrusion...

...within the village, so newer buildings may stand out more because of this. The *Appraisal* also indicates that:

The village is characterised by a strong linear form

In relation to this comment, although small, the proposed development is not in keeping with this linear form of historic development. The *Appraisal* states that:

the conservation area in Earl Soham is particularly rich in tree cover.

This is addressed by the development designs, where existing trees will be preserved and new trees will be planted to partly screen the development.

Specific parts of the Conservation Area are examined the *Appraisal*, though no specific vistas or views are stipulated. For example, the *Appraisal* makes it clear that it is:

considered important that the open space on the south side of The Street is preserved. It makes a great contribution to the conservation area.

This view is described as:

A mixture of trees, shrubs and hedgerows with a wide green verge form the southern frontage of The Street. Panoramic views are afforded of the land beyond sloping gently upwards, its open character with individual trees and the countryside beyond is

a major feature of the village. This undeveloped frontage is very much part of the current identity of Early Soham.

When considering this comment, it is clear that the proposed development preserves rather than affects the rural setting of the village as the density of the buildings is very similar to that of the existing farm buildings. The view to and from this space immediately north of the development is to be preserved by building single-storey houses and new planting to screen. The Green to the northwest of the site is identified by then *Appraisal* as a key part of the Conservation Area, but it is considered that as the proposed development will be well screened there will be little or no impact.

It is considered that a potential minor adverse effect becomes, with the careful design of the development and the screening, a **negligible effect**.

#### ***10.2.4 The effect on the River Deben Special Landscape Area***

The site is a short distance to the east of the River Deben Special Landscape Area, which follows the tributary valley southwards. The small scale of the development and the retained trees and new planting on the west side of the development should mitigate any changes of views to and from the Special Landscape Area. It is considered that there is a **negligible effect** from the proposed development.

## 11.0 CONCLUSIONS

The proposed site is not covered by any specific planning or heritage designations, although it does lie adjacent to the Earl Soham Conservation Area and close to the River Deben Special Landscape Area.

As the site is situated immediately to the south of the Earl Soham Conservation Area there would be some visual impact from the proposed new development, particularly due to its elevated position. However, it is clear from the *Design and Access Statement* (2014) that provisions have been made to mitigate this relatively small impact through sympathetic design, use of single-storey buildings and screening with existing trees and new planting. It is proposed that the nature of the development will preserve the essentially rural character of the village.

There are several listed buildings that appear to have a direct view of the new development, and many of which are situated at the centre of The Street to the north. It is important to consider the impact of the development upon them as their character is a significant component of the Conservation Area. It is considered that a small impact on the vistas to and from the listed buildings has been mitigated by the sympathetic nature of the proposed development outlined above.

One listed building, Street Farmhouse, has a more direct relationship with the site, and it is also the closest. It has a Grade II\* listing, and is historically linked to the current site. Street Farm Barn and the surrounding yard was once part of the same farm complex as Street Farmhouse. Because of this, it is considered important that the visual links between the farmhouse and barn remain. The development has sought to do this and has used trees in the southwest corner of the site to screen the view of the new housing from Street Farmhouse. The limited scale and massing of the proposed buildings also lessens the impact upon the farmhouse, however there will still be a slight change to its setting.

It seems that the renovation and conversion of Street Farm Barn will have a beneficial effect, if undertaken to a good specification. The *National Planning Policy Framework* (Department for Communities and Local Government 2012) makes clear that due consideration should be given to non-designated heritage assets.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets (Section 12.139).

The *Heritage Asset Assessment* by Blanchflower (2014) indicates that this building has been treated with a great deal of consideration in line with the *National Planning Policy Framework*, and that report has indicated that the barn is worthy of the attention, though is probably not in sufficient condition to be listed by English Heritage.

With regard to unknown heritage assets that may be located on the site, the map regression exercise did not suggest that any earlier and/or undesignated archaeological features are present on the site. The lack of an early estate or enclosure map for the local area was unsatisfactory and hampered the examination of the earlier environment. The only resource that can provide an indication of the likelihood of finding archaeological features at the site is the SHER. However, it seems that there have been few or no field-walking and metal-detector surveys nearby, and few developments (which could lead to

archaeological investigation). As a consequence, the SHER holds few records relevant to the current site.

Although there has only been one prehistoric find locally, an elevated site close to a river valley might have been attractive to people in the prehistoric period, and for this reason there is a low to moderate chance of prehistoric archaeological features being present at the site.

Relatively few Roman objects have been found, but the proximity of a Roman road to the north, could enhance the possibility for Roman remains on the site. Although this is deemed less likely than for the prehistoric period, there is a low to moderate chance of finding archaeological features of the Roman period.

For the medieval period, although the site is close to the historical centre of the village (ESO 017), and the field to the north of the site is thought to have been part of a medieval deer park (ESO 017), the linear development of the village, suggest that there is less likelihood of finding medieval remains, away from the central 'spine' of the village represented by The Street. There is a low to moderate chance of finding medieval period archaeological features.

There may be elements of farm outbuildings or features of post-medieval date on the site, connected with its agricultural history as part of the Street Farm complex. There is a moderate chance of finding post-medieval and modern archaeological features, though these are likely to be late in date.

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Tithe Map, 1840 (SRO Ref. P461/305)

Ordnance Survey First Edition, 1892 (SRO)

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Ordnance Survey, 1970 (SRO)

## Appendix 1: SHER Records

SHER No.	Description	Period	Type	Importance
ESO 001	Part of a Roman road. MSF3193	Roman	Monument	Medium
ESO 002	Earl Soham Lodge Scheduled Monument - Moat, circular,MSF3194 isolated, and area of 'fishponds' to SE	medieval	Monument	High
ESO 003	Find spot of a Neolithic stone axe. MSF3192	Neolithic	Findspot	Low
ESO 006	Post Medieval mill house and yards. Mill house and yards.	Post-medieval	Monument	Low
ESO 007.	Church of St Mary	medieval	Building	High
ESO 009	Post-medieval bridge built over the river for carriages in 1790.	Post-medieval	Bridge	Low
ESO 010	Kings Hill Cropmarks show rectilinear ditches, some quite large, possibly small enclosure MSF24821	Unknown	Monument	Low
ESO 012	Monitoring at Earl Soham School, MSF28683	Negative	Monument	Low
ESO 014	Outbuildings, Redwood 18th/19th C stable complex	Post-medieval	Building	Low
ESO 015	Earl Soham Park; Lodge Farm (1880s); Windwhistle Farm Medieval deer park north of Earl Soham	medieval	Monument	Medium
ESO 017	Earl Soham historical settlement core	medieval	Monument	Medium
ESO 018	Land off The Street, Earl Soham Evaluation identified layers of hillwash and a linear gravel spread believed to be a Roman road, post holes and Roman finds. MSF26486	Roman	Monument	Medium
ESO Misc	Medieval Nuremberg token found in back garden MSF11447	medieval	Findspot	Low
ESO Misc	The Malt House Circular well, part brick, part timber, found in the garden at the rear of The Malt House (C15/C16 timber-framed building). MSF14016	Post-medieval	Monument	Low
ESO Misc	Dovehouse Meadow (1841, plot 72) (Med) Probably site of dovecote within this meadow suggested by tithe map/apportionment plot name. MSF24194	medieval	Monument	Low

## Appendix 2: Listed Buildings

SHER No.	LB No.	Grade	Description
285800	DSF11659	Grade: II*	EARL SOHAM LODGE Former manor house. C16 to left hand side and probably to rear; front range added 1789; early C20 rear wing. Earlier parts timber framed, mainly brick cased but plastered to rear; front range of red brick; plain tiled roofs. NGR: TM2321063471
285801	DSF10776	Grade: II	BRIDGE 30 METRES SOUTH EAST OF EARL SOHAM LODGE (INCLUDING ATTACHED WALLING) Bridge over the moat surrounding Earl Soham Lodge. Probably C16 with some later rebuilding. Red brick, mainly laid in English bond, stone copings; 2 arches, flat parapet. NGR: TM2322563453
285806	DSF10191	Grade: II*	THE ROOKERY House. C16, the south wing largely rebuilt C19. L shape plan. South wing: red brick with colour washed facade, plain tiles to front, pantiles to rear; 2 storeys; casement windows, one with NGR: TM2313262937
285807	DSF11487	Grade: II	SERPENTINE WALL IMMEDIATELY NORTH EAST OF THE ROOKERY Serpentine wall. C18. Red brick, c.30m, long and c.2.5m.high. Lower part random bond, upper part stretcher bond and only one brick thick. NGR: TM2314762956
285808	DSF11651	Grade: II*	STREET FARMHOUSE Remodelling to right-hand side. Timber framed and plastered, the plaster mostly lined in imitation of ashlar; slated roof to main range, plain tiled to right hand wing, pantiles to earlier rear range. 2 storeys. 2 windows to main range Listing NGR: TM2322362872
285809	DSF11892	Grade: II	KENTISH TOWN Terrace of 4 cottages. Mid C19. Red brick, pantiled roof. 2 storeys. Symmetrical facade: 6 windows, 2-light and 3-light casements, segmental arches; 4 boarded doors. Internal and gable end stacks. Identical in form to Nos.5-8 adjacent (q.v.) and a good unaltered example of C19 agricultural workers' cottages. NGR: TM2348662277
285810	DSF10192	Grade: II	KENTISH TOWN Terrace of 4 cottages. Early C19. Timber framed and plastered, the plaster lined in imitation of ashlar; pantiled roof. 2 storeys. Symmetrical facade: 6 windows, 2-light and 3-light casements, segmental arches; 4 boarded doors. Internal and gable end stacks. Identical in form to Nos.1-4 adjacent (q.v.) and a good unaltered example of the late use of timber-framed construction for agricultural workers' cottages. NGR: TM2349862256



SHER No.	LB No.	Grade	Description
285813	DSF10194	Grade: I	CHURCH OF ST MARY. Parish church. Medieval, restored 1891. Nave, chancel, west tower, south porch. Random flint and stone rubble, knapped flint tower, plastered nave; lead roof to nave, plain tiles to chancel. Good late C15 tower with 4-stage diagonal buttresses, the 2 western buttresses with original inscriptions. Listing NGR: TM2364663284
285814	DSF11489	Grade: II	THE OLD RECTORY Former rectory, now private house. Early C17 core with earlier work at rear; late C18 facade and right hand cross wing; various later extensions. L shape plan. Timber framed and plastered, the main range extended at the left hand end in colour washed brick; plain tiled roof. NGR: TM2368063299
285815	DSF10195	Grade: II	FIR TREE COTTAGE Cottage. C16, the eastern section a much later rebuilding or extension. Timber framed and plastered, thatched roof. Single storey and attic. NGR: TM2359263264
285820	DSF10196	Grade: II	BUILDING 15 METRES EAST NORTH EAST OF MERLIN HOUSE Former Baptist chapel, later village hall, now a builder's workshop. 1821. Timber framed and weather boarded, formerly tarred; hipped slated roof with plastered eaves. Single storey. 3 bays x 2 bays: cross windows with hinged boarded shutters; to the south a 6-panel raised and fielded door. Replaced by a brick-built chapel in Low Road in 1859. An unusual local example of a weather-boarded chapel NGR: TM2315563058
285821	DSF11202	Grade: II	THE MALT HOUSE House. Late C16 with C20 additions at rear. Timber framed and plastered, plain tiled roof. 2 storeys and attic. 2 window range, C18 3-light mullion and transom casements; central doorway with 6-panel door, the upper 4 panels glazed, open, timber trellis porch.. NGR: TM2293663085
285822	DSF11490	Grade: II	-THE CHESTNUTS II Farmhouse. Late C16 with early C17 cross wing to west and later additions in the angle of the 2 ranges. Timber framed and plastered in panels, plain tiled roof except west slope of cross wing which is pantiled. storeys and attic. NGR: TM2287363098
285824	DSF10197	Grade: II	MERLIN HOUSE. House. Probably late C16 with later additions. Timber framed and plastered, plain tiled roof. 2 storeys. 4 window range, C18 casements with square leaded panes, 5-light bowed windows to the 2 right hand bays. 2 doorways: to right hand side a 6-panel raised and fielded door, the upper 2 panels glazed, open timber trellis porch; to left hand side a 6-panel door, the upper 4 panels glazed, enclosed by a lean-to colour washed brick porch with segmental-arched opening. NGR: TM2313863056

<b>SHER No.</b>	<b>LB No.</b>	<b>Grade</b>	<b>Description</b>
285825	DSF11491	<b>Grade: II</b>	<p>THE COTTAGE</p> <p>House. Late C16/early C17. Timber framed and plastered, pantiled roof. 2 storeys and attic. 3 window range, small pane casements; C20 boarded door, the doorway moved slightly from its original lobby entry position; mid C20 central first floor window, raised to form a half dormer. Internal stack and external stack to left hand gable end.</p> <p>NGR: TM2319463052</p>
285826	DSF10817	<b>Grade: II</b>	<p>THE FALCON</p> <p>Public house. Late C16/early C17 with C18 facade. L shape plan. Timber framed, roughcast render except rear which is plastered; modern plain tiled roof. 2 storeys and attic. 7-bay facade, sashes with glazing bars in flush frames, some C18 first floor windows with heavier glazing bars, the other windows later replacements;</p> <p>asymmetrical doorway:</p> <p>NGR: TM2325863121</p>
285827	DSF11652	<b>Grade: II</b>	<p>THE HAWTHORNS.</p> <p>Probably C16 to rear; C18 front range with early C19 facade. Double pile plan. Timber framed and plastered to rear, yellow brick facade; pantiled roofs. 2 storeys. 2 window range, 3-light casements, segmental arches; central doorway with 6-panel door, sunk pilasters and frieze; mid C20 open brick porch; centre blank panel to first floor. Exposed timbering to first floor of earlier range. To the right hand side a pair of cottages now form part of the house: these are not of special interest.</p> <p>NGR: TM2328163132</p>
285828	DSF10820	<b>Grade: II</b>	<p>THE STORES</p> <p>House and former shop. Early-mid C19, earlier work at rear. Red brick with white brick facade; slated roof. 2 storeys. 5 window range. 3:2, sashes with glazing bars in flush frames, flat stucco arches; 3-bay house with central doorway: inset 6-panel raised and fielded door, semi-circular fanlight with glazing bars, panelled reveals, fluted pilasters, frieze and bracketed cornice. Shop front to left hand side with mid C20 windows flanked by original pilasters; central doorway with mid C20 door, fascia and cornice.</p> <p>NGR: TM2331963156</p>
285829	DSF11492	<b>Grade: II</b>	<p>THE RED HOUSE</p> <p>House. Mid-late C18 with earlier work at rear. Red brick, plain tiled roof laid in diaper pattern. 2 storeys and attic. Symmetrical 5-bay facade, sash windows with glazing bars in flush frames, flat brick arches; inset doorway with 6-panel door, the upper 4 panels glazed, panelled reveals, pilasters with frieze and triangular pediment supported on carved console brackets; plaster cove eaves cornice. Original staircase with carved ends to the treads.</p> <p>NGR: TM2334763188</p>

SHER No.	LB No.	Grade	Description
285830	DSF11200	<b>Grade: II</b>	PARK COTTAGE AND HONEYSUCKLE COTTAGE Incorporates earlier work. A single range with cross wing (Honeysuckle Cottage) to the right hand side. Timber framed and plastered, the plaster lined in imitation of ashlar; pantiled roof to main range, plain tiles to cross wing. 2 storeys. Various mostly C19 windows: C19 shop front: central half-glazed door with open timber trellis porch NGR: TM2342763246
285831	DSF10198	<b>Grade: II</b>	NORFOLK HOUSE. Timber framed, modern panelled plasterwork, hipped thatched roof. 2 storeys. Mid C20 casement windows with square leaded panes; older part with cross passage entry: mid C20 plank door and thatched open porch on timber posts. NGR: TM2342863274
285832	DSF10821	<b>Grade: II</b>	INGLESIDE House. Late C16. Timber framed, roughcast render, pantiled roof. 2 storeys and attic. 2 cell plan. 3 window range, C20 casements, 2 full-height square bays either side of the doorway; lobby entrance with gabled porch NGR: TM2299463037
285833	DSF10199	<b>Grade: II</b>	STANWELL HOUSE. House and shop. Late C16/early C17 with late C19 or C20 shop addition. Timber framed and plastered, the plaster lined in imitation of ashlar; thatched roof. 2 storeys and attic NGR: TM2304663045
285834	DSF10823	<b>Grade: II</b>	STANWELL COTTAGES Pair of cottages. Early C19. Red brick, pantiled roof. 2 storeys. Symmetrical facade: 2 window range, 3-light casements, segmental arches; 2 doorways: original boarded door to left hand cottage, mid C20 door to right-hand cottage; central internal stack. Included for group value. NGR: TM2306463043
285835	DSF11894	<b>Grade: II</b>	SCOTCHMERS Symmetrical facade: 3 window range, 2-light and 3-light mullion and transom casements; 6-panel raised and fielded door, the upper 2 panels glazed, shouldered architrave, frieze and triangular pediment; external stacks to each gable end. NGR: TM2307763044
285836	DSF10824	<b>Grade: II</b>	THE WILLOWS House. Circa 1710. L shape plan. Timber framed and plastered, the plaster lined in imitation of ashlar; plaster cove eaves cornice; plain tiled roof. 2 storeys and attic. North facade (facing The Street): NGR: TM2339863163
285837	DSF10200	<b>Grade: II</b>	THE ELMS House. Late C16/early C17 core, late C19 Gothic facade; extended to right hand side in matching style early C20. Timber framed core, red brick facade; roof of glazed pantiles. 2 storeys and attic. NGR: TM2346863221

SHER No.	LB No.	Grade	Description
285838	DSF11462	Grade: II	<p>THE GABLES</p> <p>House. C17 core, late C19 facade. Timber framed and plastered, the plaster lined in imitation of ashlar thatched roof. Single storey and attic. Casement windows with tall rectangular lights divided by a single horizontal glazing bar; hood moulds over; asymmetrical doorway with thatched porch and boarded door.</p> <p>NGR: TM2356263266</p>
285839	DSF10826	Grade: II	<p>BOUNDARY FARMHOUSE</p> <p>Farmhouse. Late C16; extensively restored c.1970 with addition of north wing to form L shape plan. Timber framed and plastered, pantiled roof. 2 storeys and attic. 3 cell plan. Mid C20 small pane casement windows, doorway now in modern wing; internal stack.</p> <p>NGR: TM2343462058</p>
285960	DSF10141	Grade: II	<p>K6 TELEPHONE KIOSK</p> <p>Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.</p> <p>NGR: TM2321563030</p>
286453	DSF9996	Grade: II	<p>CRETINGHAM LODGE</p> <p>Farmhouse. C17 with substantial late C18/early C19 addition. Timber framed encased in C19 brickwork and colour washed Flemish bond brick with a plain tile roof with lead flashings. Two storeys with attics, and single storey with attic. Entrance front: symmetrical facade of late C18/early C19 date of 3 bays.</p> <p>NGR: TM2268862231</p>
472822	DSF11030	Grade: II	<p>COBBOLDS ROW</p> <p>Row of 6 cottages, originally 7. Late C19. Probably by Thomas Cotman for the Cobbold family. Red brick with jettied and timber-framed first floor. Roof of plain tiles to front and pantiles to rear. Massive and elaborate central ridge and end stacks. Vernacular revival style. 2 storeys. 12-window range at first floor of single and 2-light casements with glazing bars.</p> <p>NGR: TM2296463069</p>