



Rural Area Working Party 12 November 2009

Ixworth Draft Conservation Area Appraisal and Management Plan

Summary

- 1 The Ixworth Conservation Area Appraisal and Management Plan has been produced in accordance with the advice contained in the latest English Heritage publications 'Guidance on Conservation Area Appraisals' and 'Guidance on the Management of Conservation Areas', both published in February 2006 by English Heritage.
- 2 The Rural Area Working Party is asked to approve the draft Ixworth Conservation Area Appraisal and Management Plan document for public consultation.

1. Purpose of Report

- 1.1 The purpose of this report is to ask the Working Party to recommend to Cabinet that the draft Ixworth Conservation Area Appraisal and Management Plan be approved for consultation.**

2. Background

- 2.1 Appraisals are being written for each of the Borough's 35 conservation areas. They describe the conservation area, explaining a little of its history and development, and identify the features which give it the special character leading to its designation as a conservation area. A summary of key features is included to guide future development within the conservation area. The management plan sets out a mid- to long-term strategy to preserve and enhance the character and appearance of the conservation area and in particular to deal with the negative areas, problems and pressures identified in the appraisal.

3. The Conservation Area Appraisal and Management Plan

- 3.1 A draft Appraisal and Management Plan document for the Ixworth Conservation Area, attached to this report as Appendix A, has been written in accordance with the English Heritage guidance notes 'Guidance on Conservation Area Appraisals' and 'Guidance on the Management of Conservation Areas', both published in February 2006. The Management Plan details the opportunities for improvement identified to date.
- 3.2 Whilst writing the appraisal, an assessment was made as to whether the existing boundary met the following criteria:

- (a) Does it follow a defined or tangible boundary, or logically relate to the land or buildings?
 - (b) Does it enclose modern buildings which better relate to development outside the conservation area?
 - (c) Is there land or buildings included within the conservation area that do not contribute to its character or appearance?
 - (d) Is there land or buildings which make a positive contribution to the character or appearance of the conservation area that are outside the current boundary?
- 3.3 As a result of the assessment, several amendments to the boundary of the conservation area are proposed. It is therefore intended to consult at the same time on these amendments, which are included in the consultation document. In addition to the consultation process detailed in 3.4 below, each resident directly affected by the proposed boundary changes will be written to individually.
- 3.4 It is proposed to seek public involvement in accordance with the Council's Statement of Community Involvement. Relevant bodies and consultees listed in Appendix 4 of the Statement of Community Involvement, including local amenity groups, will be consulted on both the Appraisal and the Management Plan. A press release will be circulated and posters will be displayed in the village informing residents that the draft document can be viewed at West Suffolk House and Ixworth Library and also on the Council's web site. Comments can be made in writing or by e mail. A drop-in session will be arranged in Ixworth when anyone can speak to the Conservation Officers in person and make comments regarding the Appraisal and their ideas for the Management Plan. Following the consultation period the Appraisal and Management Plan will be amended as appropriate for approval as non-statutory planning guidance.

4. Recommendations

- 4.1 The Working Party is asked to recommend to Cabinet that the draft Conservation Area Appraisal and Management Plan for the Ixworth Conservation Area be approved for consultation.
- 4.2 Any typographical, factual and/or grammatical changes required to the final document be agreed by the Head of Planning and Economic Development in consultation with the Portfolio Holder for Transport and Planning.

For further information contact:

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Consultation Draft

Ixworth
Conservation Area
Appraisal and Management Plan

Planning & Economic Development
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

October 2009

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Introduction

This document has been prepared as a consultation draft. All comments received will be summarised and this summary, together with the Council's response and any proposed changes to the appraisal and management plan, will be reported to a future council meeting. Following consultation, the Borough Council intends to adopt the document as planning guidance.

Comments in response to this consultation draft should be sent in writing by _____ 2010 to:

The Conservation Team, Planning and Economic Development, St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU or email:

conservation@stedsb.gov.uk

A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Borough Council has a duty to designate conservation areas and to have regard to their special character and appearance when considering planning applications for development. The Planning (Listed Buildings and Conservation Areas) Act 1990 contains the legislation regarding the designation of conservation areas and the duties of the Borough Council. National guidance on conservation areas is contained in Planning Policy Guidance Note (PPG) 15: Planning and the Historic Environment. Detailed local policies about how the Borough Council will consider planning applications in conservation areas are set out in the Replacement St Edmundsbury Borough Local Plan 2016.

This document is an appraisal of the special character and appearance of the Ixworth Conservation Area and has been produced in accordance with the advice contained in 'Guidance on conservation area appraisals' and 'Guidance on the management of conservation areas', both published in February 2006 by English Heritage. It includes a summary of key features and characteristics to guide future development in the conservation area. It will be used in the determination of applications to ensure proposals preserve or enhance the character or appearance of the conservation area. Developers should have regard to the appraisal in the preparation of proposals, and Design and Access Statements and Heritage Statements should address the key findings of the appraisal and demonstrate how a proposal will preserve or enhance the character or appearance of the locality (see section 5).

This appraisal expands on the information within the policies the Replacement St Edmundsbury Borough Local Plan, particularly policies HC4: buildings of local architectural or historic significance; HC5: the demolition of unlisted buildings, structures or features within a conservation area; HC6: new development in conservation areas; and DS3: development design and impact.

This document supports the priority in the Council's Corporate Plan to secure a sustainable and attractive environment and the long-term visions of St Edmundsbury 2025 which:

- values, protects and enhances the distinct landscapes and biodiversity of the borough
- has successfully retained and enhanced its built and natural heritage and environment

It is not the purpose of this appraisal to provide a detailed account of the history of the conservation area. A brief history is included, however, as much of what we value today and seek to protect in the conservation area is a direct result of historical events and developments. A bibliography is included at the end for those wishing to learn more about the village's history.

The Ordnance Survey mapping included within this publication is provided by St Edmundsbury Borough Council under licence from the Ordnance Survey in order to fulfil its public function as planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping for their own use.

Summary of the special interest of the conservation area

The conservation area in Ixworth focuses on the historic centre of the village. Many historic buildings line the streets interspersed with attractive gardens and set against a backdrop of mature trees. In particular, High Street is vibrant, having a combination of houses and a variety of shops, reflecting its former location on the A143 and A1088 prior to the construction of the bypass.

The different ages and uses of the buildings mean that there are many different designs and sizes, with no one style being typical. Traditional materials predominate and add interest to the conservation area with their contrasting colours and textures.

Assessing special interest

1 Location and setting

Context

Ixworth is located just off the A143 between Bury St Edmunds and Diss, approximately 6 miles to the north of Bury St Edmunds. It is a compact settlement, enclosed on the north and east sides by roads (the A1088 to Thetford and the A143 to Diss respectively), whilst the Black Bourn river runs along the south and west of the village.

The parish of Ixworth has a population of around 2,200 in a borough of just over 100,000. The southern part of the conservation area, south of the Black Bourn river, lies within Pakenham Parish.

The boundary of the conservation area

In recognition of its architectural and historic importance, the Ixworth Conservation Area was designated on 18 May 1973. This boundary is shown on map 1.



Map 1: the Ixworth Conservation Area as designated on 18 May 1973

Whilst carrying out the appraisal an assessment of the boundary has been undertaken. Based on the following tests, a number of anomalies with the boundary became apparent. These can be grouped into four main categories:

- A does it follow a defined or tangible boundary, or logically relate to the land or buildings? The original conservation area boundary was based on the 1904 Ordnance Survey map base. Modern mapping is now more accurate and, as a result, in some parts of the conservation area there are small anomalies between the boundary as drawn on the map and what is actually on the ground, as the two no longer accurately correlate.
- B does it enclose modern buildings which better relate to development outside the conservation area?
- C is there land or buildings included within the conservation area that do not contribute to its character or appearance?
- D is there land or buildings which make a positive contribution to the character or appearance of the conservation area that are outside the current boundary?

The proposed changes to the boundary of the conservation area are collectively shown on map 16 in the Management Plan at the end of this document. They are also described individually in further detail in the relevant character areas in section 4 and shown on maps 5-15.

Plan form and general character

The conservation area is characterised by streets which are predominantly residential in nature and scale. Streets tend to be straight rather than meandering. The exception to this is the junction of High Street and Bury Road, where Bury Road sweeps around a strong curve to meet the southern end of High Street, giving interesting views into the heart of the village.

High Street is densely developed with buildings positioned along the edge of the footpath. In contrast, the rest of the streets within the conservation area include properties with front gardens and their planting greatly enhances the appearance of the streets. There is an abundance of mature trees which form the backdrop to many views within the conservation area.

Ixworth has developed with a mixture of old and new buildings so exhibits a rich variety of building styles, materials and detailing. Plot sizes are similarly varied. High Street and Bury Road have a concentration of listed buildings with others scattered throughout the conservation area.

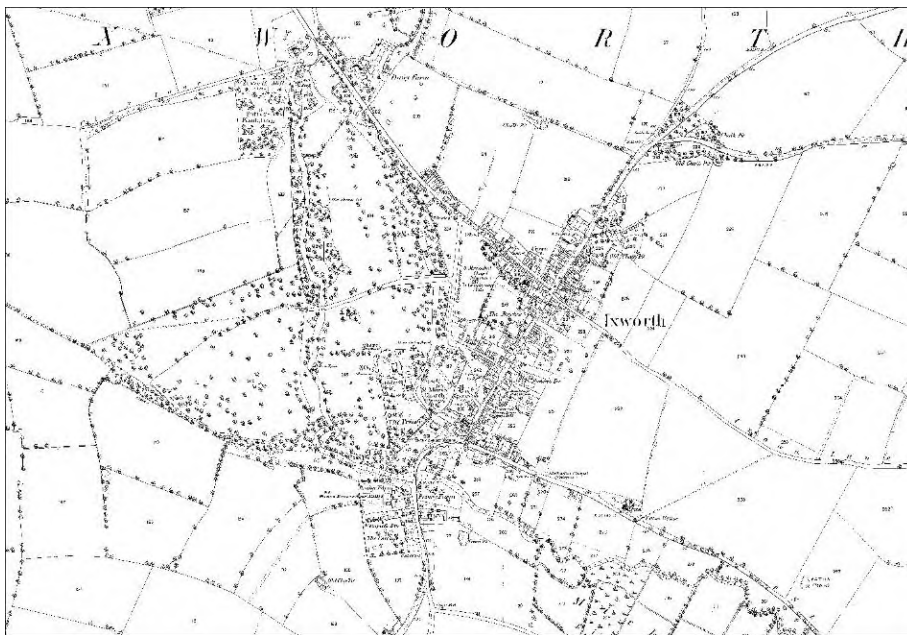
2 Historic development and archaeology

Origins and historic development of the conservation area

The name Ixworth is derived from the Anglo-Saxon 'Gisca's Worth', which means a worth (land or a farm) owned by Gisca. The Priory (now part of Ixworth Abbey) was founded in 1170 by Gilbert de Blund. The Priory was occupied by Augustinian Canons and the Priory continued to develop over the following 300 years. It is possible that the school referred to in a valuation of 1536 met in the building.

High Street has always contained a variety of shops. It is likely that the local traders would have sold their goods in the market which received a Royal Charter in 1384 and which once stood at the southern end of the High Street. Kelly's Directory of 1892 lists, amongst others, eight farmers, four bakers, five wheelwrights, five butchers and four builders in Ixworth. It also had a school attendance and vaccination officer, tax collector, police superintendant, a solicitor and court advocate, and church bell hanger. Of particular note is the industrious Nathaniel Randall, who was a watch and clock maker, jeweller, stationer, registrar of births and deaths for Ixworth sub-district and registrar of marriages for Thingoe district, and he also ran the post office!

A map published by C Smith of 1806 shows the settlement of Ixworth to be concentrated around the junction of High Street with Thetford Road and Crown Lane. Bury Road and Stow Road are not evident. By the 1830's, however, the main roads were all laid out as they exist today and development had extended along the southern end of High Street, Bury Road and west into Stow Road. In his *Imperial Gazetteer of England and Wales*, written in 1870-72, John Marius Wilson described Ixworth as consisting of 'two neat and well built streets; was once a market town'. At the time of writing his *Gazetteer* the population was 1079 and there were 229 houses. By the turn of the century the form of the village had not significantly changed. Development was established along and confined to the main roads, with little encroachment into the countryside behind. The Ordnance Survey map of 1945 shows little change in the settlement pattern since the 1880's version was published (map 2). The latter half of the 20th century, however, saw a substantial expansion of the village, particularly to the west and north-east. Despite this, the centre of the village still retains the strong character and appearance of a historic settlement.



Map 2: Ordnance Survey map of Ixworth in the 1880's

The buildings in Bury Road, to the south of the Black Bourn, although part of the village of Ixworth are within the Parish of Pakenham, the parish boundary following the course of the river.

Archaeology and scheduled ancient monuments

There are no Scheduled Ancient Monuments within the conservation area, although two nationally important scheduled sites lie close by.

Adjoining the village to the south, at the junction of Stow Road and the A143, is the site of a Roman fort and its attached extra-mural settlement. Non-scheduled sites regarded as of regional or national importance relating to the fort are found to the north-west, within or close to the conservation area. The course of a Roman road runs through the site of the fort and meets just south of the river with another from Pakenham.

To the east of the village is the second Scheduled Ancient Monument which is the site of a Roman villa located to the north of Stow Lane (the A1088).

Within or adjacent to the conservation area are several recorded sites considered to be of national or regional archaeological importance, including:

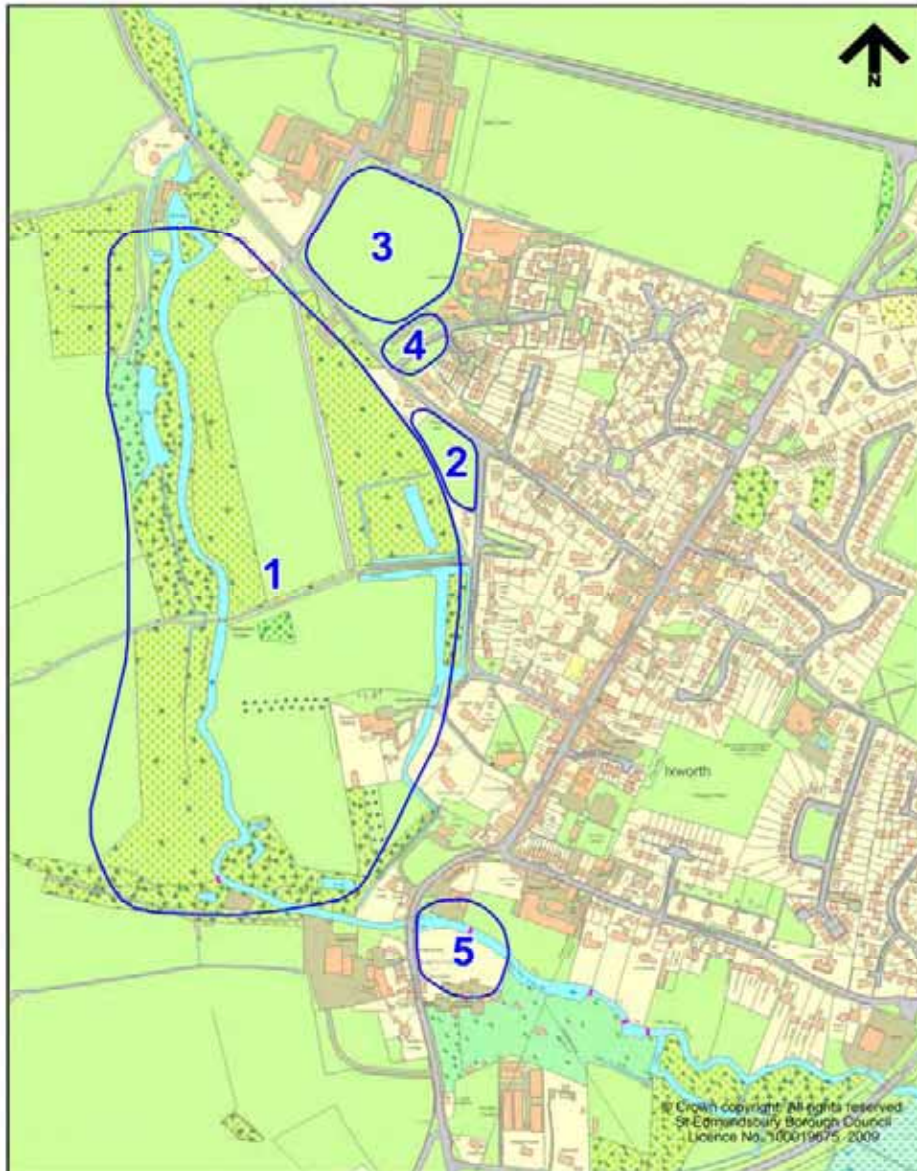
- the Priory site with associated former outbuildings and fishponds
- the church and churchyard of St Mary in High Street
- an early Saxon cemetery located between Stow Road and the Black Bourn river
- the waterworks associated with the watermill
- the site of a post-Medieval bridge at the point where the Stow Road now crosses the Black Bourn

Coins dating from the late Iron Age and Roman material have been found to the north of the river which may indicate pre-Roman and further Roman extra-mural settlement near the river and river crossing. This area is therefore considered to be of potential archaeological significance.

3 Spatial analysis

Character and interrelationship of spaces

The compact nature of Ixworth means there are few open spaces within the core of the village but the most significant are shown on map 3 and described below.



Map 3: open spaces within the conservation area

1 Ixworth Abbey/Ixworth Watermill

The most significant open space is the land located immediately west of the village, lying to the south of Thetford Road and Ixworth Mill and extending to Ixworth Abbey. It is enclosed to the south and west by the Black Bourn river (map 3 and photo 1). A tree-lined track from Commister Lane leads into the centre of this area. The track runs by a wooded area to the north which then opens up to views over fields with the Round House visible in the distance. To the south is an attractive view of the north elevation of Ixworth Abbey, with a nearby Cedar tree and the church tower visible to the right completing the scene (photo 11). The track continues west to the Black Bourn which is crossed by an attractive brick bridge

with three arches. From the bridge are views north and south along the river and west out of the conservation area over the fields beyond.

The space contains the historic fishponds associated with the Priory to the south and the waterworks of Ixworth Watermill to the north.



Photo 1: open space to the west of the village

2 Allotment gardens, Thetford Road

Located at the junction of Thetford Road and Commister Lane are allotment gardens (map 3 and photo 2). On plan, they appear as part of the much larger space associated with the Abbey and Watermill described above but the two areas are very different in scale and character and are not visually related.

The allotments provide a pleasant and attractive open space at the edge of the buildings along Thetford Road, where development becomes sparser as it merges into the countryside.



Photo 2: allotment gardens



Photo 3: field next to Dairy Farm – view west

3 Field next to Dairy Farm, Thetford Road

This space is a simple but substantial area of pasture with tree planting around the edges (map 3 and photo 3). The pasture provides the setting for Dairy Farm which, together with its associated buildings, is visible to the west. The new development at the end of Peddars Close is visible across the field to the east

4 Treed area at the junction of Thetford Road and Peddars Close

This grassed area with numerous mature trees marks the western extent of the built-up part of the village (map 3 and photo 4).



Photo 4: trees at the junction of Thetford Road and Peddars Close

5 Gardens

Adjoining the Black Bourn on the east side of Bury Road are the gardens belonging to Priory Farm and Priory Lodge (map 3 and photo 5). The low-lying land means that the well-kept, attractive gardens are clearly visible from the footpath and bridge and the mature trees enhance the appearance of this part of the conservation area.



Photo 5: garden to Priory Farm visible from Bury Road

On the opposite side of the river, the open pasture provides a setting for Reeves Farm.

Elsewhere throughout the conservation area are numerous private gardens open to public view. The shrubs and mature trees within these gardens, particularly to the rear of High Street, contribute significantly to the overall character and appearance of the conservation area and enhance the setting of the many traditional buildings (photo 6).



Photo 6: examples of private gardens in the conservation area

Key Views and Vistas

The linear nature of High Street affords long views of it from both ends. Looking north, the view out of the conservation area from High Street is framed by trees (photo 7). The view south is terminated by the large tree located at the junction of High Street, Bury Road and Stow Road. An attractive view of the secluded church can be seen just off High Street (photo 8).



Photo 7: view north along High Street



Photo 8: St Mary's Church, High Street

Views into and out of the conservation area are also seen along Thetford Road, Stow Road and Bury Road (photo 9). All these streets contain mature planting and substantial trees which line and frame the views along the streets and soften the otherwise hard building lines. On a smaller scale, open carriage arches and gaps between buildings allow glimpses of outbuildings and trees behind (photo 10).





Photo 9: examples of views into the conservation area



Photo 10: gaps and glimpses between buildings

From the track off Commister Lane are views over the open space to Ixworth Abbey and the Round House, as described above (photo 11)



Photo 11: view of Ixworth Abbey

4 Character analysis

Definition of character areas

Four areas of distinct character have been identified within the conservation area which are described below and shown on map 4. Although the areas are defined below, there are zones of transition between:

- Area 1 High Street
- Area 2 secondary roads leading into High Street – Thetford Road, Stow Road and Bury Road
- Area 3 The Paddock/Commister Lane area, including Abbey Close and Beeches Close
- Area 4 open space to the west of the village including Ixworth Mill and Ixworth Abbey



Map 4: conservation area character zones

Area 1 - High Street

Prevailing and former uses

High Street has always been the centre of the village and still contains the variety of different uses associated with this. Shops are interspersed with pubs, cafes and houses. There are some houses which have old shop fronts. Of particular note is the former Mulley's garage with its distinctive yellow pumps and hose delivery arms still in place.

Buildings

The majority of buildings in High Street are two storeys set along the back of the footpath. Terraces and detached properties are found, with the boundaries between buildings continuing the built frontage. Although some modern buildings are found, the majority are historic buildings of varying styles. The different scales of the buildings, together with the gentle slope of the street, results in a varied roofline, with large and decorative chimneys adding further interest (photo12). Roof eaves line the street interspersed with the occasional gable. Roof slopes are uninterrupted on the whole, with dormers only found on a few buildings.



Photo 12: the varying styles and scales of buildings along High Street

Specific buildings of note include the Church of St Mary, set back just off the main street (photo 8). The late 15th century west tower, with its fine knapped flintwork, is a prominent feature rising above the surrounding two-storey buildings and views of it can be seen from numerous places within the High Street.

The Pykkerell Inn dates from the 16th century, although it was heavily restored in the 19th century (photo 13). The 16th century detailing of the buildings can better be seen in the two-storey stable behind, visible through the carriage arch. This ornate building has stepped gable ends, a jettied upper floor and brick nogging infill panels in the timber frame.



Photo 13: The Pykkerell Inn



Photo 14: 12-14 High Street

Numbers 12-14 High Street, now one house, is of early 17th century origin. The high quality of the timber frame can be seen from the exposed studding on the first floor. This building also has an unusual Dutch gable on the south elevation (photo 14).

The former Mulley's Garage at 29 High Street dates from the early 19th century. It was used by the omnibus company before being bought by Mr Mulley in 1939. The Beckmeter pumps at the front of the building were first licensed in 1935 (photo 15). Opposite is 48 High Street, an imposing 18th century house. It is a timber-framed building but the exterior is plastered and lined to simulate stone. Located at the heart of the High Street in a prominent position, it is unfortunate that this Grade II listed building is in a very poor condition, significantly detracting from the appearance of High Street. The building is included in the Buildings at Risk Register.



Photo 15: the former Mulley's Garage



Photo 16: Holmlea with the former smithy to the left

The Robert Peel Guest House at 3 and 5 High Street was a purpose-built police station. Dated 1878 it is a substantial building which contained a court room, cells and living accommodation for a sergeant and constable.

Next to the former police station is Holmlea, a 16th century jettied house with an early 19th century bow window. Next to it, at 1 High Street, is a late 18th century smithy (photo 16). Kelly's Directory of 1892 identifies two blacksmiths working in Ixworth and the smithy was still in use into the 1980's. It was converted to a funeral directors premises in the 1990's.

Buildings materials

The ad hoc nature of development and the different ages and styles of the buildings in High Street means that a varied palette of traditional materials is found in many combinations. Walls of render (some with pargeting), red and buff brick, flint and timber frame can all be seen with any combination of slate, pantile and plaintile roofs (photo 12). Only one thatched roof survives.

Flint is by far the most common material used for boundary walls (photo 17).



Photo 17: examples of flint boundary walls in the conservation area

Details

As is the case with the building materials, a wide variety of details are seen. Ridge cresting, chimneys, bargeboards, sash windows, casement windows and leaded lights, planked and panelled doors, some with ornate surrounds, shaped and stepped gables, jettied timber frames and parapets all add richness to the quality of the buildings (photo 18). The Pykkerell has tile hanging on the walls and patterned tiles on the roof (photo 13). A number of traditional shop fronts survive (photo 19).





Photo 18: details within the High Street character area



Photo 19: traditional shopfronts in High Street

Green Spaces

The majority of buildings in High Street are set along the back of the footpath with any gardens being enclosed. As a result there is little significant vegetation in the main part of the street and no publicly accessible open spaces. Rear gardens can be glimpsed through carriage arches and the mature trees in gardens behind High Street and at the northern and southern ends of the street soften the otherwise hard nature of the street, retaining the intimate nature of the village setting (photos 10 and 20). At either end of High Street further mature trees frame views (photo 21).



Photo 20: mature trees and gardens in High Street



Photo 21: mature trees framing the view into High Street

Boundary amendments

Within this character area are several sites which are proposed for removal from the conservation area. These are red sites 4 – 8 on map 16. They are also shown in detail on the following maps

Red site 4 is at the north end of High Street (map 5). It comprises a group of modern houses which are part of Chalk Lane/Street Farm Lane and they better relate to this larger development rather than High Street. It also includes the fire station and police station. The open space and mature trees at the fronts of these buildings are an important focal point when viewed from within the conservation area and are therefore retained within the boundary.

Red sites 5-8 are all located behind High Street to the east. Site 5 is a group of modern houses at the end of Gough Place, positioned around 'the pit', which is thought to be an old lime or chalk pit (map 5). They are well-screened and not visible from High Street so do not contribute to its character or appearance. The trees within the pit, however, contribute to the setting of the conservation area and are retained within it.

Red site 6 is development which forms part of Fordham Place and part of Crown Lane (map 6). Again, the Fordham Place development included within the conservation area relates to the modern development off High Street. The buildings along Crown Lane are mixed in terms of their styles and materials and include a large haulage depot and modern properties. Views of the modern houses of Fordham Place are clearly seen from the land next to 2 Crown Lane.



Map 5: red sites 4 and 5 and blue site 4 in High Street



Map 6: red sites 6 and 7 in High Street

Red site 7 includes modern development forming the end of Crown Crescent rather than the more traditional buildings typical of High Street (map 6).

Red site 8 is Saddlers Yard, the library and bowling green (map 7). This area is also one of modern development to the rear of High Street. The library and bowling green are set back behind large gates and gate piers (which remain within the conservation area) and are not visible from High Street.



Map 7: red site 8 in High Street (and red site 9 and blue site 5 in Stow Road)

There is also a small area of land forming the western boundary of Stable Cottage and the southern boundary of Lodge Cottage, both off High Street. This is blue site 4 on map 5. The original conservation area boundary was based on the 1904 Ordnance Survey map base. Modern mapping is now more accurate and, as a result, there are some small anomalies between the boundary as drawn on the map and what is actually on the ground, as the two no longer accurately correlate. This small area of land is therefore to be included to follow a logical boundary based on the updated mapping.

Area 2 - Secondary streets leading into High Street

Prevailing and former uses

Bury Road, Thetford Road and Stow Road all exhibit a combination of houses interspersed with farm buildings and established business premises (photo 22). Along Thetford Road there is also a former chapel which is now a warehouse and a National School building now converted into an office with warehousing (photo 23). The property known as The Old Woolpack Public House in Bury Road suggests a former use of this 17th century building!



Photo 22: farm buildings in Bury Road



Photo 23: former chapel in Thetford Road

Buildings

These are typical village streets lined with a variety of traditional and modern buildings. The scale of the buildings varies but most are two storeys in height. In Bury Road, buildings either line the street or have boundaries demarked with walls, fences or railings which continue the building frontage (photo 24). Roof eaves are predominant with the occasional gable. Roof slopes are unbroken with no dormers.



Photo 24: Buildings and walls line the street along Bury Road

Stow Road has a more open character with a greater proportion of modern buildings than Bury Road, resulting in a greater variety of styles. Buildings follow a less formal building line. Some plots have open frontages and to the east the buildings are on elevated ground. The tall hedges and boundary wall of Cross House increase the sense of enclosure at the east end of the street. Eaves line the street with

gabled or hipped ends to buildings. Although found on the Dover Terrace houses, dormers are not a typical feature of properties in Stow Road.

The mix of old and new buildings is also seen in Thetford Road. Building heights are more varied with single and two-storey buildings found. Again, eaves typically line the roads and dormers are not found. Development is concentrated at the eastern end of the road. There is a strong sense of enclosure with hedges and boundary walls, typically of brick and flint, providing a visual link between buildings. Travelling west out of Ixworth, the street becomes much more rural in character making the transition between the built-up area and the countryside.

Buildings of note include The Cyder House (photo 25), located where Bury Road joins High Street. It is a 15th/16th century timber framed house with an early 19th century brick facing. Adjoining the house to the south is a parlour wing added in the early 16th century with a moulded jetty bressumer and ornate capitals to the shafts. Original mullion windows survive on the first floor.



Photo 25: The Cyder House



Photo 26: Priory Farmhouse

Priory Farmhouse (photo 26) in Bury Road is a 16th century timber framed building with hexagonal chimney shafts and leaded-light windows. Across the road is Bridge Farm, also dating from the 16th century. Its exposed timber frame can be seen on the front elevation.

The small thatched building (photo 27) on the west side of Bury Road is an early 19th century former lodge to Stayer Cottage. Its design, with the conical thatched roof, central chimney stack and Gothic style arched windows, is similar to the gate lodge of the same date located on Thetford Road to serve Ixworth Abbey (see Area 4).



Photo 27: Early 19th century former lodge to Stayer Cottage

Dover House, Stow Road, (photo 28) is a jettied timber-framed 15th century Wealden farmhouse. Wealden houses have two jettied ends and are not commonly found in East Anglia.

Also unusual are the four pairs of houses at the eastern end of Stow Road (photo 29). Dating from 1893-4, they were built for Thingoe Rural District Council and are the earliest rural council houses in England.



Photo 28: Dover House



Photo 29: The earliest rural council houses in England

Dairy Farmhouse (photo 30) on Thetford Road, and the two barns to the north, all date from the late 16th century. The farmhouse has a jettied front elevation with a two-storey flint range at the rear, added in the 19th century. The barns are substantial weatherboarded buildings with pantiled roofs.



Photo 30: Dairy Farmhouse on Thetford Road, illustrating the dominant roofscape of the barns

The Round House, Mill Barn and Ixworth Watermill are all described within Area 4.

Building Materials

In all three streets, the mix of materials found in High Street continues to be found. Render, red and buff brick, timber framing and flint are all found on the buildings, together with slate, pantiles and plaintiles for the roof coverings. Thatch is rarely found. Traditional finishes have also been used on newer properties. Pantiles are used extensively on the agricultural buildings with their walls typically being weatherboarded or flint (photo 31).

Flint is the predominant materials used for boundary walls, both around old and new properties. In many cases, historic walls have been retained to form the enclosures around modern buildings.



Photo 31: examples of building materials

Details

The range of building ages and styles gives rise to a rich selection of detailing found in these streets (photo 32). Chimneys, overhanging eaves and bargeboards add interest at roof level, whilst an assortment of traditional windows and doors provide variety to the elevations of the buildings. Casement windows are prevalent, some with leaded lights, Gothic arches or in cruciform frames. Some of the older timber framed properties have jetties.



Photo 32: details within Bury Road, Thetford Road and Stow Road

The prolific use of flint boundary walls, of substantial length in some cases, imparts a strong character to these streets (photo 33).



Photo 33: examples of flint walls

Green Spaces

The more significant open spaces in these areas are described in Section 3, Spatial Analysis.

In addition to these, however, the contribution made by the smaller private gardens should be recognised. The planting in such gardens is clearly seen behind the low boundaries. In contrast, the mature trees found throughout the conservation area, some of which are particularly impressive, provide an attractive backdrop. Together, the gardens and trees provide attractive settings for the buildings, soften the overall appearance of the streets and enhance their character considerably. Indeed, the combination of brick and flint walls with trees and planting behind is a typical characteristic of the conservation area (photo 34).



Photo 34: Gardens and trees provide an attractive setting for the buildings

The grass verge along the southern side of Stow Road, although not within the conservation area boundary, enhances the setting of this part of the conservation area.

Boundary amendments

Within this character area are several sites which are proposed for removal from the conservation area. These are red sites 1-3 in Thetford Road, 9 in Stow Road and 10-12 in Bury Road.

Red site 1 is a small area of land along the southern edge of The Langridge (map 8). This area is proposed for exclusion to accord with the actual boundary line shown on the more accurate mapping used today.



Map 8: red site 1 in Thetford Road



Map 9: red site 2 in Thetford Road

Red site 2 located along the northern side of Thetford Road relates to modern development in Peddars Close/Reeve Close and Peasecroft Road (map 9). Here, the buildings within the conservation area are part of the modern developments outside the conservation area and relate better to these. The grassed area with mature trees at the junction of Thetford Road and Peddars Close and the trees within the doctors surgery car park contribute significantly to the character and appearance of the conservation area and are therefore retained within it.

Red site 3 comprises 52 and 54 Street Farm Lane and land along the rears of properties between Caraway and 4 Crown Mews, Thetford Road (map 10). The properties in Street Farm Lane are part of a larger modern development to which they better relate. The removal of the small areas of land to the rear of the properties along Thetford Road is to reflect the actual boundaries of the properties based on the more accurate mapping use today.

Red site 9 is modern development located to the south of Stow Road which better relates to the buildings along the south side of Stow Road which are outside the conservation area (map 11).

Red site 10 is a small area of land located immediately south of the outbuildings of Priory Farm in Bury Road (map 12). The original conservation area boundary was based on the 1904 Ordnance Survey map base. Modern mapping is now more accurate and, as a result, there are some small anomalies between the boundary as drawn on the map and what is actually on the ground, as the two no longer accurately correlate. The small area of land is therefore to be excluded to follow a logical boundary based on the updated mapping.



Map 10: red site 3 and blue site 3 in Street Farm Lane and Thetford Road



Map 11: red site 9 and blue site 5 in Stow Road (and red site 8 in High Street)



Map 12: red sites 10, 11 and 12 and blue sites 6, 7 and 8 in Bury Road

Red site 11 in Bury Road, comprises a remnant of land to the south of Colgate Bungalow and the modern road junction (map 12). It does not contribute to the overall character and appearance of the conservation area.

Red site 12 is a small area of land to the west of Bridge Farm, off Bury Road (map 12). It is proposed for removal from the conservation area to accord with the boundary as shown on the more accurate mapping used today.

This character area also contains four sites which are proposed for inclusion within the conservation area. These are blue sites 2 and 3 in Thetford Road, 5 in Stow Road, and 6-8 in Bury Road.

Blue site 2 is part of the Dairy Farm complex (map 13). The listed farmhouse is included within the conservation area but the listed barns and farm buildings to the north and its garden to the west are excluded. It is therefore proposed to amend the boundary to include the complete group within the conservation area.



Map 13: blue site 2 in Thetford Road (and blue site 1 in the open space to the west)

Blue site 3 comprises a group of small areas of land to the rear of Crown Cottage, 5 and 6 Crown Mews and Crown House (map 10). The inclusion of these small areas is to reflect the accurate boundaries of the properties based on the more accurate mapping use today.

Blue site 5 in Stow Road affects Dover House and the agricultural buildings of Reeves Farm (map 11). The boundary currently cuts through a cart lodge, and divides the garden of Dover House and the field to the south. It is therefore proposed to amend the boundary to include the whole group of buildings, the full garden of Dover House and the entire field to the south, as it provides the setting for the farm buildings on the edge of the village.

Blue site 6 comprises two small slivers of land, one to the east of the orchard north of Colgate Bungalow and the other forming the eastern edge of the garden of Colgate Bungalow (map 12). Again,

these amendments are purely to reflect the accurate mapping now used and to relate the boundary of the conservation area to logical boundaries on the ground.

Blue site 7 relates to a small piece of land to the south of the driveway in Stayer Farm (map 12). The boundary cuts through the driveway and does not follow a defined, logical line. The inclusion of blue site 5 means the amended boundary will follow the hedge that defines the driveway into Stayer Farm.

Blue site 8 is a small area of land to the west of Bridge Farm, off Bury Road, which is proposed for inclusion within the conservation area to accord with the boundary as shown on the more accurate mapping used today (map 12).

Area 3 - The Paddock/Commister Lane area

Prevailing uses and former uses

This area largely comprises modern residential development. At the junction of Commister Lane and High Street are older outbuildings belonging to properties along High Street itself. Tudor Cottage is the only listed building within this part of the conservation area (photo 35).

Buildings

This area contains modern houses which are typically single or two storey detached properties set in private gardens. The front gardens are often open with no boundary walls or fences (photo 38). Many of the buildings are very secluded and not visible from the main streets. This area forms part of the conservation area because of the generous planting and significant mature trees which are visible from elsewhere within the more historic parts of the village and conservation area and make a significant contribution to its setting (photo 38).



Photo 35: Tudor Cottage

Building Materials

Being modern properties, brick and concrete tiles are the prevalent materials found on the visible properties. Some have more traditional finishes such as render. Tudor Cottage is a rendered house with a brick and flint boundary wall. Other flint boundary walls can be seen along the part of Commister Lane close to High Street (photo 36).



Photo 36: examples of building materials

Details

Simple designs mean that there is little detail. Tudor House has large chimneys, which are a striking feature, and decorative bargeboards (photo 37).



Photo 37: examples of details found in The Paddock/Commister Lane area

Green Spaces

The open nature of the front gardens and the mature trees amongst the houses combine to form an important area which significantly contributes to the character and appearance of the conservation area as a whole (photo 38).



Photo 38: trees within The Paddock/Commister Lane character area

Boundary amendments

There are no amendments proposed to the conservation area boundary in this area.

Area 4 - Open space to the west

Prevailing and former uses

The priory/abbey, The Round House (originally built as the gate lodge to the abbey) and Mill Barn are all now in private residential use.

Buildings

This area contains the watermill with its attached mill house, mill barn, the former priory and The Roundhouse. Although facing Thetford Road, the waterworks associated with the watermill are located within the open space behind the building and Mill Barn, as its name suggests, was originally connected to the watermill. Similarly, The Round House was originally associated with the abbey, located further south within the open space. These buildings are therefore described in this section, forming an integral part of the open space, rather than being included within character area 2 as part of Thetford Road. The diverse nature of these buildings means that there are no typical characteristics.

Ixworth Abbey is a significant building dating from the 1170, when the priory was founded. The development of the building over hundreds of years means it has a complex layout and irregular form. It was partly demolished after the Dissolution and what survived became a domestic building. The track

from Commister Lane into the site affords a good view of the northern elevation of the building (photo 39).



Photo 39: Ixworth Abbey



Photo 40: The Round House

The Roundhouse was built in the early 19th century as a gate lodge for the abbey. It has a conical thatched roof and Gothic style arched windows (photo 40). Its design is similar to the former lodge to Stayer Cottage on Bury Road (see Area 2).

The watermill is a three storey weatherboarded building built in the 18th century. Although now disused it still contains a complete set of machinery. The attached mill house is an older building, dating from the early 17th century. Of two storeys, it is a rendered timber framed house. The scales and differing materials used reflect the distinct functions of the two buildings (photo 41).



Photo 41: Ixworth Watermill

Mill Barn is an 18th century former barn. It is now converted to a dwelling but weatherboarding reflects its original use.

Building Materials

Despite the very different scale and function of the buildings in this area, the use of traditional materials prevails (see photos 39 - 41). The historical hierarchy associated with the use of materials is perhaps more evident in this small group of buildings than elsewhere in the conservation area. The residential buildings – abbey, gate lodge and mill house - have rendered or brick walls, whereas weatherboarding is used on the non-domestic buildings – the mill and Mill Barn. Plain tiles, slates and pantiles are used on

the roofs of the bigger buildings. The Round House is thatched, a typical material for an ancillary 'folly' style building of its period.

Details

The degree of ornamentation found on the buildings again reflects their function. Mill barn and the watermill are simple in appearance without unnecessary decorative features (photo 41). The north elevation of Ixworth Abbey, which is open to public view, has a panelled door with a traceried fanlight and a fine doorcase with fluted pilasters and carved console brackets (photo 39). The building has an assortment of chimneys of various sizes. The Round House has Gothic-style arched leaded-light windows and an ornate moulded brick chimney (Photos 40 and 42).



Photo 42: chimney and dormer of the Round House

Green Spaces

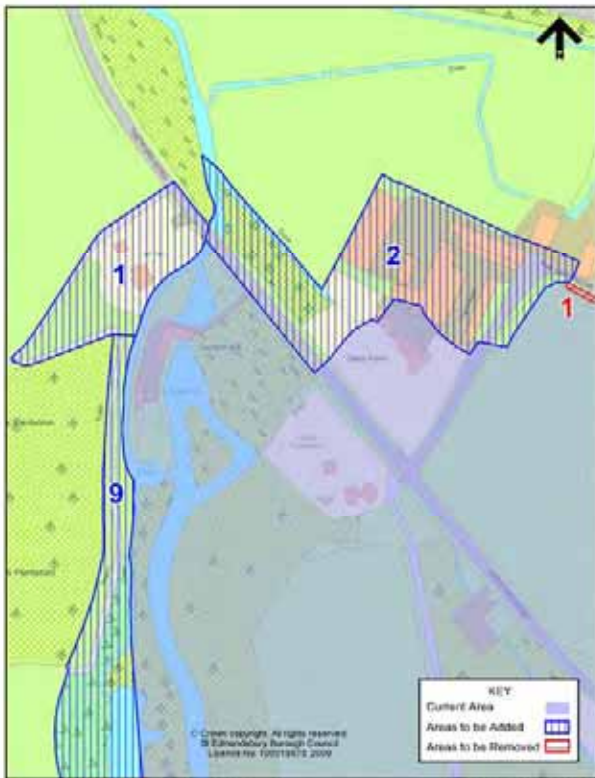
The open space relating to the buildings within this area is described in greater detail in Section 3, Spatial Analysis.

Boundary amendments

This area included two sites proposed for inclusion within the conservation area.

Blue site 1 is Mill Barn and its garden (map 14). This is a Grade II listed building which is currently adjoining the conservation area boundary. The barn historically was connected with Ixworth Mill, which is within the conservation area.

Blue site 9 contains the land between the Black Bourn and the present conservation area boundary (map 15). The boundary line at this point does not follow a logical, tangible boundary. It is therefore proposed to amend the western boundary of the conservation area to follow the edge of the trees along the western side of the river which form its backdrop and enhance the setting of the conservation area. To the west of Ixworth Mill, the boundary would follow a track which links to the Mill Barn site also proposed for inclusion (blue site 1, map 14).



Map 14: blue site 1 in the open space to the west



Map 15: blue site 9 in the open space to the west

Surfaces and Street furniture

Surfaces

Simple tarmac and concrete surfaces are used throughout the conservation area. It is patchy in places but on the whole in serviceable condition. Under the carriage arch of The Pykkerell Inn some older setts survive.

Street furniture

There is little street furniture within the conservation area. What there is tends to be concentrated in the southern part of the village.

Traditional style street lights are found in High Street and Bury Road. In Stow Road and Thetford Road older lighting is fixed to telegraph poles. There is a red telephone box at the eastern end of Stow road, and a seat, litter bin and meter cabinet at the junction of Bury Road, Stow Road and High Street. There is a village sign on the corner of High Street and Stow Road (photo 43).

Large traffic signs are prominent at the High Street/Stow Road junction and also at the eastern end of Stow Road (photo 44).



Photo 43: examples of street furniture within the conservation area



Photo 44: traffic signs in Stow Road and at the Stow Road/High Street Junction

Neutral and negative areas

On the whole, the conservation area is attractive with only a few areas in need of improvement.

Overhead wires are seen throughout the conservation area. Where these are more prolific they detract from the appearance of the conservation area.

General condition of the area and Buildings at Risk

Overall the conservation area is generally in good condition with well maintained buildings and well-kept gardens. There is one property, located in High Street, which is currently included in the Building at Risk Register.

Problems, pressures and the capacity for change

New development: Ixworth is identified as a 'rural service centre' in the adopted local plan and is a 'key service centre' in the emerging Draft Local Development Framework. In both instances, these are

villages which generally have a wide range of services and local employment provision. The key service centres will be the main focus for additional homes, jobs and community facilities outside Bury St Edmunds and Haverhill. Ixworth is one of the largest key service centres. The character and appearance of the conservation area will be a 'material consideration' when assessing the siting of, and applications for, new development.

Satellite dishes and similar equipment: this is not currently a huge problem within the conservation area but the growing demand for digital television has seen an increasing number of satellite dishes, antenna and similar equipment appearing. There are size limitations affecting where such equipment can be installed without planning permission. In addition, within a conservation area planning permission is required to put equipment on any elevation (including the chimney and roof slope) which faces and is visible from a highway. In order to protect the character and appearance of the conservation area, planning permission is unlikely to be granted for equipment in such locations.

Replacement windows and doors: many of the original windows and panelled doors have been lost to inappropriate modern replacements. The loss of such traditional features from properties can have a marked and detrimental effect on the character and appearance of the conservation area over time.

Windows and doors are particularly vulnerable to replacement, often with modern designs and materials which do not reflect the traditional details. With pressure to conserve energy, some owners are installing UPVC double glazed windows and doors. These use far more energy in their manufacture and disposal, however, that they are not sustainable (environmentally-friendly) in the longer term and the pay back time in terms of fuel cost savings is several years. Traditional timber windows are far more sustainable and their energy-saving performance can be upgraded with modern secondary glazing or draught-proofing systems. The Borough Council may introduce Article 4 Directions in order to protect traditional features (see Management Plan).

Installation of micro-generation equipment: there is increasing interest in the installation of equipment such as solar and photovoltaic panels, domestic wind turbines, ground and water source heat pumps and biomass heating systems. There are certain conditions affecting where such equipment can be sited without planning permission. Within a conservation area there are additional requirements, in particular that the equipment should not be on a principal or side elevation of a building and visible from a highway. This is to protect the 'public' appearance of the conservation area and planning permission is unlikely to be granted for the installation of equipment in visible locations. Whilst the need to become a more 'energy efficient' society is recognised, this has to be balanced against the statutory duty to preserve and enhance the character and appearance of conservation areas and this is reflected by current planning legislation. For further information about the installation of micro-generation equipment please contact the Planning Helpdesk (see section 7).

5 Key Characteristics to inform new design

Form

All streets generally comprise properties built hard against the back of the pavement or, away from High Street, with small front gardens. The building lines are very strong and well defined. The occasional building or group set back from the pavement edge does not weaken the building line as the boundaries continue the built up frontage. Typically roof eaves line the road interspersed with a few properties with gables. Almost all roof slopes are unbroken by dormers and chimneys are a prominent and very varied feature.

Scale

The majority of buildings within the conservation area are of two storeys. The development of the village over hundreds of years, however, has resulted in differing storey heights so the rooflines are varied. Overall throughout the conservation area there is variety of building and plot sizes. The elevations are generally well articulated so that the domestic scale remains even on the widest of frontages.

Details

Good quality traditional detailing is seen throughout the conservation area and is an integral part of its special character and appearance. Alterations to existing properties within the conservation area should ensure that original detailing is retained and the design of new buildings should incorporate typical details which reflect the character and appearance of the conservation area.

Materials

A wide palette of traditional materials for both walls and roofs is used throughout the conservation area. Flint is prevalent and in particular is used in abundance for boundary walls, which are a significant feature of the conservation area.

Boundaries

Front boundaries are typically marked by walls, usually of brick and flint. Numerous old flint walls survive, some now forming the boundaries to much newer properties. Timber fences and railings are sometimes used but are not typical.

Surfaces

Surface treatments are usually simple, of tarmac and concrete. New work and enhancement schemes should use good quality, preferably natural, materials which are appropriate to the character of the conservation area.

Spaces

The conservation area is not typified by the presence of public open space. Of much greater significance are the mature trees, both deciduous and evergreen, seen throughout the conservation area and which give an attractive backdrop to many street views, and the planting in private gardens, many of which are open to public view. They are both very important in giving the area its special character and appearance.

6. Management proposals for the Ixworth Conservation Area for 2010-2014

Provision to protect conservation areas is included in Policy HC6 "new development in conservation areas" of the adopted replacement St Edmundsbury Borough Local Plan 2016. It states:

"Proposals for new development within a Conservation Area must have regard to the special architectural or historic character or appearance of their setting in the following respects:

- i) the scale, height, massing, alignment, style and materials of existing buildings
 - ii) the form, function and manner of construction of the existing buildings;
 - iii) the relationship between building and spaces;
- and
- iv) plot divisions and boundary treatments."

This section sets out a medium to long-term strategy to preserve and enhance the character and appearance of the conservation area and in particular to deal with the negative areas, problems and pressures identified in the appraisal. It had been produced in accordance with the advice contained in the English Heritage document 'Guidance on the management of conservation areas' published February 2006.

The following issues have been identified whilst writing the conservation area appraisal. Public consultation will be undertaken to gain further ideas for action required and identify priorities.

Issue: proposed amendments to the conservation area boundary. The current boundary, designated on 18 May 1973, has some anomalies as identified in section 1 of this appraisal and described in the character areas in section 4. As a consequence of this appraisal, it is proposed to amend the boundary of the conservation area. The table below summarises the proposed amendments.

Possible solution: amend the boundary as shown in map 16

Action: follow the legal procedure to amend the boundary of the conservation area so it complies with the tests set out in section 1:

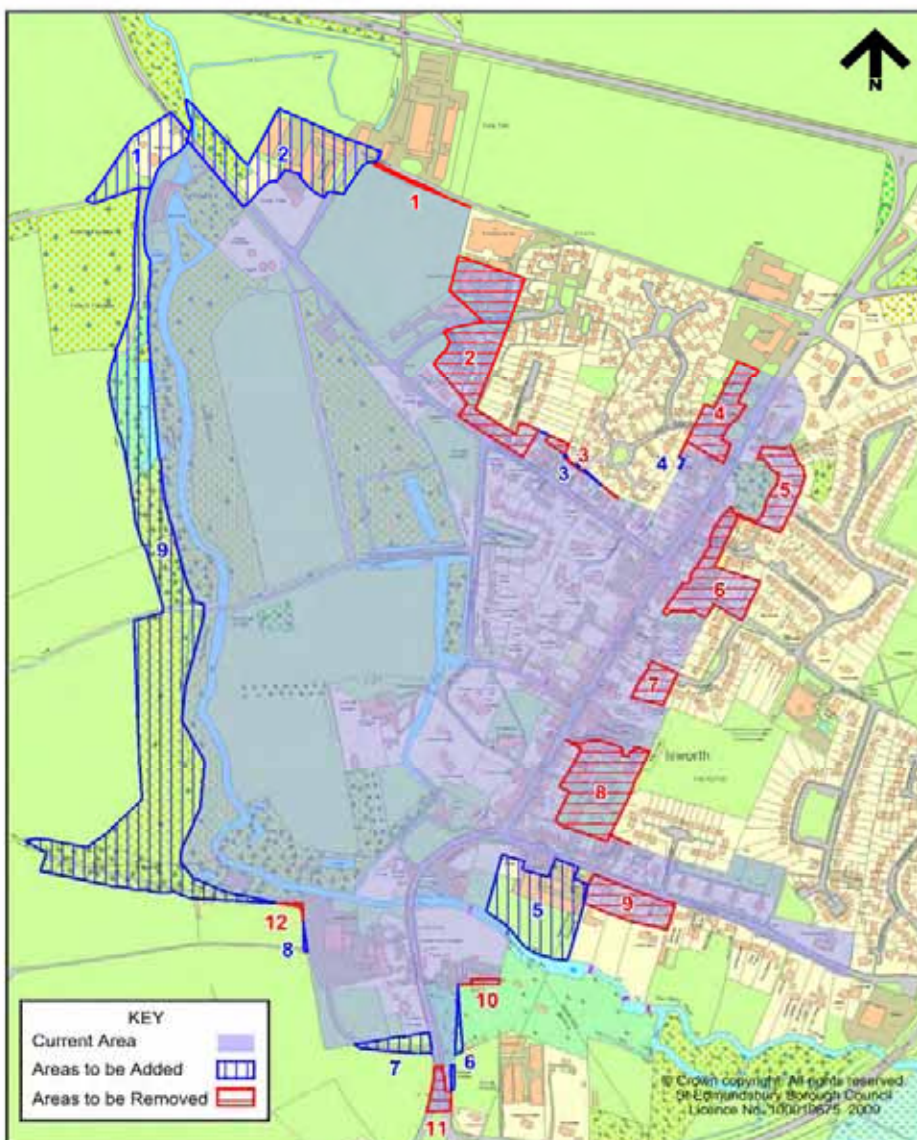
- A does it follow a defined or tangible boundary, or logically relate to the land or buildings? The original conservation area boundary was based on the 1904 Ordnance Survey map base. Modern mapping is now more accurate and, as a result, in some parts of the conservation area there are small anomalies between the boundary as drawn on the map and what is actually on the ground, as the two no longer accurately correlate.
- B does it enclose modern buildings which better relate to development outside the conservation area?
- C is there land or buildings included within the conservation area that do not contribute to its character or appearance?
- D is there land or buildings which make a positive contribution to the character or appearance of the conservation area that are outside the current boundary?

In summary, the proposed changes to the boundary are:

Sites to be removed	Reason(s) for exclusion (see categories above)
1 Southern edge of The Langridge, off Thetford Road	A
2 Peddars Close/Reeve Close/Peasecroft Road, off Thetford Road	B
3 52 and 54 Street Farm Lane and land along the rears of properties between Caraway and 4 Crown Mews, Thetford Road	A and B
4 Street Farm Lane, police and fire stations, High Street	B
5 Gough Place, off Crown Lane/Scott Road	B and C
6 Fordham Place/Crown Lane	B and C
7 Crown Crescent, off Crown Lane	B and C
8 Saddlers Yard, library, hall and bowling green, High Street	B and C
9 Properties along the southern side of Stow Road	B
10 Small area of land to the south of Priory Farm, Bury Road	A
11 Land to the south of Colgate Bungalow, Bury Road	C
12 Land to the west of Bridge Farm, Bury Road	A

Sites to be included	Reason(s) for inclusion (see categories above)
1 Mill Barn, Thetford Road	D
2 Whole of Dairy Farm complex, Thetford Road	A and D
3 Land to the rear of Crown Cottage, 5 and 6 Crown Mews and Crown House	A
4 Land to the west of Stable Cottage and south of Lodge Cottage, High Street	A
5 Whole of garden to the south of Dover Farm House and Reeves Farm group, including the field to the south, Stow Road	A and D
6 Two small areas of land to the east of Colgate Bungalow and the orchard to the north	A
7 Land to the south of Stayer Cottage, Bury Road	A
8 Land to the west of Bridge Farm, Bury Road	A
9 Land to the west of the Black Bourn	A and D

The changes are individually described in further detail within the relevant character areas in section 4 and shown on maps 5-15 and shown collectively on map 16.



Map 16: proposed amendments to the Ixworth Conservation Area boundary

Issue: secure the repair of 48 High Street, a Grade II listed building included in the Buildings at Risk Register

Possible solution: work with the owner to carry out necessary repairs to protect the building from further decay

Action: contact the owner to discuss necessary repairs.

Issue: protection of traditional details, materials and features which are important to the overall character and appearance of the conservation area.

Possible solution: their loss or alteration on residential properties could be prevented by the use of Article 4 Directions.

Action: A study of eligible buildings is required to establish if Article 4 Directions would be beneficial. If the borough council does decide to introduce them in Ixworth, the process will include further public consultation.

Issue: large traffic signs in Stow Road/High Street. The signs appear overly-large in relation to their contexts.

Possible solution: reduce their size or modify their appearance to minimise their visual impact on the

Action: Research is required to assess if it possible to reduce their size or change their appearance in accordance with the Highway Regulations.

Issue: patchy surfacing.

Possible solution: a consistent approach to the surface finishes throughout the conservation area is required to avoid a patchy finish in the future.

Action: A study of the existing surfaces and proposed replacement materials or finishes is required. Any schemes for enhancement works within the conservation area will be the subject of public consultation in accordance with section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Issue: visual intrusion from overhead wires which are visible in all of the streets, detracting from their appearance.

Possible solution: put the wires underground

Action: explore the possibility and cost of routing them underground with the relevant utility companies.

7. Useful Information and Contacts

If you have any queries about the Ixworth Conservation Area, or need advice about development and alterations within the conservation area, please contact:

Planning Helpdesk
Planning and Economic Development
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Tel: 01284 757675

E mail: planning.helpdesk@stedsbc.gov.uk

Or

the Conservation Team at the above address

Tel: 01284 757356 or 757339
E mail: conservation@stedsbc.gov.uk

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