

Barton Mills Conservation Area Appraisal Adopted May 2008

Forest Heath District Council



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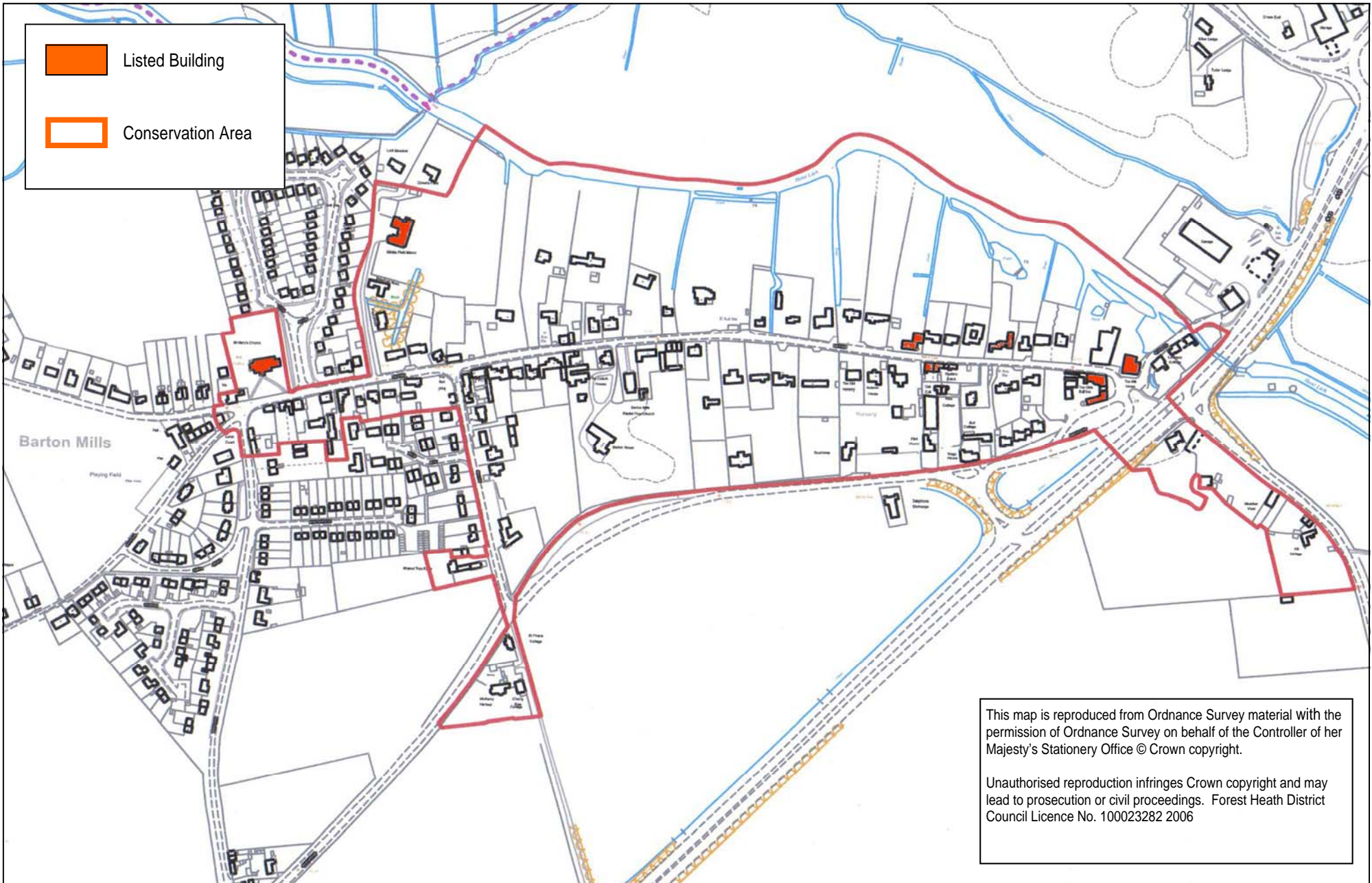
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BARTON MILLS CONSERVATION AREA MAP



KEY CHARACTERISTICS

- Rural village;
- Saxon Origins;
- Linear plan and enclosed space with attractive serial views;
- Low density, landscape dominated;
- Attractive variation in space between buildings;
- Fine river landscape setting;
- Church and Manor site;
- Fine medieval parish church;
- Famous turnpike coach stage, river bridge and mill complex;
- Surviving turnpike road;
- 17th-century miller's house and 18th-century coaching inn;
- Fine Wealden Type farmhouse;
- Group of 18th-century cottages;
- Clay tile roofs in plain tile and variations of pantiles;
- Parapet gables & chimney stacks;
- Wattle & daub for walls. Later walls of Knapped flint with gault brick dressings;
- Boundary walls of chalk clunch, brick and flint;
- Important green spaces and trees including the Churchyard of St Mary's, the burial ground of the Baptist Chapel, the gardens between The Street and the River trees;
- Country home of Alexander Fleming, discoverer of Penicillin;
- Roger Williams founded Willhire Vehicle Rentals in Barton Mills in 1964.



Fig 2. Village Sign in a small green at the west end of the conservation area

INTRODUCTION

Within our cities, towns and villages are areas of special architectural and historic character, which are to be valued and protected as a central part of our cultural identity. They contribute in many ways to our understanding of the present and the past and add quality to our lives. They are also of immense importance to tourism. They are a precious and irreplaceable asset, which once lost are gone forever.

Caring for them is a dynamic process which involves managing change. This does not mean keeping everything from the past but it does mean making careful judgements about the value and significance of buildings and landscapes. Critical to these decisions is an understanding and appreciation of an area's character, including its social and economic background and the way in which such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and its future.

The Barton Mills conservation area is centred on The Street from St Mary's Church to Old Mill Lane and includes the land and river between the north bank of the River Lark to Newmarket Road. It also includes several houses on the Herringswell Road across the A 11 and three houses at the end of Bell Lane across Newmarket Road. (See Fig 1.)

The survey of the village for the appraisal took place in October and November 2006 and public

consultation will take place in March 2008. The Barton Mills Conservation Area was first designated on 29th January 1992 and has an area of 26.64 hectares. Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 13 in Forest Heath District. Conservation areas are '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'.

Designation introduces additional planning controls over the demolition of buildings, over minor development and the protection of trees. It may mean a requirement for more exacting standards of design for alterations and new development. Having designated a conservation area, the District Council has a duty to review the conservation area and having consulted the local community, will draw up proposals for the preservation and enhancement of the area.

This conservation area appraisal is designed to set out the significance of the Barton Mills Conservation Area which will provide a sound basis, defensible on appeal, for local development documents and development control decisions. It not only takes into account the contribution made to the character of the area by important local buildings, local constructional detail, traditional materials and spaces formed by the buildings but also the contribution made by trees, hedges and other natural or cultivated features.



Fig 3. Newly built houses in Chestnut Close and The Olde Bull in successful visual harmony

Designation as a conservation area is not intended to prevent new development or stifle the area's economic life or potential, but Forest Heath Council will expect a high degree of attention to be paid to design, repair, and maintenance in such areas and when exercising its planning powers, it will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the saved Forest Heath Local Plan 2007 and planning Policy Guidance notes 15 (Planning and the Historic Environment) 1994.

SPECIAL INTEREST OF THE CONSERVATION AREA ASSESSMENT OF THE SPECIAL INTEREST

Location & Context

Barton Mills is a village in the west of Suffolk, 14 km north-east of Newmarket, 17 km north-west of Bury St Edmunds and 1.5 km south of Mildenhall. The village is within the Brecks, and close to the chalk downs of Newmarket and the Cambridgeshire fens. The village lies within the 'Breckland Character Area' as defined by Natural England.

The parish has an area of about 800 ha and is situated along the road from Barton Mill on the A 11 to Mill Bridge on the Fordham Road in the Lark River valley. The A 11 dual carriageway passes through the eastern tip, annexing a small part of the village. There was a population of 867 living in the parish in 2001. The village buildings are mainly residential, the population being retired or working away from the village. There is a thriving local community which supports a village hall and a post office.

General Character & Plan Form

Barton Mills is a rural village of low building density and linear in form. Its buildings follow The Street, the principal village road which skirts the edge of the fen meadows on the southern bank of the River Lark. The village stretches for about 2 kilometres east to west between Barton Mill and Mill Bridge where there is a secondary village centre. The Church & Barton Hall mark the centre of the village, where the development of the roads radiating south has formed a nucleus.

The A11, historically the London to Norwich Turnpike, skirted the southern edge of the village.

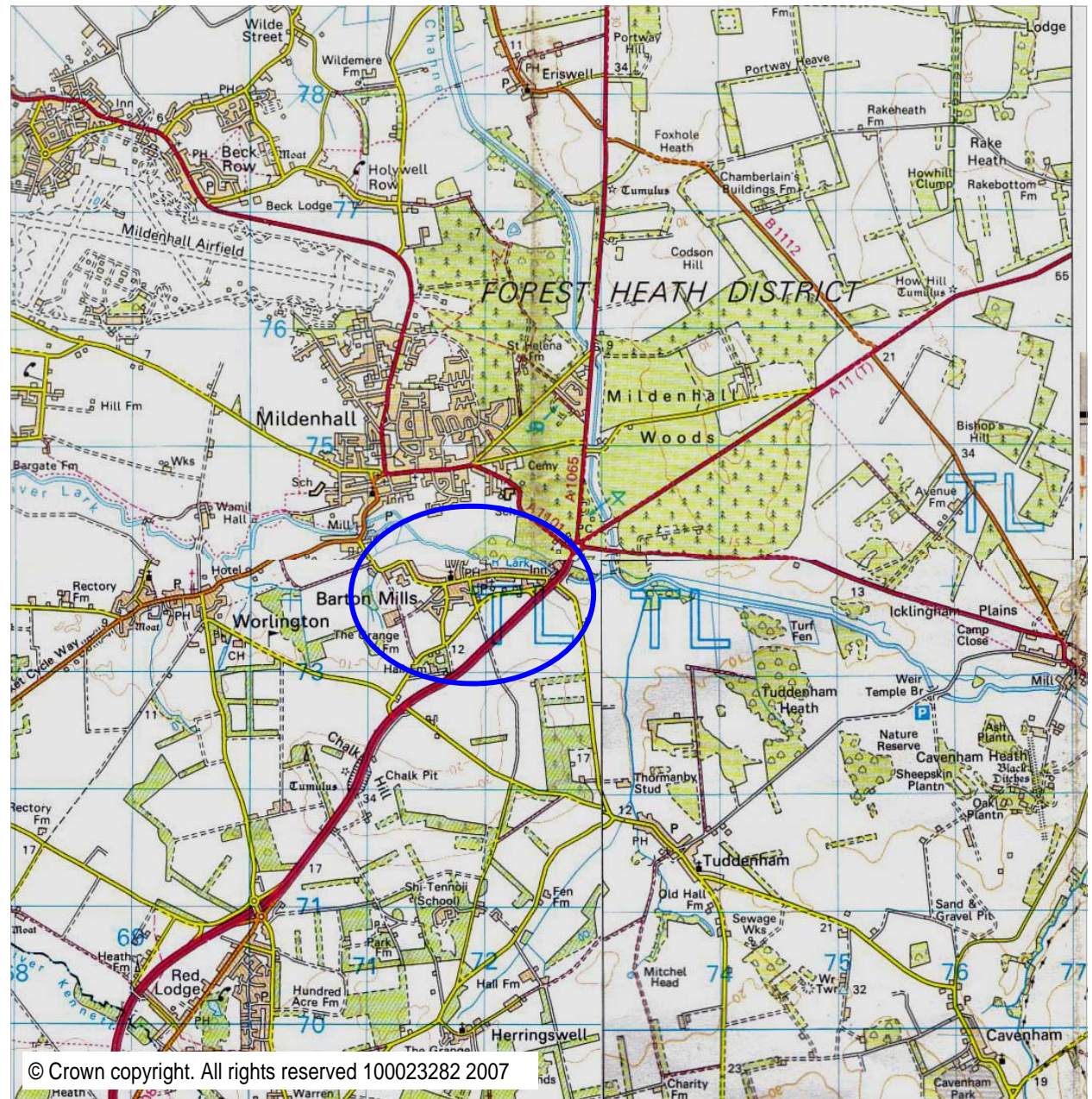


Fig 4. Location Plan

There was a staging point at the eastern tip of the village with the Bull Coaching Inn and the Turnpike Bridge. Here also was an industrial centre with a wharf, a corn mill, the miller's house and several maltings. The A11 was diverted further south of the village in 1987 though it remains an ever present factor within the conservation area because of the noise and atmospheric pollution from its constantly speeding traffic. The dual carriageway bisects the north eastern tip of the village orphaning a number of houses.

Despite the proximity of a major trunk road, the village is a tranquil place which, to some part is due to the absence of traffic in The Street. The tranquillity is reflected by the limpid character of the River Lark as it gently flows through the village. There are two significant historic centres at each end of the conservation area; to west, the Church with Barton Hall and to east, the Turnpike Bridge Area with the Bull Inn.

There has been much infill in the latter part of the 20th-century, however there is a significant consistency of vernacular architectural forms, such as single span cottages with pitched tile roofs; and the use of local materials including gault brick, chalk clunch and flint. A notable feature is the survival of boundary walls of chalk clunch, flint and brick, marking historic property boundaries. Alexander Fleming's country home was in The Street. Also Willhire, founded by Roger Williams in the Maltings buildings at the east end of the village.



The Turnpike Bridge, Larkspur Cottage & The Mill House

Landscape Setting

The village lies along The Street which follows dry land on the edge of the water meadows on the south bank of the River Lark. Level ground on the north side of The Street extends to the river and across the water meadows on the other side. The south bank contains the grass sward and mature trees of gardens of the houses in The Street. The north bank water meadows are populated with mature willow, poplar, and alder of the Riverside Reserve.

West of Barton Manor is grazing marsh, designated at the Hanbury-Kelk meadows and managed for nature conservation.

The village is confined to the south by the old turnpike road in an arable setting, though the whole is dominated by the A11 trunk road with its dual carriageways, steel crash barriers and lamp standards and the constant procession of heavy traffic with its attendant noise and pollution. The



Barton Mills from the Worlington Road

west of the parish is Fens landscape character and corresponding Settled wetland and 'Settled chalkland landscape type.

Significant landmarks and panoramas

Distant views are limited by the level topography. There is an attractive long view of the village and St Mary's Church tower from south of Grange Farm on the Worlington Road and also from the A11 at Chalk Hill.

HISTORIC DEVELOPMENT & ARCHAEOLOGY

Origins

There is evidence of human occupation from the Palaeolithic age some 35,000 years ago; and from the Neolithic and Bronze Ages. It is not known when the settlement was first established, though a meadow, livestock and 24 inhabitants are recorded in Domesday. The church with its 12th-century tower fabric is the earliest extant building.

The settlement would have been established on

dry land close to the south bank of the River Lark. The River would have been the means of transport, a vehicle for trade, a source of food, and the marshy ground would have been easily tilled.

The church is first recorded in a charter of 1154 and later in 1175 when there was a dispute over the right to appoint the rector. By 1189 the Priory at Stoke by Clare owned the church and the right to appoint the rector.

The manor domain was in the vicinity of Barton Hall with the church close by and the villagers accommodated in insubstantial timber, mud and thatch houses in a cluster in The Street around where the Bell Inn is now.

The place name 'Barton' is derived from bere-tun which in Old English means barley farm or outlying barley store. In 1086 the place was recorded as Bertona and in 1254 as Parva Bertone meaning Little Barton. The name Barton Mills described the coach stop on the Norwich to London Road in the 18th-century.

12th-Century Barton

No manors were mentioned in the Domesday survey, though four came into existence later.

The principal manor was Monks Hall, owned by the Abbey of St Edmundsbury before the Reformation and passed by the King to Simon Steward in 1533. The monastic store or 'grange' was located at Grange Farm. There were many buildings constructed of chalk block including a steward's cottage, a guest house, several barns, a malshouses, a cow house and a dovecote.

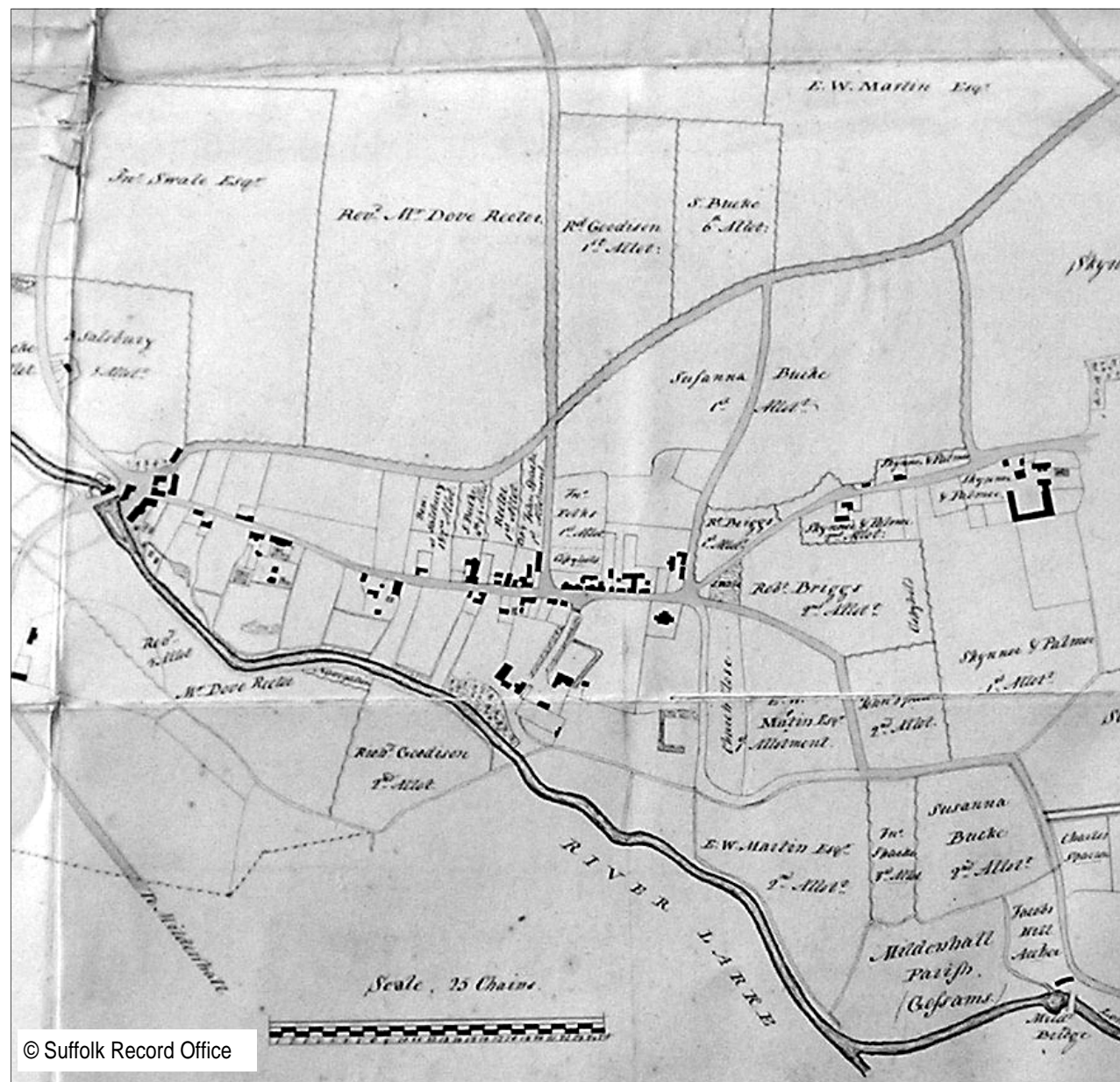


Fig 7. Extract of 1896 Enclosure Map showing the cottages grouped around the Bell and the farms in The Street. The north point faces down.

Shardelowes Manor was held by William de Talsham in the 12th-century and passed to the; Shardelow family in the 13th-century, to Simon Wiseman and Simon Poley and then to John Bacon in the 15th-century and to Reginald Tillet in 1547. The manor house occupied a moated site north of the church and appears on the 1838 tithe map drawn in 1796 (see *fig 8*). The site was lost under the houses of Church Meadow.

The other manors mentioned in documents are Boners & Torkleys and Poley Barton.

In the 13th century the communal open field system was in use in Barton. There were three great fields divided into strips and used in rotation. The fields were called 'East Field', 'Middle Field' and 'West Field'. They stretched south from the southern boundaries of the cottages in The Street and east-west from the Tuddenham Road to south of Worlington. The Middle Field and the East Field were divided by the road which now leads south from the Bell Inn to immediately east of St Piran's Cottage and on to Barton Heath and Herringswell. As well as the common fields there were Lammas lands, heaths, town lands, commons and wastelands.

A Fulling Mill for processing woollen cloth and a fishery were recorded at Barton Parva Grange being converted into a grain mill in 1289. This could have been on the site of Barton Mill where the track north from the village crossed the river over the mill sluices. By the end of the 16th-

century this road had superseded the 'Old London Road' on the route of the 'Roman' Icknield Way as the route from Norwich to London.

The 14th-century was a time of increasing prosperity, despite outbreaks of Plague, when the parish church was substantially rebuilt, possibly a moated 'Shardelowes Manor was built and 24 taxpayers were recorded in Barton paying £2. 16s. 11½ in taxes in 1327.

16th and 17th-century Barton

It was not until after the Reformation that secular prosperity grew sufficiently for the villages to build themselves houses to last. Of the listed buildings in Barton, Grange Farmhouse, Street Farmhouse and Peddler's Patch contain 16th-century fabric. Occupations at this time were concerned with farming, raising sheep and growing barley and there was spacious common land for hay and grass while the fen yielded fish and fowl for the table and peat for fuel.

By 1603 70 adults were recorded living in the village; in 1674, 18 houses were recorded and in 1676 the adult population had risen to 101. The road from Norwich to London via Thetford and Newmarket skirted the southern boundary of houses in The Street where they met the northern edge of the common fields.

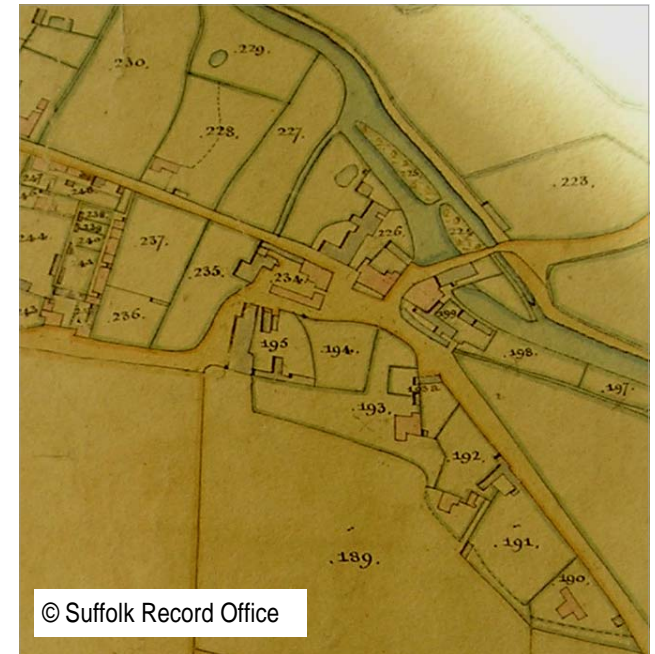


Fig 8. Extract of the tithe map of 1838 showing the turnpike bridge, the Bull Inn, the mill and the maltings.

The Bull Hotel was constructed as a coaching inn on the London Road where it crossed the River Lark over the mill sluices.

The occupations of 2 labourers, 4 yeomen, 1 clerk, 1 carpenter, 1 cordwainer and 2 millers were recorded between 1650 and 1699.

In 1768 a Turnpike Trust was formed to maintain the Newmarket to Thetford Road and to charge tolls. Similarly a Trust was formed in 1770 for the road between Barton Mills and Brandon. The present Barton Hall (now Middle Field Manor) was built north of its predecessors moated site in 1745 for the Hanbury-Kelk family.

Historic Development

19th-century Barton Mills

In 1798, under a Parliamentary Act, 1,849 acres of the common field were enclosed and new fields and ditches constructed (see *fig 8 the enclosure map*).

This had a major impact on the landscape and way of life of the villagers and the pattern of land tenure and husbandry.

In 1818 the Fen lands to the north and east of the village were pasture, and the lands to the south were arable, rotating turnips, barley, clover and corn. The principle land owner was Capt. W. T. Squire of Barton Place.

The population grew rapidly from 305 in 1801 to 642 living in 138 houses in 1861. In 1833 there were three daily schools with a daily attendance of 76.

The Baptist Free Church was built in 1843 in The Street on the site of the first chapel of 1810. A public elementary school was built close by in 1845.

In 1804 The Marquis of Bristol built a dower house (now the Old Rectory) on the Hall Farm estate west of Street Farm. It was acquired by the Church in 1855 and sold back into private ownership in 1935 when it was substantially modernised.

The church rectory was in a number of locations, in 'East Field' at the beginning of Tuddenham Road, in The Manor on Newmarket Road and

finally in Glebe Cottage in The Street.

The Railway had arrived late in 1885 with a branch line to Mildenhall though the line to Norwich that opened in 1845 was not too distant for use. The River Lark had long been used for transport, connecting with the Great Ouse and King's Lynn; though the River Lark Navigation Scheme was not enacted until 1889-1901. The 'towing path' for horse drawn barges was on the north bank, crossing the river via the ford North of Barton Hall. The staithe appears to have been on the south bank next to the Turnpike Bridge.

Barton Mill would have originated in the middle ages and have been successively enlarged and rebuilt in response to technological innovation and the necessity of repair. The Mill that was demolished in 1949 may have been substantially 18th-century in construction, though it had already been adapted for steam when the Parker Brothers acquired it in 1893. The other water mill site was Mill Bridge. These are shown on the 1796 enclosure map, with two windmills, one in Tuddenham Road and the other on Chalk Hill adjacent to the Turnpike.

The 1838 tithe map shows the mill and its maltings, the Mill house & Larkspur Cottage, The Olde Bull Inn and the turnpike threading its way between them. (See *figs 8, 9 & 10*). The Mill straddles the watercourse and lies upstream of the bridge to which it is immediately adjacent. The bridge was used for loading and unloading from the mill and its lucam or hoist can be seen overhanging the carriageway. There was another Lucam in the north-east gable overhanging the



Fig 9. Barton Mill & Turnpike Bridge in the early 20th-century



Fig.10. The Turnpike & the Bull Inn in 1929

river presumably for unloading upstream traffic. The Millers house is attached to the west end of the Mill (Now Larkspur Cottage), and to south were two long ranges of maltings. Between the Mill and the Bull Inn was a substantial 17th-century house (Mill House) and to the east a further range of Maltings. Here in 1720 was the head of navigation on the River Lark, a river crossing at the confluence of two turnpikes, a major industrial site a coaching inn and a stop for passenger transport and a staging point for the mail.

At the other end of the village, the church also



Fig 11, the fine 'restored' interior of St Mary's Church

was subject to the effects of Victorian vigour and prosperity.

It underwent a continuous campaign of improvement, the nave re-roofed in 1865; a new organ chamber in 1870; re-seated in 1883 and further restored by G F Bodley (a nationally significant ecclesiastical architect) in 1901-5.

Change was more rapid in the 20th-century;



Fig 12, The A11 trunk road as it passes close to the village

including the establishment of Sandfords Dahlia nursery, the appropriation of Barton Hall during World War II, and the changes there until its redevelopment in 1981 as a residential home. There has been much residential development of gardens, glebe and farm land, particularly in the latter part of the century; significantly, local authority housing in Burrell Crescent in 1948, housing in Church Road and later, development of Church Meadow.

The most significant change was the diversion of traffic from the Turnpike and the construction of the Barton Mills Bypass in 1986.

Archaeology

Details of archaeology can be found in the Suffolk Sites & Monuments Record. Within the parish are Round barrows, Ring ditches, Bronze Age funerary artefacts and a Saxon inhumation. Also there is a medieval moat or fishponds south of Barton Manor. There are numerous other sites with artefacts remaining from the Palaeolithic, Neolithic, Mesolithic, Iron Age, Roman, Middle Saxon and medieval times and later, reflecting a continuity of human activity from the earliest times in the area and the probability of the existence of below ground archaeological remains.

SPATIAL ANALYSIS

Character and interrelationship of spaces within the area

The principal space is the long linear space in The Street formed by its enclosing buildings,

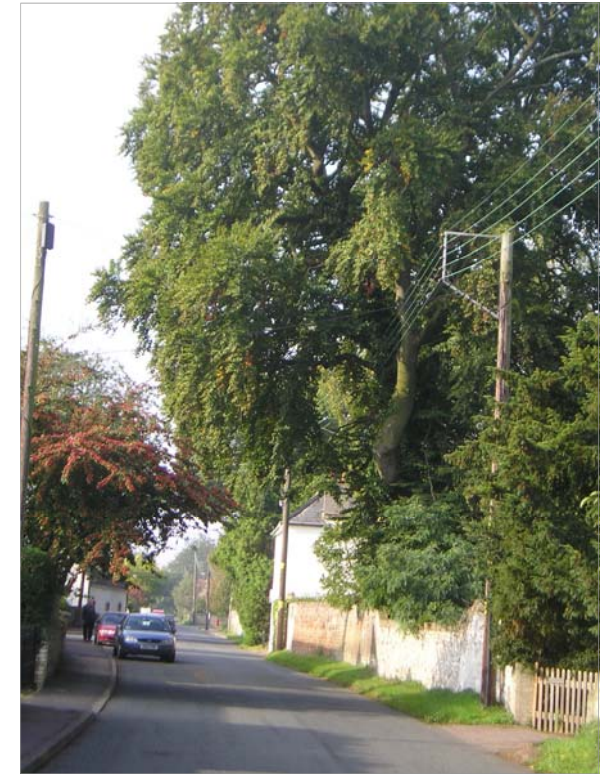


Fig 13, Linear Space in The Street

their boundary walls, fences or hedges. The Street is straight except for a single deviation half way along its length where the boundary walls and trees of The Old Rectory on the north side of the street enclose the view.

Road junctions form subsidiary spaces and provide views of corner buildings and long vistas. In The Street, Grange Lane, Church Lane meet in front of St Mary's Church where there is a small green and space enough for the village sign.

The junction of Bell Lane forms a subsidiary space within the linear enclosure of The Street.

The Bull Inn, The Mill House and Lavender Cottage form an historic space at the east end of The Street.

Spaces: Viewpoints and vistas

This space connects with the old turnpike to south and Old Mill Lane (Turnpike Bridge) to east. Until the opening of the dual carriageway, the space also connected with the Tuddenham



Fig 14, The serpentine linear space made by the River Lark seen from Turnpike Bridge

Road though the enclosure here is swept away by the large scale intervention of the new road.

Away from the A11, Tuddenham Road retains its rural scale and character with a scatter of early 19th-century houses.

The River Lark, seen from the tow path is a beautiful serpentine linear space enclosed by trees on the north bank and partially enclosed on the south bank, allowing a variety of picturesque serial views of high quality along the river and looking across into the varied enclosures of the rear gardens of the houses in The Street.

KEY VIEWPOINTS AND VISTAS

At each end of The Street are attractive 'eye stoppers' to enclose the view. To west is No 6 Grange Lane, set across the junction front of St Mary's Church. To east is the fine sight of the gables and 17th-century chimney stacks of The Mill House.

Serial views and vistas are in The Street, looking into the churchyard, views up Grange Lane and Church Lane towards open country, views of The Bell Inn on the corner of Bell Lane and the groups of buildings on the south side of the street.

On the north side of The Street are the high garden trees of the Old Rectory framing the view and from where the gable of Paradise Farm are in sight. Also looking north between the gateways of the houses there are fine and



Fig 15, Glebe Cottage The focal point at the end of Grange Lane & Church Lane



Fig 16, No 17 The Street, the focal point at the north end of Bell Lane

extensive gardens and beyond, the poplars of the north bank water meadows forming a backdrop for the scene. Looking north in Church Lane is the Glebe Cottage, no 1 The Street, the focal point of the lane. Further west, No 17 The Street is the focus of views north in Bell Lane.

CHARACTER ANALYSIS

The River Lark

Exploration of the towpath begins at Turnpike Bridge, now apparently deserted and lacking in interest. However, enough survives to suggest to an active imagination the scene of the road in its heyday. A new house has been constructed on the east side of the bridge which reflects the character of the water mill, lost nearly sixty years ago. It has restored tranquillity to the area by shielding it from the sight and sound of the dual carriageway. Looking west from the south end of the bridge is the mill pond; once part of the stream it is now partially silted up with reeds and an attractive and informal tangle of trees around the perimeter. From the north end of the bridge looking west is a long view down the river.

The walk west along the towpath is soon tranquil, the river is limpid and the banks well covered in a variety of mature trees. On the north bank is a poplar plantation with informal ground cover of nettle and bramble. Further west are park trees including weeping willow which forms a leafy tunnel for the tow path. On the south bank of the river are the expansive gardens of the houses in the street with mown grass sward and a variety



Fig 17, The River Lark from the towpath looking towards the gardens of the houses in The Street

of garden trees. The trees make a significant contribution to the character of the conservation area particularly when planted along the river edge, or lining the dykes and garden boundaries running south from the river. There are glimpses of the gardens and backs of houses in The Street looking south across the river through the trees .

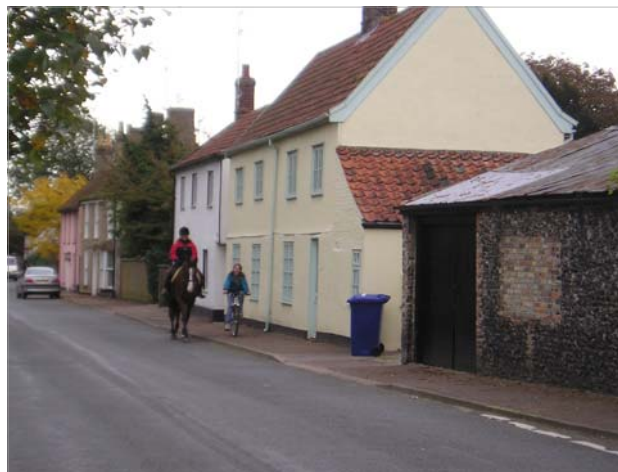
The Street

The conservation area retains much of its historic rural character, particularly the legacy from the last two and a half centuries. The core of the village is in the western half of The Street where the two village churches, the manor house and the two former rectories and most of the cottages are located. At the other end of The Street there is a subtle change in scale and the village is significantly less rural. Here the old turnpike road to London touched the village and here was a fine coaching inn near the river bridge where the famous mills were to be seen. (See fig 7) Between the two centres was a scatter of farms. During the later 20th-century there has been much infilling between the two ends of The Street. However the development was mainly residential and carried out at a low density so that landscape features dominate, so much so that the character is more rural than suburban. There are many mature trees which have a significant impact on the conservation area and its setting.

There is a significant group at the west end of The Street with the Church of St Mary at its centre. The church is built with flint rubble and Cambridgeshire plain tiles and is situated on the



Fig 18, St Marys Church, the focal point of the buildings at the east end of The Street.



Fig, 19, A group of 'Georgian' cottages in The Street

Street's north side behind an old low flint rubble boundary wall within its churchyard. There are still many gravestones standing, some of an attractive early 18th-century design. (see fig 37) The grave stones add both continuity and variety to the village scene.

Glebe Cottage, immediately west of the church is also flint though Georgian Gothic in style. Across the road is a little green (see fig 2) with the village sign and a good group of stone, flint and clunch buildings, comprised of No. 6 Grange Lane and 1 Church Lane and its barns and boundary walls all set against the back edge of the pavement.

The group continues west on the south side of The Street with a row of two storey Georgian cottages in an attractive mix of wall finishes but



Fig, 20 The Bell Inn seen from The Street

of uniform clay roofing materials and with many chimney stacks. The openings are vertically proportioned and the windows have glazing bars. There is a unifying rhythm and proportion across the whole row. An alley runs north between Nos. 10 & 18, exposing the full range of local materials including clunch blocks in the flank wall of No 18. The Bell Inn is at the junction of Bell Lane and The Street at the centre of a group of cottages on

both sides of the road. The Bell is formed from three ranges, the northern two set back from the pavement edge to allow space for tables and a red 'K6' type unlisted telephone box (see fig36). The group continues around the corner east into The Street with a range similar in proportion and fenestration to The Bell containing the Post Office.

The group is completed by No 34 The Street, an inter war design with pantile roofs and colour washed walls. Within its garden is an 18th-century single storey, steep pitched pantiled roof outshut similar to the most northern range of The Bell.

Immediately opposite Bell Lane and attractively occupying the view from the south is No 17, an early 20th-century 'Queen Anne dolls house' design of two storeys with colour washed walls and a hipped roof. (See fig 16) To its left, hidden behind a stone wall, is No 15, formerly the Lodge to Barton Hall.

Across the road and west of Bell Lane is No 26 The Street, the site of the Post office in the late 19th-century. It has the appearance of an early 18th century cottage of one and a half storeys and is full of character. It is located on the back edge of the pavement with a comparatively extensive yard, bounded by a flint and brick wall of various heights and containing a well preserved weather boarded cart shed and barn. Within the yard in Bell Lane is another two storey weather boarded and slate roofed barn, converted to residential use.



Fig 21, The Baptist Free Church the centre of a group of buildings in The Street



Fig 22, The former National School , No 38 The Street

The Baptist Free Church is an imposing structure of two storeys and austere design, built with gault brick in 1844 on the south side of The Street. It is situated within a rectangular burial ground enclosed by a clunch boundary wall against

which headstones have been stacked, leaving only the larger monuments in position. The church is at the centre of a group of buildings in The Street.

They include No 38, the flint and slate former National School of 1845; No 40, a colour washed brick 18th-century cottage; The Coach House; Barton House; No 46, the former house of the blacksmith; and Nos. 48-52, a small terrace of flint walled cottages with a pantile roof and brick dressings and No 54, The Old Reading room, built between the Wars, double gabled and now with concrete tiles, and rendered walls with brick quoins now all painted and with modern fenestration.

Opposite the former school house and much modernised is a row of cottages, Nos. 21-23, aligned on the back edge of the pavement and marked on the 1885 Ordnance Survey map. The cottages have rendered and colour washed walls



Fig 23, Street Farmhouse, one of a group of historic buildings in The Street.

with faux timber framing and modern fenestration. Its roof is covered in corrugated clay pantiles.

Further east in The Street and opposite one another is a group of timber-framed and rendered historic buildings. On the north side of The Street are No 45, Street Farmhouse, a fine 15th-century, farmhouse with a plain tile roof and No 53, Lord Mayor's Cottage, a 17th-century house with a thatched roof.

Opposite is 76-78, Peddlers Patch, built in the 16th and 17th-centuries with a pantile roof and ranged in two and one and a half storeys along the pavement edge.

A footpath passes through a block of land south of Peddler's Patch through to Newmarket Road. The footpath appears to be the same as the back alley of a row of cottages shown on the 1838



Fig 24. The Pretty timber porch and clunch barn of Walnut Tree Farm

tithe map on the site of No 86 and Bull Cottage. Also on the tithe map are the Dog & Partridge (now Trego House), Flint House and Oak and Vine Cottages. Built after 1796 Flint House, with a hipped slate roof and walls of flint with gault brick dressings, it is least altered.

Out in the country where Bell Lane crosses Newmarket Road is a small group of cottages, including Walnut Tree Farm, St Pirans Cottage and Mulberry Harbour. The latter was called Rose Cottage in 1883.

All were shown on the 1838 tithe map.

Walnut Tree Cottage is somewhat remote from the group in Bell Lane, and was built in the 18th-



Fig 25, St Pirans Cottage from Bell Lane

century with clunch and red clay pantiles. It has a pretty timber porch with turned balusters and trellis. Attached is a small barn built in the same materials. There is a good view north down Bell Lane from the gateway and looking south a good

view of St Pirans, a pretty cottage with a thatched roof and eyebrow dormers. Mulberry Harbour has several fine beech trees in its forecourt. It has 18th-century origins, has two storeys in rendered and painted masonry under a hipped smut pantile roof with a rear outshut. There is an attractive group of flint, gault brick and slate roofed villas widely spaced and set



Fig 26, Poplar Villa undergoing restoration.

back behind boundary walls on the south side of Tuddenham Road at the eastern tip of the village. They have been cut by the A11 trunk road and access on foot is hazardous.

Hill Cottage appears on the 1796 enclosure map which shows a windmill in the field opposite. It has napped flint walls with gault brick dressings, fish scale slate roofs and pretty casements with gothic glazing bars.

Next, Nos. 1 & 2, two attached cottages in flint

with a pantile roof and built against the carriageway.

Poplar Villa appears to have been a substantial early 19th-century square planned two storey farmhouse. It has flint walls, brick dressings and sash windows with glazing bars and extensive yard walls of clunch. East Field House, a rectory in the 19th-century, is hidden behind trees and now closely abutted by the trunk road. It is a square planned house on two storeys, built of gault brick with sash windows with glazing bars under gauged brick arches. Gable end to the road is a single storey barn built of weatherboard, flint and concrete blocks with a profiled sheet steel roof covering with potential for enhancement.

The most significant group of buildings are those



Fig 27 The Mill House.

around the Turnpike Bridge or Old Mill Lane, grouped around three connected spaces. Here the line of the turnpike survived the construction of the A11 and the old road threads between The



Fig 28, The View from Turnpike Bridge

Mill house and Larkspur Cottage, crosses the old bridge and ends abruptly in a petrol station. The Mill House faces south into the central space with the Olde Bull Inn to west and the south gable of Larkspur Cottage to north east. The Mill House is a fine 17th-century timber-framed house with modern rendered and painted exterior and a plain tile roof and two large chimney stacks with recessed arched brick panels which dominate the scene.

To west is the principal façade of the Olde Bull Inn, ranged across the space in two attached blocks of two and a half storeys in a 'U' shaped plan.

The building has plain tiled roofs with hipped roofed dormers and a curved parapet gable. To south are the dual carriage way, grass verges, lamp standards and crash barriers of the A 11.

The second space is Old Mill Lane, The site of the turnpike bridge, where a new watermill style

house has been built in brick and boarding reflecting the appearance of the original mill. Here the north wall of Larkspur Cottage is visible containing the end frame of the original mill. The bridge is more engineering than architecture, though it is the bridge of the early photographs. There are fine views from the bridge of The Mill House and of Larkspur Cottage with its slate roofs, wedge shaped dormers, rendered timber



Fig 29, The 'Olde Bull Inn'



Fig 30, New buildings with an historic context in Chestnut Close

frame walls and sash and casement windows. Also to west there are views of the former mill pool and the river down stream of the bridge.

The Old Bull Inn extends westward, where the western range of its rear courtyard is formed by a cart lodge and stable. South of the Inn is the thirds space, Chestnut Close, a grassy area with recently planted horse chestnuts. Facing the Close is a row of



Fig 31, The napped flint and gault brick Classical Façade of No.1 Church Lane



Fig 32 Glebe Cottage, No 1 The Street a rare Georgian gothic facade

three well designed modern houses in a suitable vernacular style.

KEY BUILDINGS

Buildings

With the exception of the Old Bull Inn and Paradise Farm which have two storeys and attics and St Mary's Church, the buildings in the conservation area



Fig 33, Traditional Suffolk pink walls & reed thatch on Lord Mayor's Cottage, The Street



Fig 34, Pedlars Patch, The Street

are built with one or two storeys. The buildings constructed before 1700 tend to be one room wide and with steep pitched single span roofs. Chimneys are rectangular in plan, often two along the ridge line, the first one third along and the second on the gable. The cottages were built on the edge of the street. Old casement windows have glazing bars with wrought iron casements and rectangular leaded lights. 18th-century houses of status have sash windows with glazing bars making six or nine panes per sash.

Key Buildings

For descriptions of listed buildings please see the Secretary of State's list. For non-listed buildings see Annex 3

Bell Lane

The Bell Inn.
Walnut Tree Farm & Barn

Church Lane

No 1, Barns and boundary walls

Grange Lane

No 6

Old Mill Lane

Larkspur Cottage

The Street

No 1 Glebe Cottage
Baptist Free Church
Barton Hall Listed grade II
Church of St Mary Listed grade II*
The Dhoon or Pennyroyal House. Alexander

Flemming who discovered penicillin lived there between 1921-1955.

The Mill House, Listed grade II

The Olde Bull Inn & Stables Listed grade II

No 17 (Queen Anne Revival)

No 18, for the mix of materials in the alley

No 26

No 40 National School

45 Street Farm or Paradise Farm Listed grade II*

53, Lord Mayors Cottage Listed grade II

76-78, Pedlars Patch Listed grade II

St Pirans Cottage

The Conservation area has a number of significant local details in the conservation area the chalk or brick and flint rubble walls marking ancient boundaries. They were usually built with half round brick copings.

Generally the roofs are pitched for pantiles, and parapet gables are a common detail in the area. Chimneys are plain and square, though still numerous, and contribute to the attractive sky line and roofscape. Some sash windows survive in openings usually formed with segmental brick arches. The corners of flint walls are formed with red or gault brickwork

PREVALENT TRADITIONAL BUILDING MATERIAL

Thatch

The only thatched buildings in the conservation area are St Pirans in Newmarket Road and The Mayor's Cottage, No. 53 the Street. Thatch in Suffolk is traditionally either long straw or more likely of water reed when close to rivers and reed beds.

Clay tiles



Fig 35, Chalk block or clunch boundary wall in The Street



Fig 39, Eyebrow dormers in reed thatch



Fig 36, K6 Type, Telephone box, designed in 1935

Fig 37, Early C19th cherubic grave stone



Fig 40, Red clay pantiles to left; hand made plain tiles above right & machine made plain tiles below right.



Fig 38, 'Chimney roofscape and pub sign in The Street.

Tiles made from the local gault clay are pale pink and



Fig 41 Flat interlocking clay tiles. Tiles made from the local gault clay are pale pink and pale yellow. Plain or peg

Fig 42, Fish scale slates in Tuddenham Road

tiles made from the local clay are on the roof of St Mary's Church.

There are several types of pantiles which include those glazed black and three kinds of red pantile. The common form has a wave like profile; others have a corrugated form, or flat profile with an edge roll (*Fig 41, Old Rectory Cottage in The Street*).

Slate

Slate was used once it could be easily transported. The most common source of slate is Wales though slate was also imported from Cumberland, Westmorland, Lancashire, Cornwall and Scotland and each has a distinctive colour. Slates with circular edges are called 'fish scale' slates and an example can be seen on the roof of Hill Cottage, Tuddenham Lane.

Flints

Flints are siliceous stones which occur in the chalk and was mined or gleaned from the fields. Walls were built with flint laid in lime mortar using stone of brick to make the corners. Knapped flints are flints where the face of the flint is struck off to expose the vitreous siliceous interior and these were used as a facing material. A nice example is No 1 Church Lane.

Clunch

Chalk or a hard chalk called clunch was used for walls, cut into blocks and probably quarried locally from Chalk Hill. It was a cheap material and used on the sides or backs of buildings or for utilitarian buildings with brick lintels and quoins. A good example is the west facing flank wall of No 18, The Street



44, Napped flint & gault brick Fig 46, Chalk block or clunch



Fig 45, Local red brick laid on edge Fig 47, Flint, stone & lead on the St. Mary's Church



Fig 48, Larkspur Cottage: Painted lime-render on timber-frame



Fig 48, Extensive gardens of houses in The Street



Fig 49: Extensive gardens in The Street seen from the tow path.

Brick

Brick was used extensively from the 17th-century. Local bricks are a pale pink or pale yellow and made with gault clay, a clay low in minerals which colour

bricks red when burnt. The brickwork has frequently been painted.

Stone,
There is no indigenous stone so any that is used will have been imported from another area.

The church quoins, windows and jambs are made from limestone which may have been imported from North Cambridgeshire or Northamptonshire.

Greenery & Green spaces

Significant green spaces are as follows: The Backs of The Street

The extensive gardens on the north side of The Street, between the road and the river are a vital part of the setting of the conservation area. They provide



Fig 50, Green space between Newmarket Road and The Street.



Fig 51, Green Space: St Mary's Churchyard from the north.



Fig 52, Green Space: Chestnut Close

a green setting for the houses and preserve the rural character of the village. The garden trees form a backdrop for the houses and interest to their setting. Seen from the tow path on the north bank of the river, there are fine views of the grass lawns, fine specimen trees and tree lined dykes in the gardens often seen often through a river bank tree screen. While much eroded, the green space around Barton Hall, a grade II listed building, contributes to its 'country house' setting.

The area also includes the area around The Mill House and including the mill pond which are important features in the setting of Turnpike Bridge.

Garden land and redundant agricultural land between The Street and Newmarket Road.

This area was predominately part of Sandford's Nursery garden and the gardens of Barton House which provides a rural setting and green backdrop

for the houses in The Street and Newmarket Road including Barton House, helping to maintain the low visual density and landscape dominated character of the village.

Churchyard

The churchyard is a significant green space between the Street and the Church Meadow housing estate and contains and provides the setting for the parish church. The northern perimeter is marked by a row of lime pollards, and the former west boundary is marked by a row of limes. The south churchyard, visible from The Street contains two large trees, one deciduous and the other a conifer (Cedar). The south path is lined by lavender and there is an attractive mix of grave stones of attractive designs, some dating to the beginning of the 19th-century. While the south churchyard grass is mown, that to the north is more informal. There are also two fine mature trees, to the north of the church tower and the chancel. The churchyard is in use for interments

which recently were located in the western half.
Chestnut Close



53, *Unsympathetic mass, scale and materials of late C20th Development*



Fig 54, *Eroding historic wall which has been repaired with inappropriate concrete mortar.*

This is an area of grass between the Bull Inn and the A11 and includes the space around the Bull Inn. There are good views across this area of The Mill House, Larkspur Cottage and the Bull Inn.

EXTENT OF LOSS INTRUSION OR DAMAGE

Generally there has been some erosion of the character of the conservation area by infill development which was inappropriate in mass, scale, materials and detail of the area. There has been a loss of original windows and doors and their replacement with new widows and doors which are inconsistent in character with historic buildings.

Brick and clunch walls are suffering from decay and neglect in some locations. A survey of the walls and their condition would help to establish priorities and direct resources for repair and preservation. Electricity and telephone services are provided by



Fig 55, *Unightly wirescape Poor landscaping around electricity sub-station*

overhead lines. The wirescape and poles are unsightly and their appearance is incompatible with the historic character of the area. When resources allow, the utility companies should be approached to remove the poles and to place the cables underground.

NEUTRAL AREAS

Parts of the conservation that make a neutral contribution to the character of the conservation area include the following:

The area around the former maltings buildings



Fig 57, *Neutral area and regeneration opportunity. The former Willhire premises in The Street*

recently occupied by Willhire in The Street. Land south of Tuddenham Road

GENERAL CONDITION OF THE AREA

The general condition of the buildings is excellent,

though there are a number of locations which would benefit from regeneration or enhancement.

BUILDINGS AT RISK

Nos 1 & 2 Tuddenham Road
Important boundary walls on land within the conservation area in Tuddenham Road.

PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

Pressure to provide more houses may lead to the loss of significant green spaces and trees in the conservation area.

It may be difficult to maintain economic viability of the Post Office.

Cumulative changes to the windows and doors of historic buildings are eroding the special character of the area.

There is some capacity for change through redevelopment of buildings or appropriate sites which make a negative or neutral contribution to the character of the conservation area.

COMMUNITY INVOLVEMENT

This draft appraisal will be published on the Council's website and sent to key local stakeholders and statutory consultees and either. A Public exhibition or presentation to a Parish Meeting is also proposed.

BOUNDARY REVISIONS

The boundary of the conservation area has been drawn to include the historic core of the settlement, areas of architectural or historic interest, including the survival of historic boundary walls. No modifications to the boundary are proposed.

Local generic guidance

The following general advice is offered to encourage good practice in the Conservation Areas in Forest Heath for further advice contact the Conservation Officer at the District Council.

UNDERSTANDING

Prior understanding is the best basis for conservation decisions; buildings and landscapes should be clearly understood before they are changed. Understanding should be clearly focussed on assessing the impact of proposed changes on the significance of the building or landscape.

Alterations

Applications for conservation area consent should be able to justify their proposals Alterations should be necessary for the viability of the building where proposed alterations affect architecturally or historically significant landscape. Flexibility in approach is desirable with a willingness to abandon conventional design solutions in favour of an imaginative approach. Generally new windows and doors should reflect the predominant style and proportion of the building

Archaeology

The conservation officer or the County Archaeologist should be consulted about the need for prior

archaeological evaluation and mitigation to protect archaeological remains within the conservation area. As well as below ground, archaeology is also concerned with standing buildings.

Brickwork

Local brick can be red or yellow to the approval of the local authority, and laid in English bond or Flemish bond. Before the 20th-century they were laid in a lime mortar using a mix of approximately 1 lime to 3 of sand. Ash or brick dust were often added to speed the set. The lime used was in a wet puttylike form. Powdered or hydrated lime was not used. Ordinary Portland cement should not normally be used on a traditional building.

Pointing

lime mortar should be used when repointing historic brickwork. The existing mortar should be analysed to obtain a good match. Lime putty made from a slaked lime should be used, though only when the risk of frost has passed. The face of the pointing should be slightly recessed to minimise the thickness of the joint.

The technique of pointing with an incised fine lime putty joint over the brick coloured pointing is known as 'tuck pointing'. This should be preserved.

Rendering

Check existing renders for relief patterns called pargetting which should be preserved. On 'Georgian' buildings check renders for the rare application of patent cement renders which should be preserved Avoid rendering old brickwork or flint work, bite the bullet and repaint. Rendering stores up problems for

the future.

Avoid hard cement renders on timber-frame or masonry which will crack, let in water and trap it in the wall. Use several coats of lime mortar finished with lime wash to avoid cracking and allow the walls to breathe.

Extensions

Alterations should be necessary for the viability of the building. Where proved necessary, extensions onto buildings which make a significant contribution to the conservation area should not visually dominate the original building. Modern extensions should not dominate the existing building in mass and scale and generally be built with matching materials.

Conservatories

New conservatories when appropriate and visible from the public domain should be constructed of painted timber and generally be designed in a plain traditional style with a pitched glazed roof.

Porches

Georgian and Victorian (Classical) porches or door cases should not be covered or filled in by new porches or draft lobbies.

Flint Rubble Walls

Flint rubble or knapped flint walls should be preserved and neither painted or rendered.

Paint

Colours should be appropriate to the building's period. Bright artificial colouring on walls should be avoided.

Choose paints which allow the passage of water vapour. Lime washes are recommended for longevity and hue where the structure of the building is suitable.

Repairs

Historic doors, door surrounds and windows should be repaired rather than replaced. Traditional and proven materials are best for repairs

Roofs

Slate.

Some slate roofs and stone slate roofs are laid in diminishing courses. These should be preserved when roofs are re-slatted. The same type of slate should be used and non-natural materials avoided. Indigenous slate is preferred to imported slate.

Tiles

Clay Tile roofs should be preserved. Hand made plain tiles should not be replaced by machine made tiles. Hand made tiles may be consolidated to visible roof slopes, and machine made clay tiles used on slopes not visible from the conservation area. Concrete tiles will not be permitted. Variation in profile and colour of pantiles should be preserved.

Chimney stacks & pots

Chimney stacks are important features in the roofscape and indicate the date and layout of a building and normally they should be retained.

Dormers

17th- and 18th-century dormers of the pedimented type should be retained. Historic tiled or slated gabled or pentice roof dormers should also be retained.

Roof lights

Dormers are preferred to roof lights. Large roof lights add a visually intrusive element into a roof, particularly multiple sets of roof lights. Small conservation type recessed roof lights are preferred if a roof light is necessary.

Shop fronts

Shop fronts of merit should be retained or restored when unsympathetically altered. 20th- century shop fronts should be retained in significant 20th century buildings. The presence of surviving blind boxes, shutters and stall risers should be investigated. Strident display fascias and internally illuminated fascias will not be permitted and standard corporate shop fronts will be resisted.

Satellite Dishes and Meter Boxes

Dishes and boxes should be carefully located and visually unobtrusive. Single satellite dishes should be used for terraces.

Streetscape

Traditional, natural materials such as stone flags, granite curbs and sets and bound gravel finishes are preferred for paving. The location of street signs should be carefully considered, and duplication avoided to reduce visual clutter.

Windows

Traditional windows should be repaired, replacements match originals.

Should the Council serve a direction under s.4 of the Planning Act, the removal or alteration of windows of architectural or historic significance will not be permitted. The insertion of uPVC windows will also not be permitted.

Views

The obstruction or partial obstruction of views identified as of significance will be resisted.

Walls

Flint or brick boundary walls will be protected and demolition will not be permitted.

endeavour to ensure that new development is appropriate to the area in scale, mass detail and the choice of materials.

Consideration in consultation with the community should be given to serving an Article 4 Direction within the conservation area. This would remove 'permitted development rights' on dwellings which could give authority to the District Council to prevent the removal of traditional windows, the demolition of chimney stacks, rendering or painting brick or flint work and the removal of boundary walls.

SUMMARY OF ISSUES

New Development

Inappropriate materials have been used to build new houses of alien scale, mass and detail to the detriment of the architectural and historic character of the area.

Doors and Windows

Traditional doors and windows have been replaced with new windows which are out of character in design and materials used.

Boundary Walls and overhead cables

Traditional boundary walls are eroded in some locations and there are unsightly overhead electricity and telephone cables.

MANAGEMENT PROPOSALS

Through its development control function FHDC will

ANNEX 1 UNFUL INFORMATION

Forest Heath District Council
District Offices, College Heath Road, Mildenhall, Bury St Edmunds,
Suffolk, IP28 7EY
Tel: 01362 697194: Web: info@forest-heath.gov.uk

Suffolk County Council
Planning Department Suffolk County Council Headquarters
Endeavour House, 8 Russell Road, Ipswich, Suffolk
IP1 2BX
Switchboard: 01473 583000
Minicom: 01473 584030

English Heritage,
East of England Region,
24 Brooklands Avenue,
Cambridge CB2 2BU
Tel: 01223 582700

English Historic Towns Forum
PO Box 22,
Bristol, BS16 1RZ
Tel 0117 975 0459

Commission for Architecture & The Built Environment
1 Kemble Street, London WC2B 4AN
Telephone 020 7070 6700. Web: enquiries@cabe.org.uk

Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY
Telephone: 020 7377 1644. Web: info@spab.org.uk

Georgian Group,
6 Fitzroy Square, London W1T 5DX
Telephone 087 1750 2936: Web info@georgiangroup.org.uk

Victorian Society,
1 Priory Gardens, Bedford Park, London W4 1TT
Web Victorian-Society.org.uk

Department of Culture Media & Sport (DCMS) www.culture.gov.uk

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ANNEX 3

Non-listed buildings that make a positive contribution to the character of the conservation area

Bell Lane

Walnut Tree Farmhouse and outbuildings

A farmhouse built in several stages from the 18th-century onward. It has a small barn at one end linked by a weather boarded section and contributing one arm of the 'L' shaped plan

The central section has end stacks, its appearance suggesting that it was the first element. The walls are of chalk blocks and the roof of pantiles. There are timber casement windows with glazing bars and a good timber porch with shallow felted roof formerly of lead or copper. It has turned balusters and trellis work. Possibly listable under current criteria

Bell Inn.

An important corner building at the centre of a group around the junction of Bell Lane with the Street. In three ranges probable built mainly in the 19th-century with 18th-century elements. Rendered and painted masonry with cottage windows with glazing bars.

Church Lane

No 1 , The Flint House, including barns and boundary walls in Church Lane and The Street

A 19th-century farm house, built of napped flint with gault brick dressings and a hipped slate roof with end stacks. There is a rear wing with a pantile roof. The building has two storeys and a dormer facing east in the roof.. It has an elaborate façade with three windows at first floor and two with a central entrance door at ground floor. The openings have segmental brick arches and sash windows with glazing bars. The entrance door has a gauged brick semi-circular arch and a modern six panel door with glazed top panels. There is a gault brick plat band at first floor and attic floor level and the corners of the building have a quadrant shaped plan. Attached to south is a long single storey barn with rendered walls and sheet metal roof. Attached to north and turning the cor-

ner into The Street is a high flint boundary wall with a blocked gateway with gate piers. In The Street is a second small flint barn with cart doors. . Possibly listable under current criteria.

Grange Lane,

No 6

A late 18th-century cottage built of Knapped flint with and a gault brick facade and a stone slate, roof with external rear stacks with stone caps. It has a 'L' shaped plan of two storeys with a rear outshut. It has casement windows with glazing bars under segmental brick arches at ground floor level where there is a central part glazed door. There is a pretty garden facing east enclosed by a picket fence forming a picturesque backdrop for the village sign.

Newmarket Road

St Pirans,
Cherry Tree Cottage

Old Mill Lane

Turnpike Bridge
Larkspur Cottage

The Street Odds

No 1 The Street, Glebe Cottage
15, The Lodge
17, Opposite Bell Lane
Brick & Clunch Wall at The Old Rectory
31 The Old Rectory
33 Rectory Cottage
Will Hire at Former Maltings.

The Street Evens

Nos.2,4 & 6

No. 10

Barton Mills Conservation Area Appraisal Map

