

HERITAGE STATEMENT

Elveden Garden Centre, Suffolk

JCH01361
Elveden Garden Centre
Elveden Farm Ltd
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1.0 INTRODUCTION

The following Built Heritage Statement has been prepared by CgMs Heritage (Part of the RPS Group) on behalf of Elveden Farms Limited to inform the proposed development of a garden centre within the confines of the Walled Garden, which is located on London Road, Elveden, Suffolk.

The Walled Garden (Fig. 1), which consist of a very large rectangular enclosure, is one of the main structures that characterise Elveden's estate village, also known as the Broom Close Estate Village. This is located to the north of London Road and Elveden Park (Figs. 2 & 3). The Walled Garden is not statutorily listed. However, it is located within the Elveden Conservation Area and is considered to be a Building of Local Interest. The Elveden Conservation Area Appraisal describes the Walled Garden as a key building and a key open/green spaces within the Conservation Area and states that it has a "potential for use as a market garden". Apart from this, the Walled Garden lies in close proximity to the Church of St Andrew and St Patrick (listed Grade II*) and Cottage Homes (listed Grade II). Elveden Hall, which is listed Grade II*, lies in the middle of Elveden Park further south. The Walled Garden is surrounded by many early-twentieth-century estate buildings which are considered as Buildings of Local Interest.

The proposals include the development of a garden centre within the confines of the Walled Garden. As such, this Built Heritage Statement focuses on assessing the likely effects of this proposed development on the significance of the Walled Garden and the other aforementioned heritage assets. This fulfils the requirement set out by Section 189 of the National Planning Policy Framework (NPPF), which stipulates that, in determining applications, local planning authorities should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage asset's significance and sufficient to understand what impact will be caused upon their significance.

This report makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy and guidance. In addition, relevant Historic England guidance has been consulted to inform the judgements made.



Figure 01: An internal view of the Walled Garden



Figure 02: Google Aerial Image of the Walled Garden and the estate village

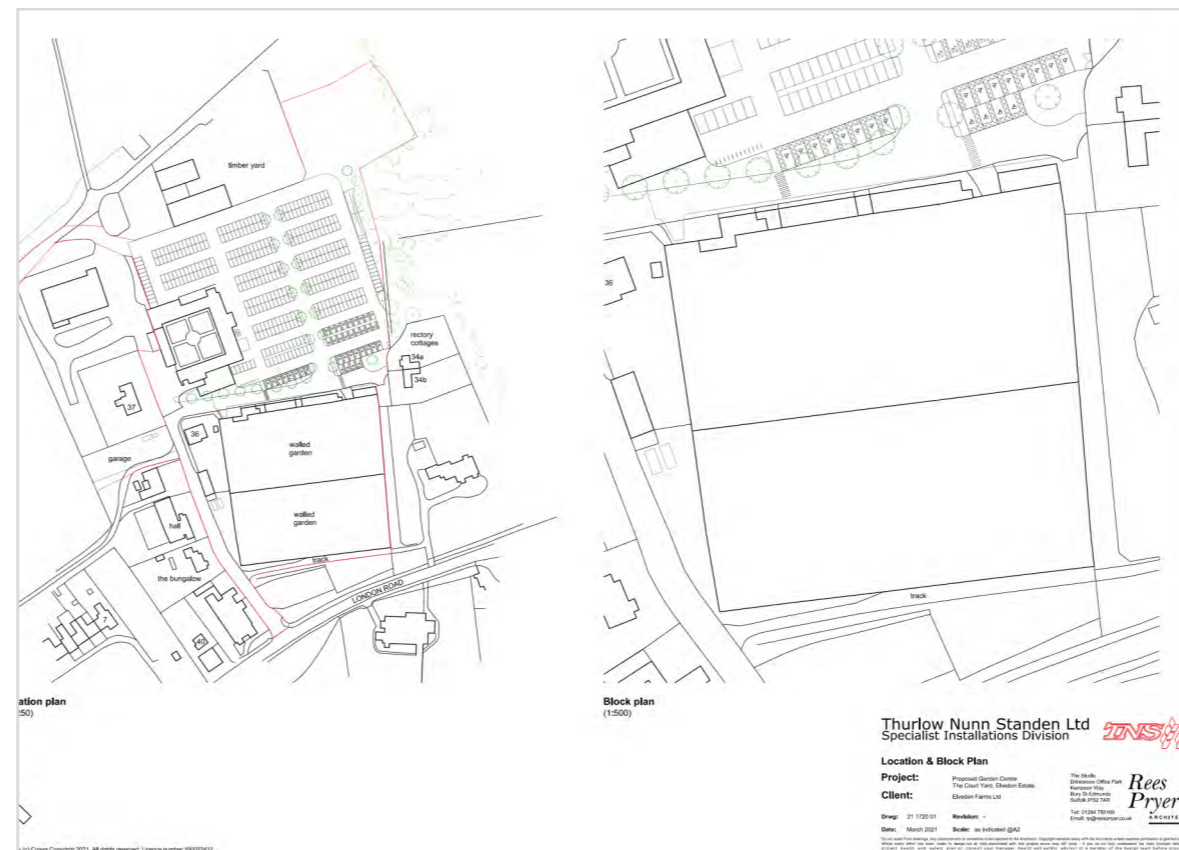


Figure 03: Site Location Map

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The national legislative framework requires the consideration of the impact of development proposals on listed buildings and conservation areas. This is reinforced by the current planning policy system which identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 16/66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must

give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of

the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011.

GPA1: The Historic Environment in Local Plans (March 2015)

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues

need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

Overview: Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published three core Historic England Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016) and HEAN2: Making Changes to Heritage Assets (February 2016).

HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016)

This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that '*activities to conserve or invest need to be proportionate to the significance of the heritage assets affected,*' it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 129 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals.

There are different types of special architectural and historic interest that contribute to a Conservation Area's significance. These include:

2.2 NATIONAL PLANNING GUIDANCE

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- those linked to a particular industry or individual with a particular local interest;
- where an earlier, historically significant, layout is visible in the modern street pattern;
- where a particular style of architecture or traditional building materials predominate; and,
- areas designated on account of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, however, this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. NPPF Paragraph 127 states that *'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest,'* this document reiterates that this needs to be considered throughout this process.

Section 71 of the *Planning (Listed Buildings and Conservations Area) Act 1990* places on LPAs the duty to produce proposals for the preservation and enhancement of Conservation Areas. This document provides guidance for the production of management plans, which can *'channel development pressure to conserve the special quality of the conservation area'*. These plans may provide polices on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

HEAN2: Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that *'an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'*.

Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. These policies, along with other matters, will figure in the on-going management of development in the given area.

The Site falls within the administrative boundary of **Forest Heath District**, Suffolk. On 1 April 2019, Forest Heath District merged with the borough of St. Edmundsbury to form the new district of West Suffolk. However, its previous policy documents are still the extant guidance.

The Forest Heath Local Plan sets out the long term planning and land use policies. The Local Plan includes the Forest Heath Core Strategy (adopted May 2010) and the Forest Heath and St Edmundsbury Joint Development Management Policies Document (adopted February 2015). The documents contain the following policies related to the historic built environment and the Site.

Forest Heath Core Strategy (adopted May 2010)

Policy CS3: Landscape Character and the Historic Environment

This policy states that *'the quality, character, diversity and local distinctiveness of the District's landscape and historic environment shall be protected, conserved and, where possible, enhanced'*. It also states that proposals for development will take into account *'historic assets and their settings'*.

Policy CS5: Design Quality and Local Distinctiveness

This policy states that *'all new development should be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area. Regard should be taken of current good practice concerning design, and any local design guidance adopted by the Council'*.

Forest Heath and St Edmundsbury Joint Development Management Policies Document (adopted February 2015)

Policy DM2: Creating Places - Development Principles and Local Distinctiveness

Amongst several statements, this policy states that proposals for development should *'recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building'*. It also states that proposals for development should *'maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded'*.

Pertinently, policy DM2 states that proposals for development should *'preserve or enhance the setting of, or views into and out of, a Conservation Area'* and that, taking mitigation measures into account, they should not adversely affect *'the distinctive historic character and architectural or archaeological value of the area and/or building'*.

According to this policy, proposals for development should *'produce designs that respect the character, scale, density and massing of the locality'*.

Policy DM15: Listed Buildings

This policy states that:

'Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will be permitted where they:

- a. *demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;*
- b. *contribute to the preservation of the building;*
- c. *are not detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its special interest;*
- d. *are of an appropriate scale, form, height, massing, and design which respects the existing building and its setting;*
- e. *use appropriate materials and methods of construction which respect the character of the building;*
- f. *have regard to the historic internal layout and other internal features of importance;*
- g. *respect the setting of the listed building, including inward and outward views;*
- h. *respect the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained; and*

- i. *have regard to the present and future economic viability or function of the listed building*

Proposals to demolish all or part of a listed building will only be permitted in very exceptional circumstances. Applicants must demonstrate that all reasonable efforts have been made to sustain existing uses or find viable new ones, and that they have addressed the considerations set out in national legislation and guidance. Where appropriate, the recording of the building to a specified standard will be required prior to the commencement of demolition.

All development proposals should provide a clear justification for the works, especially if these works would harm the listed building or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of the building, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting'.

Policy DM16: Local Heritage Assets and Buildings Protected by an Article 4 Direction

This policy states that:

'Proposals for the demolition, extension or alteration of buildings identified as being Local Heritage Assets, or protected by an Article 4 direction or subsequent legislation, will be permitted where they:

- a. *demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;*
- b. *respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building;*
- c. *will not entail an unacceptable level of loss, damage or covering of original features; and*
- d. *have regard to the setting, plot layout and boundary features.*

Policy DM16 also states that *'in the case of works which would cause harm to a Local Heritage Asset, or building protected by an Article 4 Direction or its setting, clear justification for the works must be provided so that the harm can be weighed against any public benefits'* and that *'the level of detail of any supporting information should be proportionate to the*

2.3 LOCAL PLANNING POLICY & GUIDANCE

importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting’.

Policy DM17: Conservation Areas

This policy states that:

‘Proposals for development within, adjacent to or visible from a Conservation Area should:

- a. preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area;*
- b. be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area’s character and its setting;*
- c. retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area;*
- d. retain important traditional features that contribute to the area’s character such as original doors, windows, shop fronts and flint or clunch walls;*
- e. include fenestration which respects its setting;*
- f. use materials and building techniques which complement or harmonise with the character of the area; and*
- g. demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance. The proposal should demonstrate how the key characteristics of the character area have been addressed’.*

Policy DM17 also states that *‘All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a Conservation Area or its setting, so that the harm can be weighed against any public benefits’* and that *‘the level of detail of any supporting information should be proportionate to the importance of the area, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting’.*

Policy DM18: New Uses for Historic Buildings

This policy states that *‘permission for the adaptation of a historic building to sustain a new use will be permitted where the proposal will protect the special significance of the building, and would not have a detrimental impact on:*

- a. the character, appearance and setting of the building or significant elements of the buildings historic fabric;*
- b. the scale, height, massing, alignment, style and materials of the*

building;

- c. the form, function and manner of construction of the building.*

It also states that *‘all development proposals should provide a clear justification for the works, especially if these works would harm the significance of a historic building or its setting, so that the harm can be weighed against any public benefits’* and that *‘the level of detail of any supporting information should be proportionate to the importance of the building, the work proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting’.*

Policy DM19: Development Affecting Parks and Gardens of Special Historic or Design Interest

This policy states that *‘proposals for development which affect the character, setting, or views into and/or out of parks and gardens of special historic or design interest and their settings must not have a detrimental impact upon:*

- a. the overall design and layout;*
- b. features, both built and natural, which form an integral part of the design and layout; and*
- c. views into, through, or out of the park or garden, particularly those which are an integral part of the design’.*

3.0 HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT OF THE ELVEDEN ESTATE

At the time of the Domesday Survey, Elveden village was a very small rural settlement and comprised three manors and a fourth holding. A church, which was originally dedicated to St Andrew but is now dedicated to St Andrew and St Patrick, has stood at Elveden since at least this period. A large house, recorded as 'Eldon Hall' in 1611, has also stood in Elveden for centuries. The ownership of the manors at Elveden passed through different families by sale or marriage until they were combined into one estate in the early-eighteenth century.

In 1765, the Elveden Estate was bought by the 3rd Earl of Albemarle. In 1768, he sold it to his brother, the Hon. Augustus Keppel (1725-1786), Admiral of the Blue and later Viscount Keppel. Keppel rebuilt the hall in a fashionable Palladian style (Fig. 4). He had no legitimate children so on the Admiral's death in 1786, the Elveden Estate passed to his nephew, the 4th Earl of Albemarle (1772-1849).

In 1801, the 4th Earl set about transforming and developing the estate. He closed several roads around Elveden, improved the agricultural productivity of the estate, and extended Elveden Hall to the rear. He sold the Elveden Estate to William Newton in 1813. In 1816, Newton started to implement one of the major changes to the estate; the closure of the main road through the village. An 1816 map (Fig. 9) shows this change in detail. He also extended the hall altered the gardens around it (Fig. 05). These changes are shown on maps drawn in 1841 and the 1850s (Figs. 10-11).

After William Newton's death in 1862, the Elveden Estate was put on sale by his heirs. In 1863, it was bought by Maharaja Duleep Singh (1838-1893), the last Maharaja of the Punjab, who had been exiled to England by the British after they annexed the Punjab. The Maharaja commissioned the architect John Norton to extensively remodel the hall. The new Elveden Hall was externally decorated in a Classical Italianate style, whilst inside elaborate Mughal interiors were created (Fig. 06). The Maharaja also restored the village church and altered the gardens and the rest of the estate. These changes are shown on the 1881-86 OS Map (Fig. 12).

Amongst the alterations, arable fields to the northwest of Elveden Hall, known as 'Broom Close' (Fig. 10), were reconfigured. Here, the large Walled Garden was constructed. This consisted of a large square enclosure, with a lateral wall bisecting it, and a number of ancillary structures, including several glasshouses built against the south-facing walls. A new gasometer was also built to the southwest of the Walled Garden. These can be observed on the 1882 OS Map (Fig. 13). Maharaja Duleep Singh lived on the estate, together with his wife and children, for a number of years. However, he eventually became increasingly obsessed with his determination to reclaim his birthright as the Maharaja of Punjab. He left England to try and reclaim his kingdom in 1886 and never returned. After his death in Paris in 1893, his executors sold the Elveden Estate to Edward Cecil Guinness, the First Earl of Iveagh.



Figure 04: The front elevation of Elveden Hall in the mid-nineteenth century as Admiral Keppel would have known it (Source: Bury St Edmund Local Archive)



Figure 05: The rear elevation of Elveden Hall in the mid-nineteenth century as built by William Newton (Source: Bury St Edmund Local Archive)



Figure 06: Drawing of the Maharaja's hall published in *The Builder* in 1871

3.1 HISTORICAL DEVELOPMENT OF THE ELVEDEN ESTATE

Edward Guinness, the great-grandson of Arthur Guinness who founded the Guinness Brewery, set about completely transforming Elveden Hall (Fig. 07) and the entire estate over the following decade. Before he could start works on the house he first had to relocate the stables away from it. He commissioned the architect William Young to design and build a new impressive stable block in a very fashionable Tudor Revival style to the southwest of the hall. A new water tower, an impressive structure in red brick with stone dressings, was also built close to the stable block. In 1899, works started on the hall. The work was also entrusted to William Young, who had extensive experience in designing country houses. However, he died suddenly in 1900 and his son Clyde Young, who had been assisting his father, took over the responsibility of completing the works. The hall was substantially altered and extended to more than twice its original size. A new wing that replicated the size of the existing hall was built to the east with a large copper-domed centrepiece between the two. A new service wing was also built.

Edward Guinness also instigated many changes to the landscaped park around the hall and the entire estate, including the relocation and expansion of the estate village. A new formal garden was created near the stable block and several new entrance lodges were built to mark the entrances to the park. These were all red-brick and half-timber structures with pebbledash panels and red-clay tiles. The dogleg in London Road, which had remained an anomaly after William Newton closed the old village road, was straightened. The new road passed closer to the Maharaja's Walled Garden and gasometer. As a consequence of this, the remaining buildings of the original Elveden village, which were clustered near the dogleg, were demolished. The only exception was the old village school, which became the Reading Room. As a replacement, the Earl commissioned William and Clyde Young to design and build a new estate village at Broom Close, around the Walled Garden (Figs. 8, 14 & 15).

Here, the Estate Office, the Post Office and three pairs of semi-detached cottages for estate workers were constructed on either side of the gasometer. A new Rectory (also known as Glebe House) and another pair of semi-detached cottages were built to the east of the Walled Garden. Estate Stables and Smithy were erected to the north of the garden and a new Clerk of Works Yard was created. Further estate cottages and a new Village Hall were also constructed along a new lane that was laid to the west of the Walled Garden. On the south side of the road, to the east of the village church, a Fire Engine House was constructed. More cottages and a new school were erected further afield, near the junction between London Road and what is now the B1106. Most of these buildings were designed in a similar Tudor Revival style with red-brick walls, half-timbering, pebble-dash panels, and clay-tile roofs.

Later on, Edward Guinness also commissioned William Caroe to extend the Church of St Andrew and St Patrick, to accommodate the growing population of Elveden. He also commissioned the construction of an



Figure 07: Elveden Hall after the transformation instigated by Edward Cecil Guinness, the First Earl of Iveagh (Source: Bury St Edmund Local Archive)

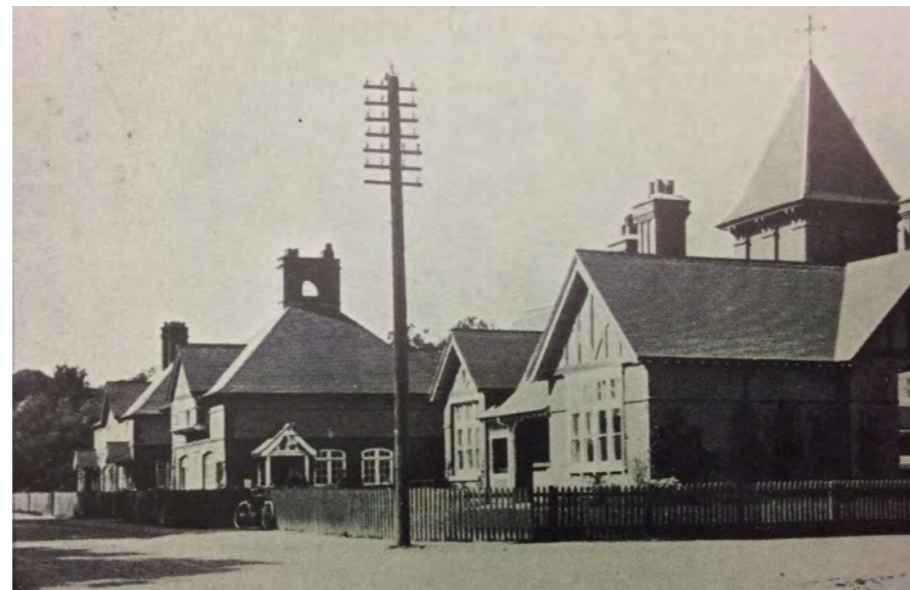


Figure 08: The Broom Close Estate Village in 1905 showing the Post Office and Estate Office, Elveden (Britannia Series, No. 782) (Source: Bury St Edmund Local Archive)

impressive terrace of almshouses, called Cottages Homes, next to the site of the earlier gasometer, which was removed. The village hall was also extended (Fig. 16 & 17).

The early-twentieth century was a golden era for Elveden. The Earl hosted many great shooting parties and the estate had become a popular destination for royalty as it offered facilities which were second to none. However, this glittering age came to an end with the outbreak of the First World War. In 1916, a large part of the estate was requisitioned for war tank trials. In the same year, Lady Iveagh died and the Earl closed up most of the hall. In 1922, he was moved to extend the church with a free-standing bell tower to serve as a memorial to his wife. The first Earl of Iveagh died in 1927 and was succeeded by his eldest son.

The Second Earl of Iveagh, did not undertake any significant building works on the estate or alterations to the hall. However, he was deeply interested in improving the agricultural productivity of the estate. Elveden had been run as a sporting estate with an emphasis on game rather than agriculture. However, the Second Earl wanted to increase agricultural production and to this end he endeavoured to render more estate land productive and reformed the agricultural practices on the estate. Unfortunately, his efforts were substantially disrupted by the outbreak of the Second World War. In 1942, the Elveden Estate was requisitioned for use by the American 8th Army Air Force (USAAF) in 1942. The hall was transformed into an administrative centre and many nissen huts were erected throughout the estate. The Iveaghs were allowed to retain the Gardner's Cottage and it was here that they lived throughout the war.

After the war, the Elveden Estate was derequisitioned and the Earl resumed his endeavours to improve the agricultural productivity of the estate. The Iveaghs preferred to continue living in the Gardner's Cottage and Elveden Hall started to fall into disrepair. The service wing, which once housed many servants that looked after the hall and facilitated the glittering parties of a bygone era, were converted into flats soon after the war. The stable block and the Laundry were also turned into flats in the late 1960s. Some small changes were carried out to the other buildings on the estate and many of the estate cottages were extended to include kitchens and bathrooms.

The Second Earl was succeeded by his grandson in 1967, as his son, Arthur, was killed in the war. The Third Earl moved back into the hall for a while. In 1972, the old service wing, which had fallen into disrepair, was completely demolished and soon after the hall was listed. In 1984, all the contents of the house were auctioned and the house was completely shut down. The Fourth Earl inherited the Elveden Estate in 1992 and he devoted his energies to make the estate successful again. The former Estate Stables and Smithy were converted into a restaurant and shop and a new bypass (A11) restored tranquilly to the village. Many of the estate cottages have undergone renovations and the hall is gradually being restored.

3.2 HISTORICAL MAP APPRAISAL



Figure 09: 1816 Road Closure Map (Source: Suffolk Record Office, Bury Branch)

1816 Road Closure Map

The 1816 Road Closure Map (Fig. 9), which was submitted by William Newton together with the application to close the main road through Elveden, shows detailed information about the layout of the village as it was then as well as the footprint of Elveden Hall. The road marked in red was to be closed so all traffic was to be diverted along the turnpike road marked in blue (now London Road).

On this map, the hall is shown as a single block with two projecting wings to the south. It is set back from the road with a turning circle to the front and an avenue of trees stretching to the turnpike road. The Church of St Andrew (later dedicated to St Andrew and St Patrick) is shown to the northwest of the hall, along the turnpike road, while the village buildings are shown along the road that was later closed. The land north of the turnpike road, where the Maharaja's Walled Garden was later built, is shown without any development.

3.2 HISTORICAL MAP APPRAISAL



Figure 10: Detail of the 1841 Plan of the Parish of Elveden in the County of Suffolk, belonging to W. Newton Esq (Source: Suffolk Record Office, Bury Branch)

1841 Plan of the Parish of Elveden in the County of Suffolk

The 1841 Plan of the Parish of Elveden in the County of Suffolk (Fig. 10) shows the impact of the road closure implemented by William Newton. The old village road had been reduced to a small stub to service the small group of village buildings to the west of Elveden Hall. The other village buildings, bar two, which had stood on the old village road to the east of the hall, had disappeared.

Elveden Hall, which had been altered and extended by William Newton, is shown with a service wing attached to the east amidst a landscaped park. Access to the hall was through two driveways from the turnpike road. To the east of the hall, a range of buildings, presumably service buildings and outbuildings, as well as formal gardens are shown. To its west, an icehouse and wilderness are shown. To its south and north, pleasure grounds and a meadow with a pond are shown.

The land to the northwest of the hall and church, where the Maharaja's Walled Garden was eventually constructed, is shown as arable fields (marked 56, 57, and 58 on the map). This area is labelled as 'Broom Close'.

3.2 HISTORICAL MAP APPRAISAL



Figure 11: Detail of a mid-nineteenth century map of the Elveden estate drawn by F.G. Fuller (Source: Suffolk Record Office, Bury Branch)

Mid-Nineteenth Century Map of Elveden Estate by F.G. Fuller

At some point in the mid-nineteenth century, before Maharaja Duleep Singh bought the Elveden Estate in 1863, another map was drawn up by F.G. Fuller (Fig. 11). This map shows two substantial additions to the front and rear of Elveden Hall. Otherwise, when compared with the 1841 map, this map does not show any substantial changes to the estate.

The land to the northwest of the hall and church, where the Maharaja's Walled Garden was eventually constructed, is still shown as arable fields (marked 56, 57, and 58 on the map).

3.2 HISTORICAL MAP APPRAISAL



Figure 12: 1881-86 1:10,560 OS Map

1881-86 and 1882 Ordnance Survey Maps

The 1881-86 1:10,560 OS Map (Fig. 12) shows the substantial redevelopment of Elveden Hall and changes to the estate carried out by Maharaja Duleep Singh. Parcels of managed woodland as well as some fields are shown around the main house. However, the arable fields previously marked to the north of the London Road, opposite the church, are shown reconfigured. The 1882 1:2,500 OS Map (Fig. 13) shows these changes in more detail.

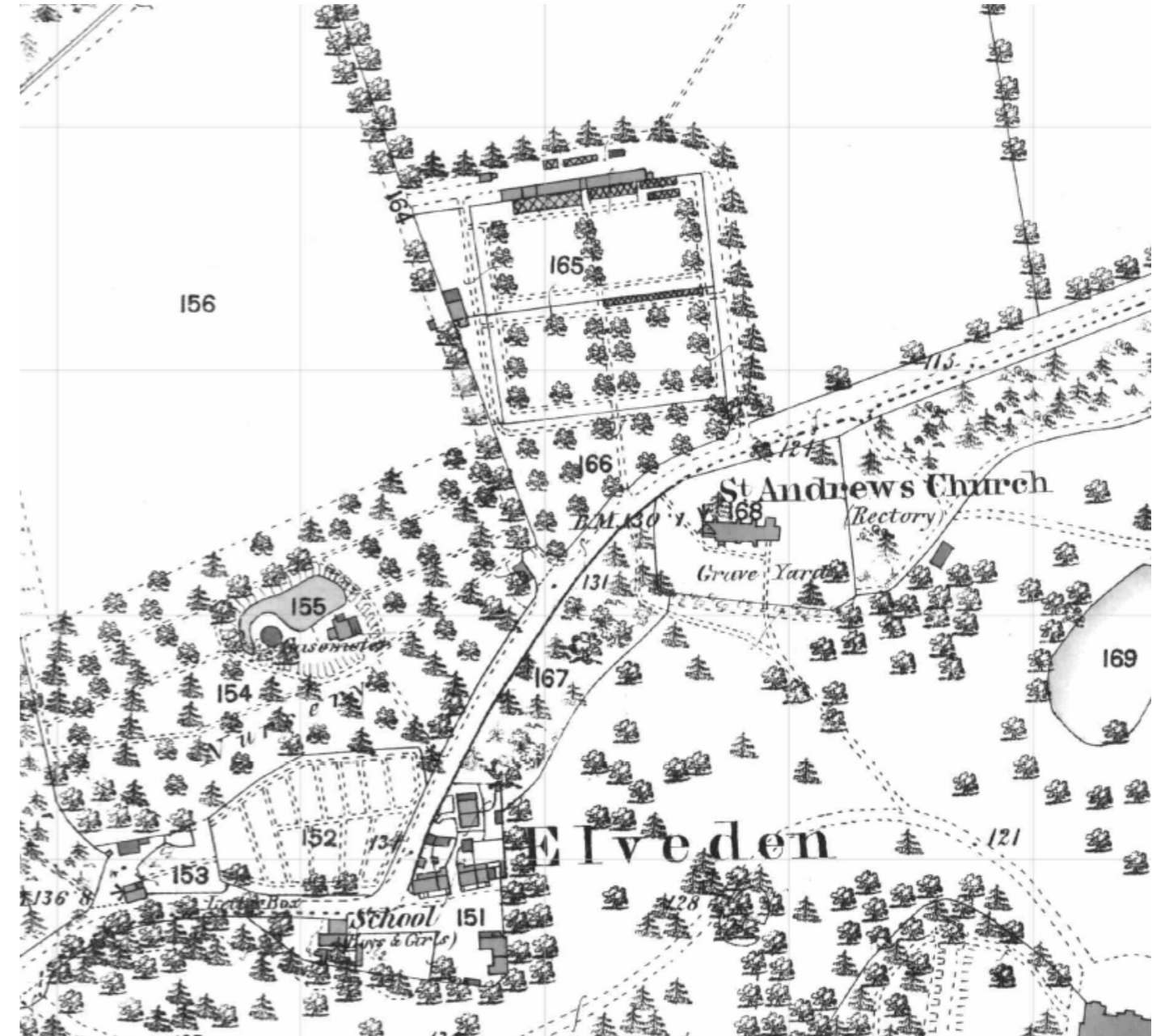


Figure 13: 1882 1:2,500 OS Map

The Walled Garden, built by the Maharaja soon after he bought the Elveden estate in 1863, is shown close to the road. It is square, with a lateral wall bisecting it. There are a number of structures within and around it, including several glasshouses built against the south face of the north wall. Deciduous trees are shown planted along the paths within the garden, and coniferous trees along a new path outside to the north and east.

To the southwest a lake and gasometer set within the estate nursery are shown. South of this, the old estate village is shown clustered around the dogleg in the London Road. A school (for boys and girls) is shown at the west of the settlement.

3.2 HISTORICAL MAP APPRAISAL

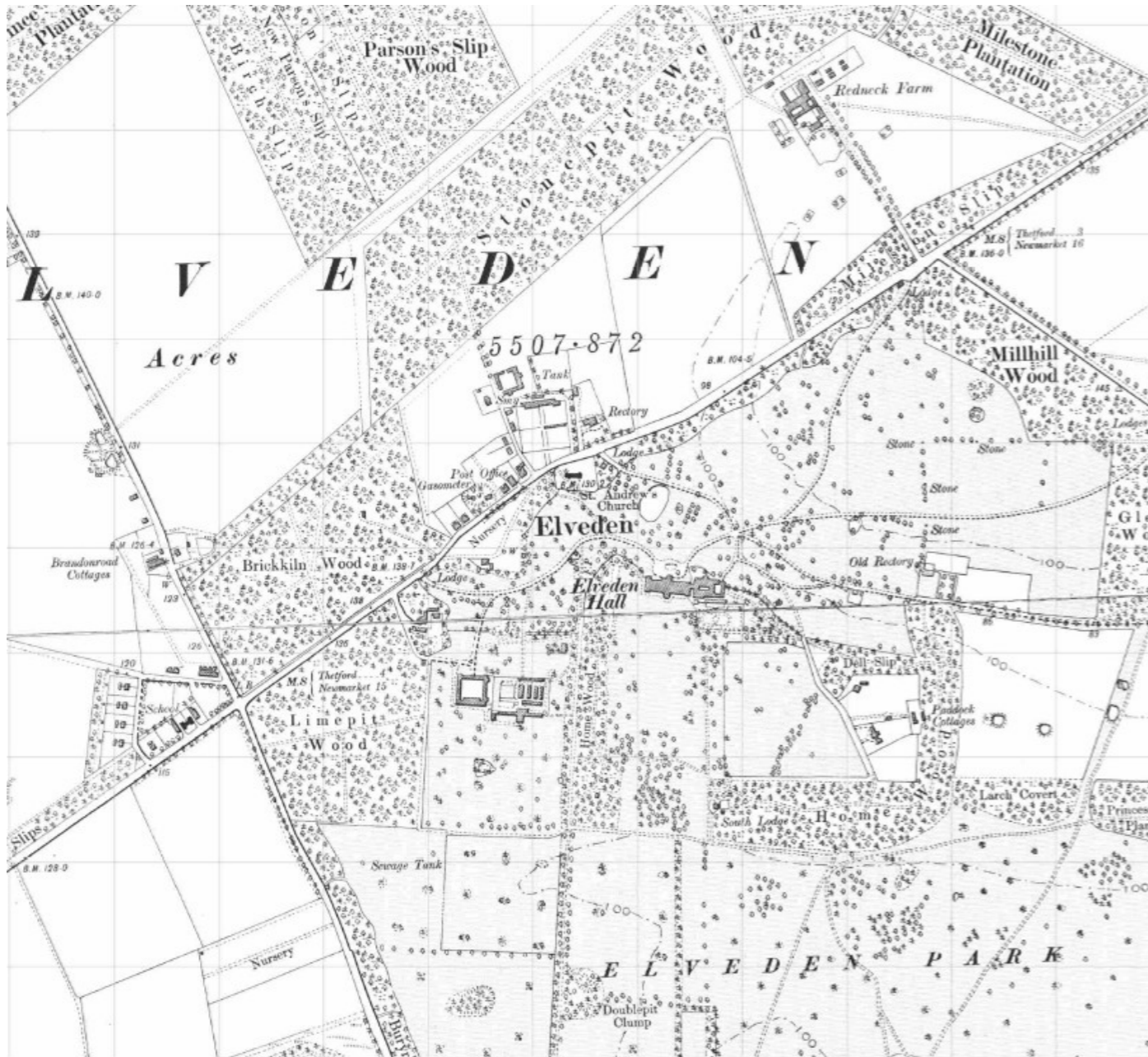


Figure 14: 1903-05 1:10,560 OS Map

1903-05 and 1905 Ordnance Survey Maps

The 1903-05 1:10,560 OS Map (Fig. 14) shows the large number of changes implemented by the Edward Guinness, the first Earl of Iveagh, after he bought the Elveden estate in 1894.

Most notably, the map shows the removal of the remnant dogleg in London Road and the removal of the remaining buildings of the original village of Elveden, except the old village school. It also shows the substantial extension and alteration of Elveden Hall. A new stable block is shown to

the southwest of the house, and several new lodges are shown, marking the entrances to the park.

The maps also show the new Elveden estate village at Broom Close, built by Edward Guinness at the turn of the century. The 1905 1:2,500 OS Map (Fig. 15) shows this in more detail. Here, the Estate Office, the Post Office, a new Rectory, the Village Hall, the Estate Stables and Smithy, the Fire Engine House, and several cottages to house estate workers are shown.

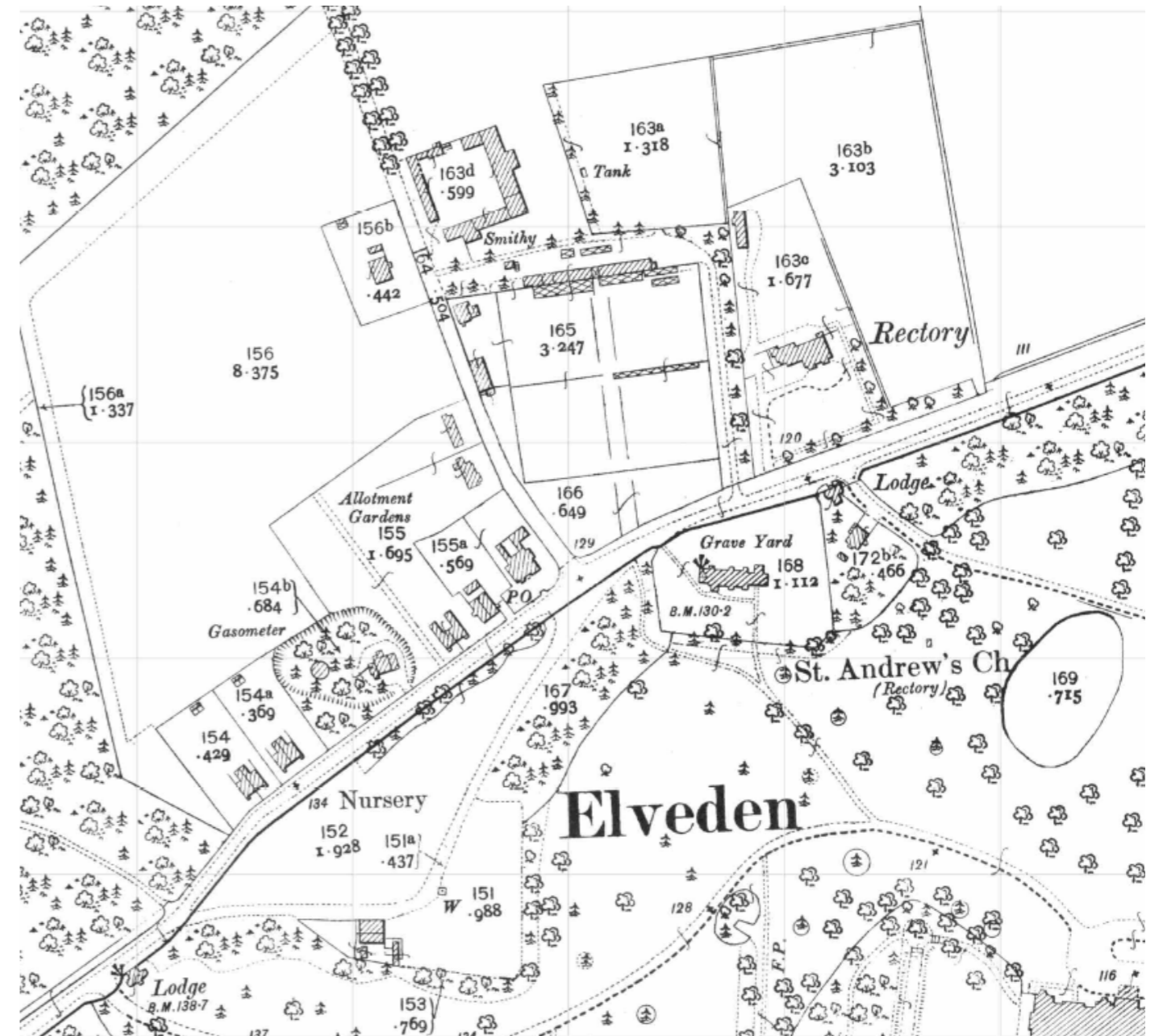


Figure 15: 1905 1:2,500 OS Map

More cottages and a new school are shown further to the west, near the junction between London Road and what is now the B1106.

The Maharaja's Walled Garden remains largely as shown on the 1880s OS Map. Although, it is shown without trees.

3.2 HISTORICAL MAP APPRAISAL



Figure 16: 1928 1:2,500 OS Map

1928 and 1958-59 Ordnance Survey Maps

The 1928 1:2,500 OS Map (Fig. 16) shows that fewer changes had taken place on the estate after the completion of the works instigated by Edward Guinness at the turn of the century.

However, most notably, Cottage Homes are shown as an addition to the estate village. These were built as almshouses in 1914. The map also shows the substantially extended village church. This was extended in 1904-06 and further extended in 1922 with a free-standing bell-tower, a

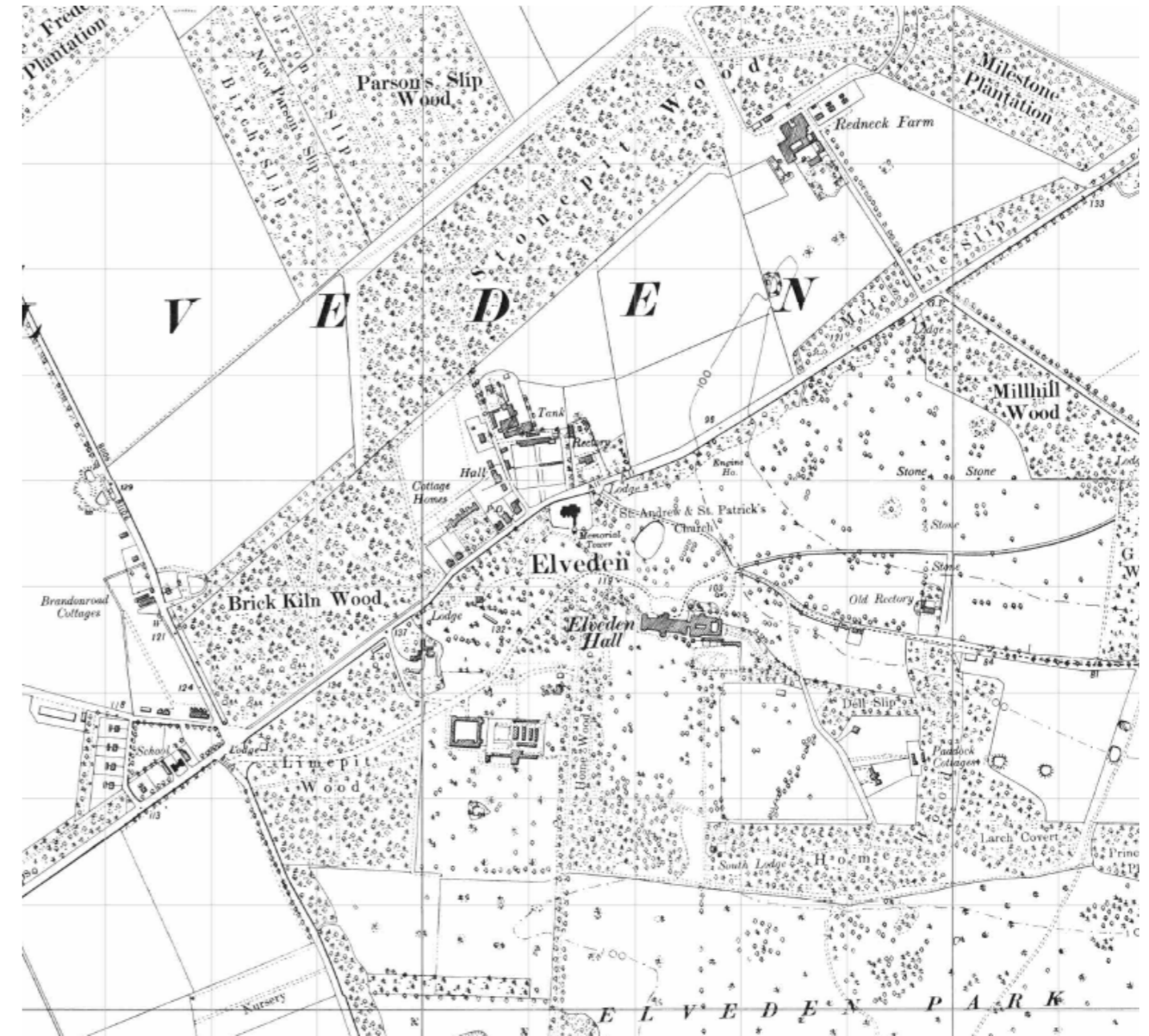


Figure 17: 1958-59 1:10,560 OS Map

memorial to Lady Iveagh who died in 1916. The village hall is shown substantially extended and a new garage building is illustrated next to it. Some small buildings are shown to the north of the Estate Stables and Smithy. The Maharaja's Walled Garden remains as shown on the 1905 OS Map.

The 1958-59 1:10,560 OS Map shows that no substantial changes had been carried out on the estate in the inter-war period.

3.2 HISTORICAL MAP APPRAISAL



Figure 18: 1990-95 1:2,500 OS Map

1990-95 and 2001 Ordnance Survey Maps

The 1990-95 1:2,500 OS Map shows the Walled Garden without the internal structures that were within it. Although, the number of buildings against the outside of the north wall are still shown. Some other changes on the estate are shown. A new rectory to the east of the early-twentieth century rectory and additional buildings to the north of the Walled Garden are shown. The yard to the north of the Estate Stables is labelled 'Timber Yard'. However, the rest of the estate village largely remains unchanged.

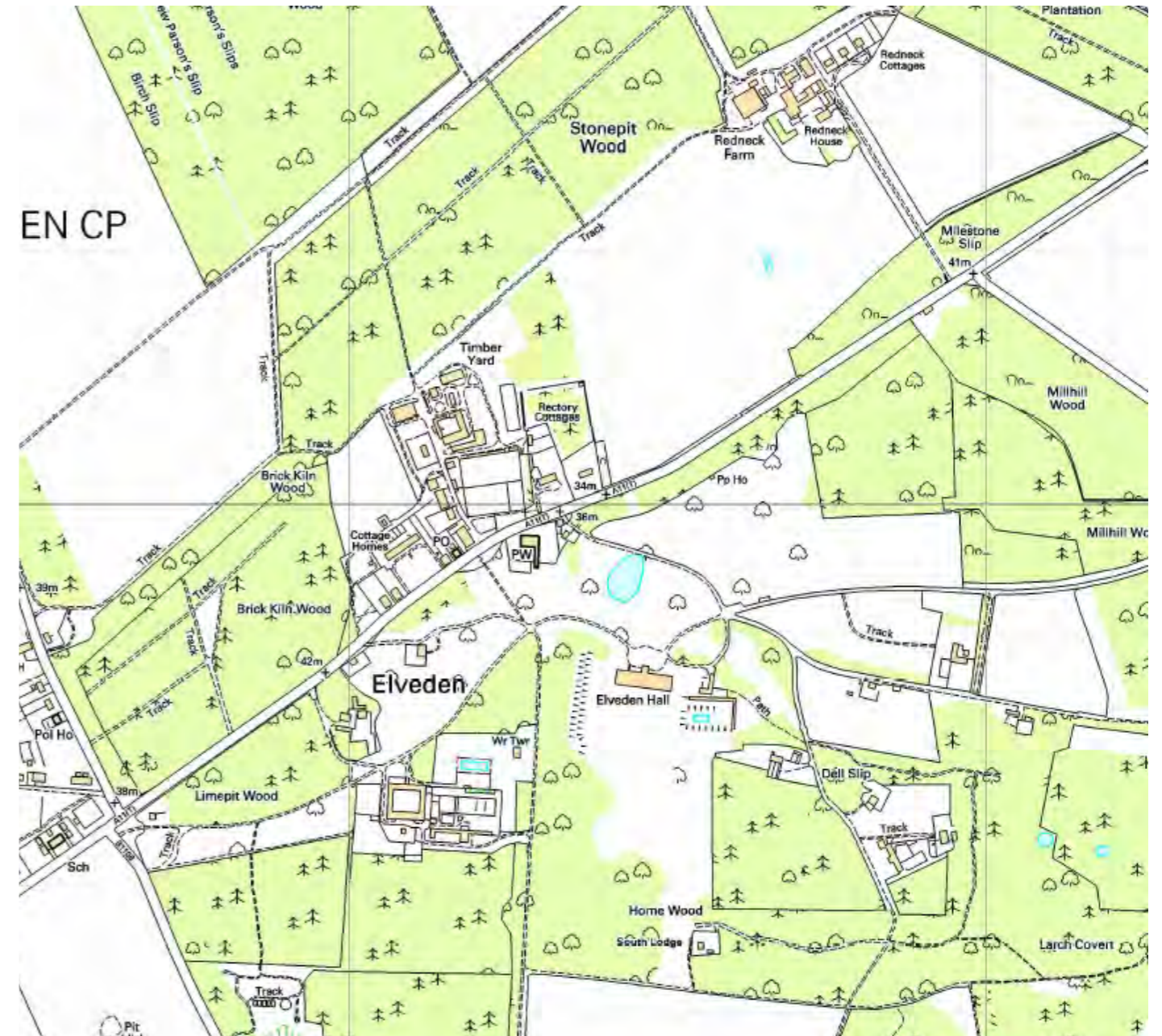


Figure 19: 2001 1:10,000 OS Map

The 2001 1:10,000 OS Map shows that little changes had occurred on the estate throughout the 1990s. The Walled Garden is however shown with an extra wall dividing its southern section.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 ASSESSMENT OF THE WALLED GARDEN

Description

The Walled Garden is not statutorily listed. However, it lies within Elveden Conservation Area and is considered as a Building of Local Interest. The Elveden Conservation Area Appraisal describes the Walled Garden as a key building and a key open/green spaces within the Conservation Area.

The Walled Garden was built in the 1860s-70s by Maharaja Duleep Singh, the last ruler of the Punjab. The Maharaja had acquired the Elveden Estate in 1863 after he was exiled to England by the British when they annexed the Punjab. The Walled Garden was originally built to serve as kitchen gardens for Elveden Hall. It consisted of a very large square enclosure, with a lateral wall bisecting it. It had greenhouses attached to the south faces of the north and lateral walls. It also had a number of lean-to buildings attached to the north face of the north wall (Fig. 20).

The use of the Walled Garden as kitchen gardens ceased before the Elveden Hall was occupied by the United States Air Force in the Second World War. Following the war, the Walled Garden was brought back into use to grow nursery stock as part of the wider forestry function of the Elveden Estate.

Today, the Walled Garden is used to facilitate seasonal retail in association with the existing Elveden Courtyard retail/restaurant complex throughout periods of November and December. The operational use comprised temporary marquee structures and stalls, which are erected within the garden walls, wholesaling crafted goods and fresh produce. However, the Walled Garden is under-used throughout the rest of the year.

The Walled Garden dominates the Broom Close Estate Village. It is one of the main structures that characterises this village. Its walls are constructed in sections of red brick backed by clunch, random flint rubble, coursed flint rubble, brick diapering and red brick and flint rubble. They are over three meters in height. There are two entrances on the north side and one on the south side. The lean-to buildings attached to the north face of the north wall have been rehabilitated and are used for storage.

Setting

The Walled Garden is located to the north of London Road (A11) and Elveden Park. It lies at the heart of Brooms Close Estate Village. The Old Rectory and its large garden lie to the east of the Walled Garden, the Rectory Cottages lie to the northeast, the Elveden Estate Shops and Restaurant (formerly the Estate Stables and Smithy) and the estate yard lie to the north, No. 36 London Road and its garden abut the Walled Garden to the west, and a small gravelled parking area lies in between the Walled Garden and the road to the south. To the west lies an estate lane, leading north from London Road, where the Elveden Estate Office, the Bungalow, the Village Hall, the Garage, and No. 37 London Road lie. The Church of St Andrew and St Patrick lies to the south of London Road.

The prodigious scale of the Walled Garden can be mainly appreciated from London Road and the estate yard. From these areas the way the Walled Garden dominates the estate village can be appreciated.

Significance

Built as kitchen gardens in the 1860s-70s, the significance of the Walled garden is mainly drawn from its historical value as one of the oldest structures on the Elveden Estate and its historical association with Maharaja Duleep Singh. Its prodigious scale and the variety of traditional materials it is built from provide it with architectural value and character. However, apart from its scale, it does not have any particular architectural feature that would be considered remarkable or noteworthy. As it is associated with the legacy of Maharaja Duleep Singh, the last ruler of the Punjab, it has some communal value for the sizeable British Sikh community. The Walled Garden is no longer used as kitchen gardens and largely lies unused. The lack of use does not allow the full appreciation of the Walled Garden. This is considered to effect its significance negatively.

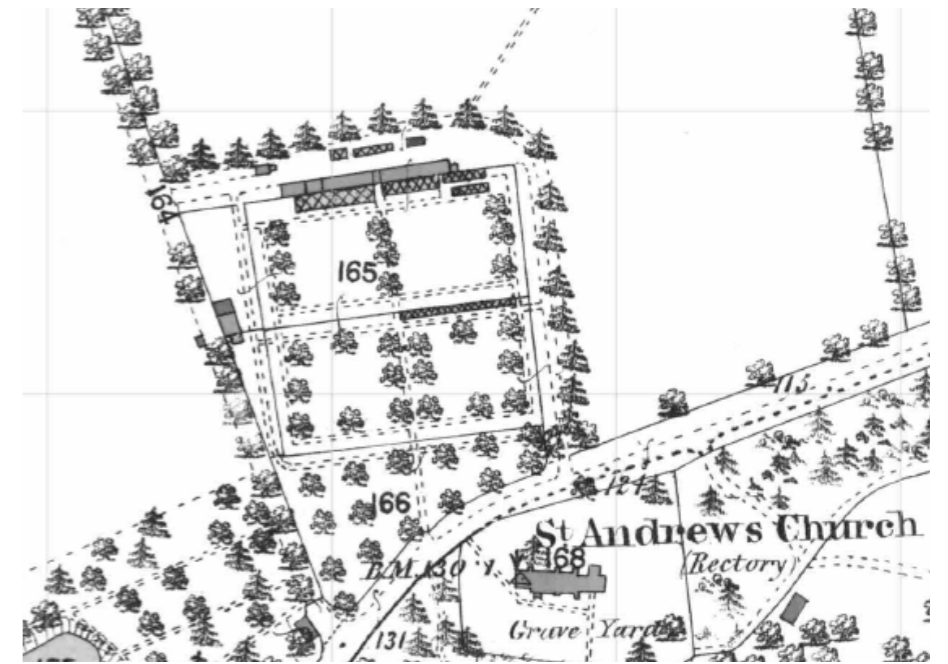


Figure 20: The 1882 OS Map showing the arrangement of the Walled Garden soon after its construction in the 1860s-70s



Figure 21: The internal space of the Walled Garden as it stands today



Figure 22: The lean-to buildings attached to the north side of the Walled Garden and the entrance into the garden in the north wall

4.2 ASSESSMENT OF ELVEDEN CONSERVATION AREA & BUILDINGS OF LOCAL INTEREST

Elveden Conservation Area was first designated on 19 October 1973 and has an area of 70ha (refer to Appendix A for the Conservation Area map). The Conservation Area has two main character areas: **Broom Close Estate Village** and **Elveden Park**. Most recently, the Conservation Area was extended to include the estate houses and the village primary school located close to the road junction between the A11 and B1106. The Conservation Area includes several listed buildings and many buildings that are considered Buildings of Local Interest (BLI). The Elveden Conservation Area Appraisal (ECAA) was adopted by Forest Heath District Council in March 2009.

The Walled Garden is located within the Elveden Conservation Area. As such, this section provides an assessment of the character and appearance of this Conservation Area. As the Walled Garden is situated in the Broom Close Estate Village Character Area, a more detailed assessment of this particular area is provided. This assessment is based on the ECAA and also provides an assessment of the BLIs that characterise the conservation area, particularly those that are located close to the Walled Garden. The ECAA includes brief descriptions of these BLIs. These are included in Appendix B.

Character and Appearance of the Conservation Area

Broom Close Estate Village Character Area

The Broom Close Estate Village Character Area (Fig. 25) forms the northern section of Elveden Conservation Area. It lies to the north of London Road and is roughly bound by woods to the west and north and by a large field to the east. As illustrated by the 1841 Plan of the Parish of Elveden in the County of Suffolk (Fig. 10), in the mid-nineteenth century the area used to comprise three fields called Broom Close. By 1885, when Elveden Estate was owned by Maharajah Duleep Singh, the Walled Garden was constructed. By 1905, when the estate was the possession of the Earls of Iveagh, the area was considerably reshaped. The road was straightened and the village was established in the form it still stands presently. The majority of the buildings built during this development phase were designed by William and Clyde Young.

The estate village is characterised by a variety of buildings and open spaces that make a contribution to the architectural and historical interest of the conservation area. At the heart of the village stands **Elveden's Estate Office (BLI)**, located at the junction between London Road and an estate road that runs north (Fig. 23). The Estate Office, built in c.1900, is a red brick building with a plain tile roof, a prominent clock tower with a squat tiled spire, and a veranda with a balustraded rail to the front. The ECAA lists the Estate Office as a key building within the conservation area. Next to the Estate Office, to the west, stands the **Post Office (BLI)** (Fig. 23). The Post office, built in 1896, is a two-storey, red-brick and pebble dash building with a pyramidal plain-tile roof and a large, six-light, mullion and transom,



Figure 23: Elveden Estate Office, the Post Office, and Nos. 41 & 42 London Road

gabled dormer with half-timbering and pebble-dashed spandrels to the front. Next to the Post office stands **Nos. 41 & 42 London Road (BLI)**. Built in c.1900, these pair of semi-detached estate cottages have a style similar to the Estate Office and Post Office. Their entrances are sheltered by elegant timber and brick gabled porches. Together, these buildings form an elegant trio of buildings within the conservation area.

Further to the west of this trio of buildings stands **Cottage Homes (Grade II listed)**, which will be assessed in further detail in the next section of this assessment. Cottage Homes are set back from the road behind a large circular green, a former sand pit and the site of a former gasometer and gas house. The ECAA lists this space as key open/green space within the conservation area. Next to Cottage Homes, to the west, sits **Nos. 43-44 London Road (BLI)** and **Nos. 45-46 London Road (BLI)**. These semi-detached cottages are similar in style to Nos. 41-42 London Road. Built in c.1900, they have a red-brick ground floor, a pebble-dashed first floor with brick quoins, and a hipped tiled roof. Nos. 43-44 London Road has a central parapet gable with two sash windows.

To the north of the Estate Offices, there is another group of interesting buildings. Directly to the north of the offices stands **The Bungalow (BLI)**. Built in c.1905, this dwelling has corrugated-metal gabled roof and walls and a red-brick chimneystack. This is situated in a characterful garden. Next to this stands the **Village Hall (BLI)**. Also built in c.1905, this consists of two single-storey gabled parallel ranges (Fig. 24). The smallest of the two is similar in style and materials to the Bungalow. The larger range to the rear, built prior 1928, is a timber-framed and weather-boarded structure. Next to the Village Hall stands **The Garage (BLI)**. Built prior to 1928, The Garage is a single-storey building with an L-shaped plan and a gabled corrugated-metal roof. Further to the north stands **No. 37 London Road (BLI)** in a generous garden. This estate cottage, built in c.1900, is a red-brick building with a rectangular plan and a plain-tile roof. It has a timber porch with a hipped roof, brick parapet gables, timber-framed and pebble-dashed gables, and two brick chimneys.

The area opposite this row of buildings is dominated by the **Walled Garden (BLI)**, which sits at the centre of the Broom Close Estate Village. The ECAA lists this as a key building and a key open/green space within the Conservation Area and states that it has a "potential for use as a market garden". In the ECAA, the internal views of the Walled Garden are considered as 'important views' within the Conservation Area. On the north-west corner of the Walled Garden stands **No. 36 London Road (BLI)**. Built in 1895, this estate cottage is partially hidden behind a high hedge and has a similar architectural style to all the other estate cottages. It is a red-brick building with a plain tile roof, timber-framed and pebble-dashed gables, and a brick chimney. To the north of this stands the former **Estate Stables and Smithy (BLI)**, now converted into the Elveden Estate Shop and Restaurant. This building is arranged around a spacious square yard. It is a single-storey red-brick building with attractively stepped, gabled and



Figure 24: The Village Hall

4.2 ASSESSMENT OF ELVEDEN CONSERVATION AREA

hipped slate roofs. The ECAA lists the former Estate Stables and Smithy as a key building within the conservation area. To the east of this lies the former estate yard (or Timber Yard), now occupied by a parking area and paddocks. The ECAA lists this as a key open/green space within the Conservation Area and states that from here “there are good long views of the former stables and Walled Garden”.

To the east of the Walled Garden lies the **Former Rectory (No. 34 London Road)**, also known as Glebe House. The former Rectory is not highlighted as a Building of Local Interest on the Elveden Conservation Area Map. However, the ECAA still lists the building as a building that makes a contribution to the architectural or historic interest of the conservation area. Built in c. 1900, the former Rectory is a two-storey red-brick building with stone dressings and a tiled roof. It is situated within a generous garden, enclosed on three sides by high trees. The ECAA lists the rectory garden as a key open/green space within the Conservation Area and describes it as “an attractive garden space that provides the setting for the former Parish Rectory”. To the north of the former Rectory lies **Rectory Cottage (Nos. 34a-34b London Road) (BLI)**. Rectory Cottages, also built in c. 1900, are a pair of two-storey red-brick cottages with half-timbered upper storeys and a rectangular plan with half-hipped plain-tile roof. The cottages are set behind park railings with substantial grounds to the north-east. The ECAA lists these grounds as key open/green space within the conservation area. To the east of the former Rectory lies another two-storey **Cottage** surrounded by large trees. Although this is marked as a Building of Interest, it is not described in the ECAA.

On the south side of London Road stands the **Church of St Andrew and St Patrick (Grade II* listed)**, which will be assessed in further detail in the next section of this assessment, the **North Lodge (No. 33 London Road) (BLI)**, and the **Fire Engine House (No. 32 London Road) (BLI)**. In spatial terms these three buildings are within Elveden Park. However, in visual terms these buildings form part of the Broom Close Estate Village. The medieval Church of St Andrew and St Patrick, which was restored in the mid-nineteenth century and substantially extended in the beginning of the twentieth century, stands prominently within its churchyard on the south side of the road. To the northeast of the church lies the North Lodge and the Fire Engine House, both standing next to one of the park’s entrances. Built in 1905, the North Lodge is a single-storey red-brick building with a hipped plain-tile roof, a half-timbered gabled open porch and large central axial chimney stack. The Fire Engine House, also built in 1905, is a two-storey building with a red-brick ground floor, a pebbled-dashed first floor, and a gabled plain-tile roof with half-timbered spandrels. The ground floor contains two high garage doors with elliptical arches and the first floor has a pair of splayed oriel windows. To the rear, the Fire Engine House has a four-storey, red-brick tower.

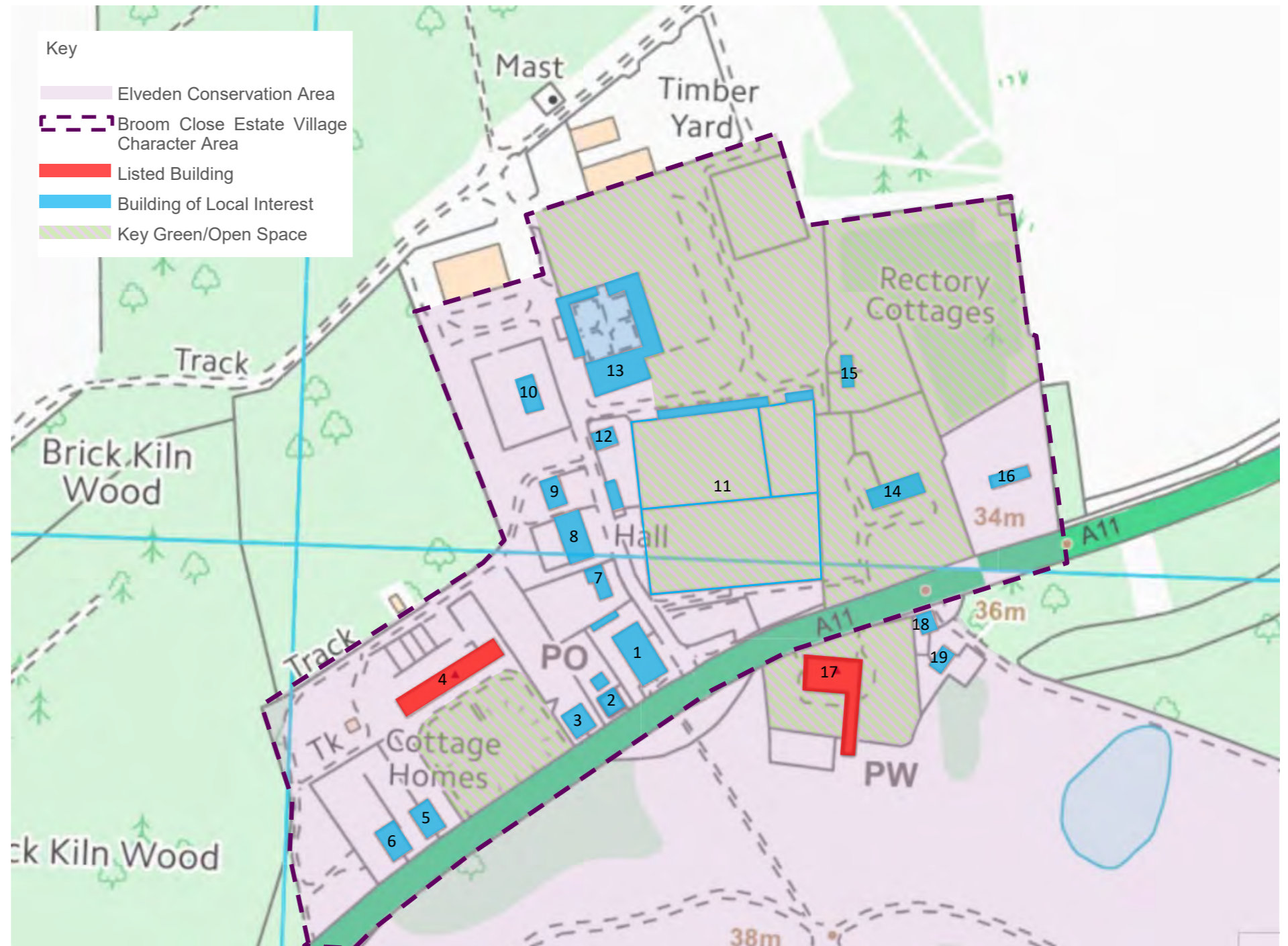


Figure 25: The Broom Close Estate Village Character Area within the Elveden Conservation Area

- | | | | |
|-----------------------------|---------------------------|-------------------------------|--|
| 1. Elveden Estate Office | 6. Nos. 45-46 London Road | 11. Walled Garden | 16. Cottage |
| 2. Post Office | 7. The Bungalow | 12. No. 36 London Road | 17. Church of St Andrew and St Patrick |
| 3. Nos. 41 & 42 London Road | 8. Village Hall | 13. Estate Stables and Smithy | 18. North Lodge |
| 4. Cottage Home (GII) | 9. The Garage | 14. Former Rectory | 19. Fire Engine House |
| 5. Nos. 43-44 London Road | 10. No. 37 London Road | 15. Rectory Cottages | |

4.2 ASSESSMENT OF ELVEDEN CONSERVATION AREA

Elveden Park Character Area

The Elveden Park Character Area makes up the majority of the Elveden Conservation Area. Elveden Park lies to the south of London Road and is roughly bound by wooded areas and fields. The designed park associated with Elveden Hall has existed since at least the late-eighteenth century. But it was altered and remodelled extensively in the late-nineteenth century by Maharaja Duleep Singh and the First Earl of Iveagh. The park is characterised by a variety of informal and formal landscaped areas and it forms the setting of many buildings that lie within it, most particularly, Elveden Hall.

Elveden Hall (Grade II* listed), which will be assessed in further detail in the next section of this assessment, stands at the heart of the park. There has been a hall on this site since at least the early-seventeenth century. However, the present hall was mostly built by the Maharaja and extensively extended and remodelled by the First Earl of Iveagh. The hall has an extensive north-facing entrance elevation overlooking a large forecourt and an impressive south-facing garden elevation overlooking a large south lawn. These views are classified in the ECAA as important views. To the east of the hall lie the remains of the **Service Wing (BLI)**, which was demolished in the 1970s, and the **Maharaja's Aviary (BLI)**. To the west of the hall, an ice house lies in a wooded area. Further to the west lies: the **Reading Room (BLI)**, which used to be the old village school; the **Gamekeeper's Cottage (No. 48 London Road) (BLI)**, which was built at the time of Maharaja Duleep Singh; and a group of other Buildings of Interest built during the time of the First Earl of Iveagh.

To the southeast of Elveden Hall lies a group of buildings in an area of the park known as 'The Dell'. This includes: **No. 18 The Dell (BLI)**, an estate house built between 1895 and 1905; **Nos. 19-21 The Dell (BLI)**, a group of estate cottages built between 1850 and 1885 and extended in c.1905; and **Nos. 22-22a The Dell (BLI)**, a group of cottages presumably designed by Clyde Young and built between 1895 and 1905 with No. 22a being built after 1938. These buildings lie in clearing in the park and are surrounded on all sides by woodland.

To the southwest of Elveden Hall lies another interesting group of buildings arranged around a walled garden and a large grassed open space containing a lily pond. This includes: the **Water Tower (Grade II* listed)**, an exceptionally elaborate and imposing Baroque Revival structure built in 1895 to the design of William Young; the former **Stable Block (BLI)**, a large building built around a square courtyard to the design of William Young; and a **walled garden (BLI)**, a complex space enclosed to the west by the Stable Block, to the north and east by a high brick wall, and to the south by a long range of single and two-storey service buildings with **No. 52 Stable Cottage (BLI)** and **No. 53 Garden Cottage (BLI)** attached on their south side. These buildings are also surrounded on all sides by woodland.

Apart from these buildings, there are series of gate lodges lying near each entrance to the park. This includes: the **North Lodge (BLI)**, which has been described earlier; **West Lodge (BLI)** and **Brandon Road Lodge (No. 56 London Road) (BLI)**, which were built during the time of the First Earl of Iveagh; and **South Lodge (Grade II listed)**, a Gothic Revival cottage which was built in the mid-nineteenth century, prior the time of the Maharaja.

Setting

The Elveden Conservation Area is surrounded by extensive tracts of woodland interspersed with large arable fields or open spaces of mown or long grass. It is largely enclosed all around by mature woods, though to the south, there are views across arable fields and historic tree clumps.

Significance of Elveden Conservation Area

The Elveden Conservation Area includes a large country estate with the impressive Elveden Hall at its heart, an associated designed park, and many buildings related to the running of the estate, including many that form an estate village at Broom Close. A hall and an associated designed park have stood at the heart of the estate since at least the mid-to-late eighteenth century. However, the present hall and park are largely the result of two extensive building campaigns instigated by Maharaja Duleep Singh and Edward Cecil Guinness, the First Earl of Iveagh.

Many of the buildings that are associated with the running of the estate were built during a short building programme between 1895 and 1914 under the direction of William and Clyde Young after the First Earl of Iveagh acquired the Elveden Estate. However, some date from the time of the Maharaja and some have older origins. Many of these buildings are concentrated at Broom Close, forming the estate village. There is a pleasing harmony in the architectural character of these estate buildings. This is due to their similar Tudor Revival style, scale, proportions, and materials. The progression of buildings directly fronting London Road are the most elaborate, offering a splendid entrance to the village. However, the village also has a functional character, with the buildings and open spaces arranged for maximum efficiency. The Walled Garden, which dates from the time of the Maharaja, dominates the heart of the estate village. Its walls are high and impressive. However, it is underused and is in need of some attention. The estate village is surrounded by wooded areas and so most buildings are experienced with a backdrop of trees.

4.4 ASSESSMENT OF LISTED BUILDINGS

Elveden Hall (Grade II*) (LEN: 1037611)

Description

Elveden Hall (Fig. 26) was listed Grade II* on 27 January 1972 (refer to Appendix C for listing description). The large country hall was built in two major phases. The west wing was built in c.1879 by architect John Norton for Maharaja Duleep Singh, who had purchased the Elveden Estate in 1863 after being exiled to Britain by the British when they annexed the Punjab. This wing stood as a principal residence in its own right and was built in an elaborate Classical Italianate style with intricate Mughal interiors, to remind the Maharaja of his homeland. It is believed that this wing has some fragments of the earlier Palladian mansion that was built by Hon. Augustus Keppel in the late-eighteenth century.

The central hall and the east wing were added in 1899-1903 by architects William and Clyde Young for Sir Edward Guinness, who had purchased the Elveden Estate in 1894 after the Maharaja's death. These substantial additions were also built in a Classical Italianate style to replicate the architectural style of the Maharaja's hall. The east wing is almost identical externally to the west wing. The central hall, known as the Indian Hall or Marble Hall, rises above the two flanking wings and is surmounted by a copper-clad cupola. The interiors of the hall are richly decorated and are slowly being restored.

Setting

Elveden Hall is set in the middle of an extensive park. It is oriented east-west, with an extensive entrance elevation facing north and a garden elevation facing over a vast south lawn. A web of driveways approach the hall from the northwest and northeast.

The park includes many wooded areas and open grassed areas. It also includes a variety of buildings which complement the house. A large former stable block, a garden cottage, and an elaborate water tower lie alongside formal gardens to the southwest of the hall. The remains of a former service wing and an aviary lie just to the east of the hall. An ice house and a reading room, a former school building, lie to the west. The Church of St Andrew and St Patrick lies to the northwest. Moreover, a number of lodge houses lie at the edges of the park.

Brooms Close Estate Village, where the Walled Garden stands, lies to the northwest of Elveden Hall, separated from the main park area by London Road and visually separated from the hall by a large number of mature trees.

There are main beautiful views of Elveden Hall from the park and the approaching driveway. However, a belt of mature trees restrict views of the house from the main road and the estate village.



Figure 26: Elveden Hall (Grade II*) (Source: East Anglian Daily Times, 2017)



Figure 27: Church of St Andrew and St Patrick (Grade II*)

Significance

The significance of Elveden Hall is drawn largely from its historical and architectural value as a large country house with a complex history, an elaborate Classical Italianate architectural style and intricate Mughal interiors.

The hall's historical value is enhanced by the fact that it was the home of Maharaja Duleep Singh, the last Maharaja of the Punjab, and Edward Guinness, the First Earl of Iveagh. These two figures commissioned and financed the hall's two major phases of development in c.1879 and 1899-1903 respectively. During their time, the hall became famous for the large shooting parties that the two aristocrats hosted. Successively, the hall served as the home of the several members of the Guinness Family, a successful aristocratic Anglo-Irish Protestant family noted for their philanthropy and accomplishments in brewing, banking and politics.

Elveden Hall also has an important historical association with Viscount Augustus Keppel, who was an Admiral of the Blue. Viscount Keppel built the fashionable Palladian mansion that preceded the present hall, the fragments of which are believed to remain within the west wing of the house. Moreover, the hall has a historical association with the Viscount's nephew, the Fourth Earl of Albemarle, and William Newton, both of whom implemented great changes to the Palladian hall and estate. Historical association also exists with several architects and designers. Particularly, John Norton, who designed the Maharaja's hall, William Young, who designed the large extensions for the First Earl of Iveagh, and Clyde Young, who succeeded his father and implemented the design.

Elveden Hall's architectural value is strongly marked by its impressive red-brick and stone elevations in a Classical Italianate style which cleverly incorporate the Maharaja's hall. The hall with its large copper dome was certainly designed to impress. The interiors of the hall are equally as impressive. In particular, the west wing still exhibits most of the fine and intricate Mughal-style decoration which the Maharaja had commissioned to remind him of his heritage and homeland. These were largely designed by Norton. The Indian Hall or Marble Hall, designed by Sir Caspar Purdon Clarke, is also an extraordinary piece of design which exhibits a very high level of craftsmanship and technical skill. The rest of the interiors of the hall include fine examples of Edwardian interior decoration executed in high-quality materials.

The significance of Elveden Hall is also drawn from its communal value. It is valued by the sizable British Sikh community who are interested in the hall's historic function as Duleep Singh's home and also in the churchyard, which is the Maharaja's final resting place. The hall is also valued by all the staff on the estate as it serves as the heart of the estate and provides a context for the place where they live and work.

4.4 ASSESSMENT OF LISTED BUILDINGS

The surrounding park is considered to make a significant contribution to Elveden Hall's significance as it provides an expansive tranquil and green setting in which the hall can be appreciated. The park has also been designed to provide sweeping views towards the house. All of the buildings in the park and on the estate, including those in Brooms Close Estate Village, are also considered to make a contribution to the hall's significance as these have a historical or functional relationship. The Walled Garden used to serve Elveden Hall as kitchen gardens. As such, it has a historical link with the house and is thus considered to provide some contribution to Elveden Hall's significance. It is no longer in use as a kitchen garden. Therefore, unlike the historical link, the functional link with the house has been broken.

Church of St Andrew & St Patrick (Grade II*) (LEN: 1192876)

Description

The Church of St Andrew and St Patrick (Fig. 27) was listed Grade II* on 7 May 1954 (refer to Appendix C for listing description). The church, originally dedicated only to St Andrew, is medieval in its origins. Its core dates from the twelfth century, while the west tower and the south porch were added in the fifteenth century. In 1869, the church was restored by Maharaja Duleep Singh, who had converted to Christianity. In 1904-06, Sir Edward Guinness appointed William Caroe to substantially extend it to accommodate the greatly enlarged staff of the estate. A new nave, dedicated to St Patrick, was attached to the north of the old church of St Andrew. The latter became the south aisle of the newly enlarged church. In 1922, Sir Edward Guinness asked William Caroe to extend the church again with a free-standing bell tower to serve as a memorial to his deceased wife. This was linked to the church by a cloister.

The church has flint rubble walling with limestone dressings and Cotswold slated roofs. The west tower is built in three stages on a blank-traceried flushwork base and has a crenellated parapet with pinnacles. Caroe's work is mostly in the Perpendicular style, but many features are entirely original. The bell tower and cloister of 1922 are of ashlar. The tower has good flushwork and a crenellated parapet.

Setting

The Church of St Andrew and St Patrick stands in a churchyard to the south of London Road and the Walled Garden and to the northwest of Elveden Hall. The churchyard contains many Victorian grave stones, including memorials to Maharaja Duleep Singh and his family and to members of the Guinness Family. The church is surrounded to the west, south and east by large mature trees. These provide it with a green backdrop when viewed from the road.

Significance

The significance of the Church of St Andrew and St Patrick is principally

drawn from its historical and architectural value as a medieval church with significant and high-quality early-twentieth-century additions. Its historical value is pronounced by its historical association with Maharaja Duleep Singh and the Guinness Family. While its architectural value is heightened by its many decorative features and complex stratification. The church serves the Elveden Estate as the principal place of worship. As such, it has some communal value. As the final resting place of the last Maharaja of the Punjab, the church and its churchyard also have some communal value for the sizeable British Sikh community.

The churchyard is considered to contribute positively to the church's significance as this complements the church as a place of worship and spirituality. The views from London Road are considered to enable the appreciation of the church's significance.

The visual relationship between the church and the Walled Garden is considerable. They sit on opposite sides of the road. Although, a row of trees to the south of the Walled Garden filter the views from the church and churchyard. The two structures also have a historical relationship. As such, they provide some contribution to each other's significance.

Cottage Homes (Grade II) (LEN: 1037613)

Description

Cottages Homes (Fig. 28) was listed Grade II on 16 October 1984 (refer to Appendix C for listing description). They were built as almshouses for estate workers in 1914 and were designed by Clyde Young in a Tudor Revival style.



Figure 28: Cottage Homes (Grade II)

The residences are arranged in a long, single-storey, symmetrical range with a central raised block and short cross wings at either end. They are built in red brick with red pantiled roofs and have decorative half-timbering in the gable spandrels. Cottage Homes are ornamented with carved bargeboards and collars and many red-brick chimneys with clustered octagonal shafts.

Setting

Cottage Homes are located in the Broom Close Estate Village. They are set well back from London Road behind a sunken lawn. This space follows the line of a former sand pit in which a gas house and gasometer were situated in the late-nineteenth century. Cottage Homes can be mainly appreciated from this space and the road. However, there are good views of the rear gables to the houses, their outbuildings and a number of distinctive chimneys from a private path that winds around them to the rear.

Nos. 43-44 and 45-46 London Road lie to the west of Cottage Homes while nos. 41-42 London Road, the Post Office, and the Estate Office lie to the east. These buildings complement Cottage Homes in terms of materials and architectural style. However, in comparison, Cottage Homes is certainly the grandest. The Walled Garden is located to the east of Cottage Homes.

Significance

The significance of Cottage Homes is mainly drawn from their historical and architectural value as an impressive range of early-twentieth-century almshouses in a Tudor Revival style. The cottage row is also one of the principal buildings on the Elveden Estate. Their historical value is enhanced by their historical association with Sir Edward Guinness, the First Earl of Iveagh, and Clyde Young, the architect who designed them. While their architectural value is heightened by the many decorative features which adorn them.

The way in which the cottages are set back from the road is considered to contribute to their significance as this is considered to emphasise their relative high status amongst other estate buildings in the village. The views from London Road and the rear path allow the appreciation of their significance.

The visual relationship between Cottage Homes and the Walled Garden is limited, as other estate buildings lie in between them. However, the two structures have a historical relationship. As such, they provide some contribution to each other's significance.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 PROPOSED DEVELOPMENT

The proposed development includes the development of a Garden Centre (Use Class A1) within the Walled Garden together with an expansion of existing car parking facilities serving visitors to the Estate. The proposed development has a gross internal area of approximately 4928 sq.m. This includes approximately, 914 sq.m of floorspace which will be relocated from the existing Elveden Courtyard retail/restaurant complex into the garden centre facility, as a result the total internal floor space of the Elveden Courtyard and Walled Garden will be 6017 sq.m. As part of the proposed development it is intended to increase the attraction of the existing uses within the Elveden Courtyard through their relocation in order to create a 'tourist destination' facility and update the facilities for customers and staff. The proposed floorspace of the Garden Centre facility is as follows:

- Use Class A1 (retail) – approximately 3474 sq. m. (of the total proposed development) of which 3041 sqm is tradable retail area and 412 sq. m is comprised warehouse and storage space which is not accessible to the public. This area comprises of the existing farm shop which will be relocated from the Courtyard and the covered sales area of the new Garden Centre.
- Use Class A3 (restaurant/café) – approximately 717 sq.m. (of the total floorspace proposed), which includes 212 sq. m. that will be relocated from the Courtyard and into the Walled Garden.
- Use Class B1(c) (light industrial kitchen) – approximately 325 sq. m. to serve the restaurant, of which 290 sq. m will be relocated from the Courtyard and into the Walled Garden;

The proposed development also includes approximately 3,435 sq.m. of outdoor sales area, which includes bulky goods such as plants, compost and related garden goods. This element will be laid out with raised beds hosting the display of plants through gravel walkways that will ensure visitors inside and outside the garden will still having a sense of being within the grounds of a walled garden.

Following the relocation of the farm shop, restaurant and kitchen, approximately 914 sq.m will become vacant within the Courtyard complex. Elveden Farms Ltd will be seeking to re-let this area for non-food purposes in due course, which will further enhance the facilities and services within the Estate".

The development proposals include the insertion of a free-standing steel, aluminium and glass structure to roof over and enclose part of the Walled Garden. This will create the indoor area for the garden centre. A proposed restaurant will have a tiled roof. The rest of the Walled Garden will not be roofed over and will be used as an external sales area. The development proposals also include the creation of glazed entry courtyard space near an existing entrance into the Walled Garden in the north wall and the enlargement of an existing doorway in the south wall.

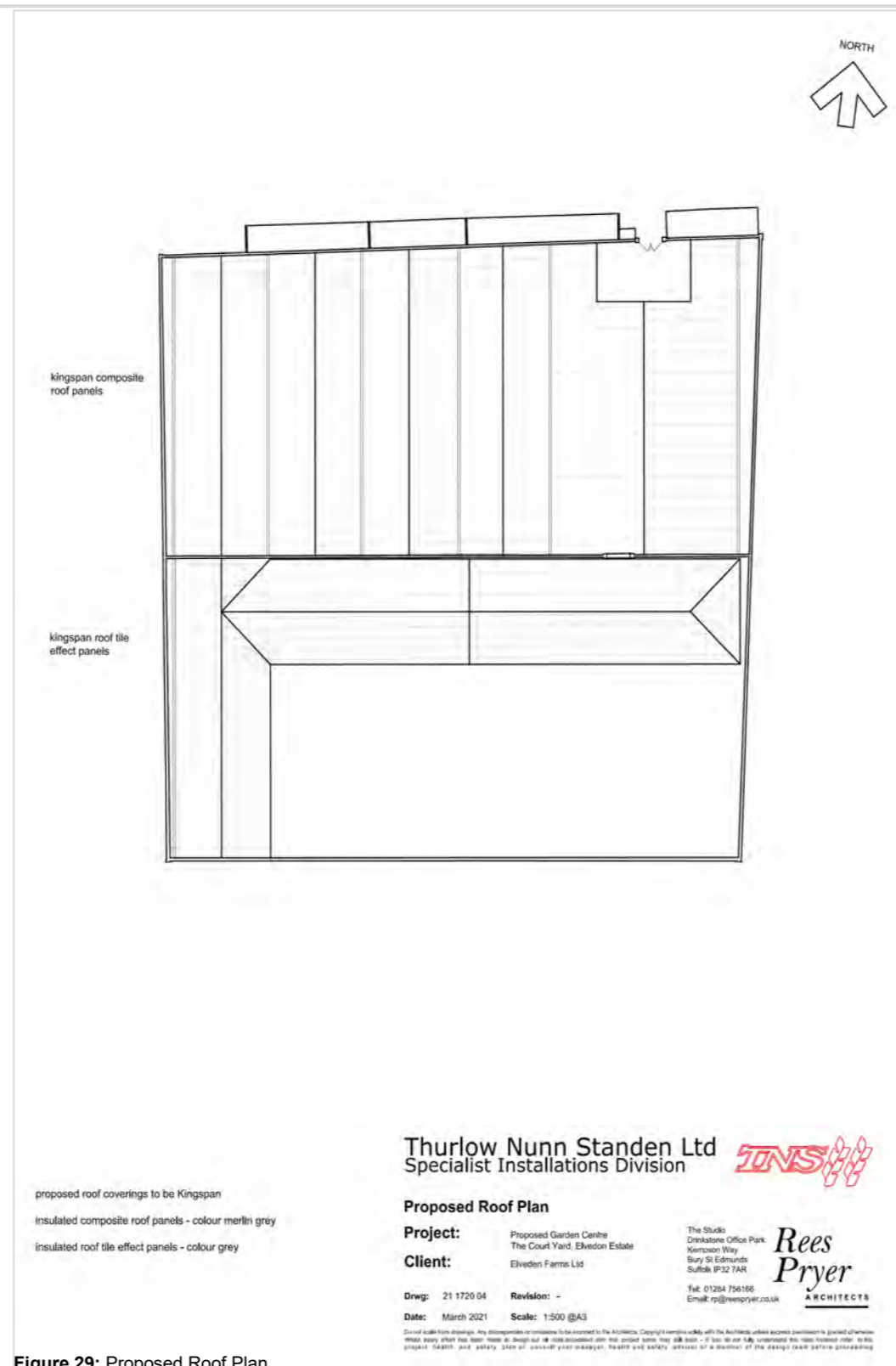


Figure 29: Proposed Roof Plan

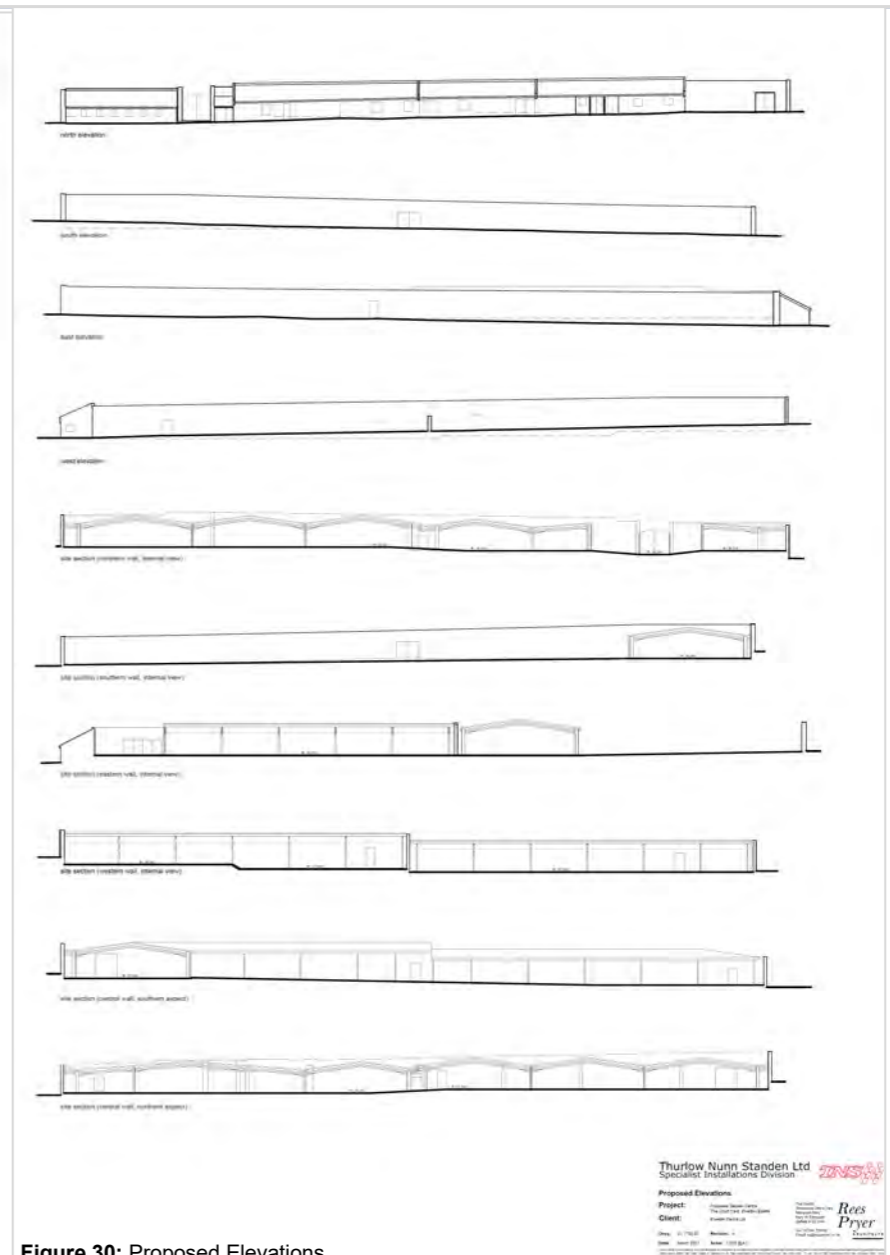


Figure 30: Proposed Elevations

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 PROPOSED DEVELOPMENT

Figure 31 demonstrates the abutment detail in respect of the north/south and east/west wall interfaces.

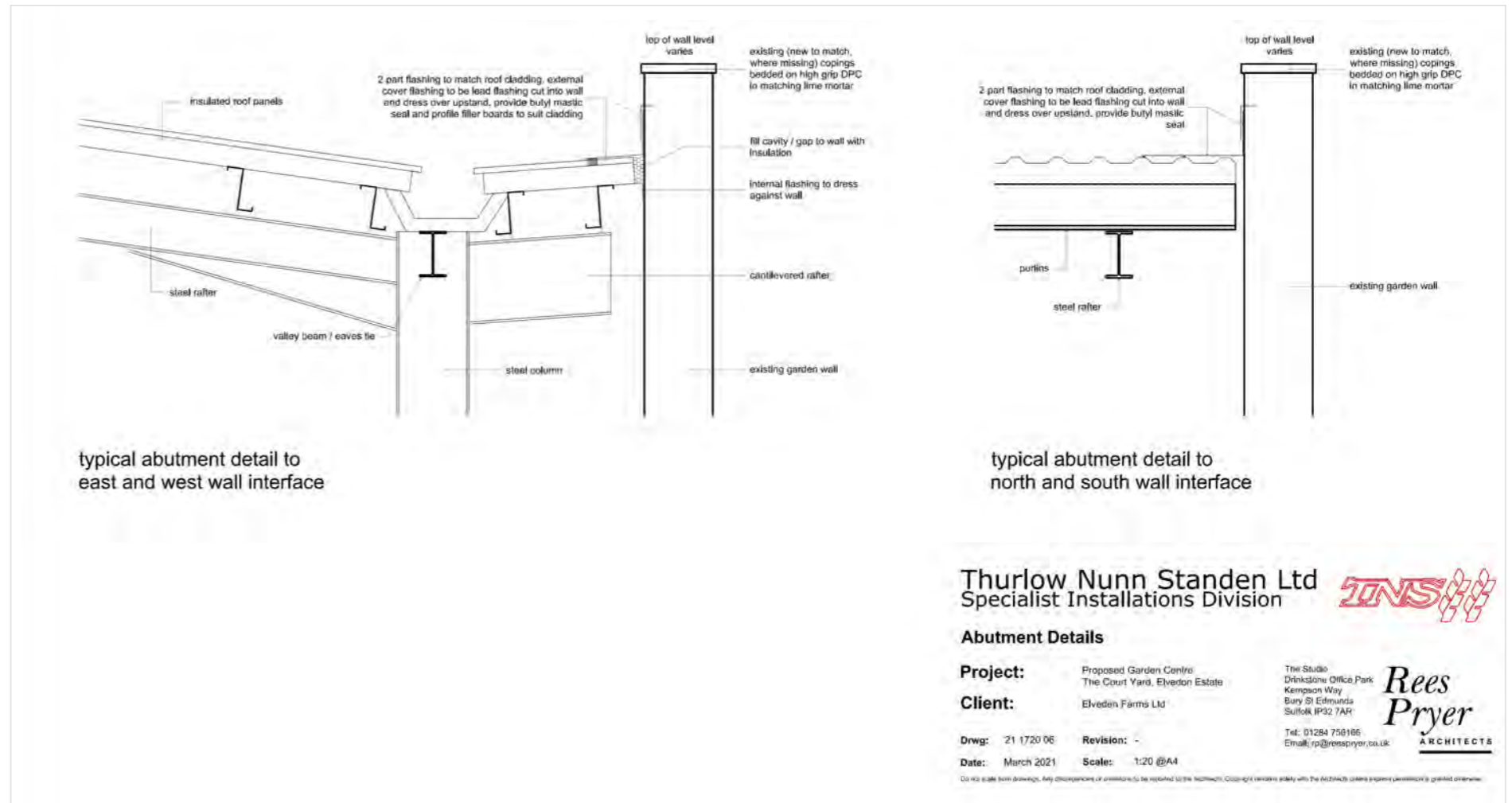


Figure 31: Abutment detail

5.2 ASSESSMENT OF IMPACT

Impact on the Significance of the Walled Garden (Building of Local Interest)

As emphasised in Historic England's Advice Note 2 - Making Changes to Heritage Assets, *"the best way to conserve a building is to keep it in use, or find an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation"*. This is one of the basic principles of building conservation. Indeed, heritage assets that are left unused or even recently-restored buildings that are left vacant will soon start to fall into disrepair. As such, it is important to give unused heritage assets a new life to ensure their long-term conservation.

The Walled Garden was built in the 1860s-70s, during the time of Maharaja Duleep Singh, to serve as kitchen gardens for the estate. However, nowadays it largely lies unused and closed to the public throughout most of the year. This state of affairs is not only considered to detract from the Walled Garden's significance, but it is considered to jeopardise the structure's future survival. It is thus considered important that an appropriate and compatible new use is found for the Walled Garden.

The applicant is proposing to reuse the Walled Garden as a garden centre. The historic structure is very large in scale and thus, it offers plenty of space for a garden centre to be accommodated comfortably without any large-scale modifications to its fabric. The use of a garden centre is also considered to hark back to the Walled Garden's original horticultural function. This is particularly true for the outdoor retail space of the garden centre where plenty of plants will be displayed and will provide a sense of being within the grounds of a walled garden. As such, the use of a garden centre is considered to be an appropriate and viable new use for the historic garden structure. This is also supported by the Elveden Conservation Area Appraisal, adopted by the Council in 2009, which states that the Walled Garden has a *"potential for use as a market garden"*. Moreover, its reuse will allow more members of the public to appreciate its significance. As such, the reuse of the Walled Garden as a garden centre is considered to have a major beneficial effect on its significance.

Nonetheless, some additions and small modifications to the Walled Garden are considered to be necessary in order to accommodate the garden centre within it. Apart from an outdoor retail space, the garden centre needs an indoor retail area and a catering establishment is also expected in such a retail facility. As such, the development proposals include the insertion of a free-standing steel, aluminium and glass structure to roof over and enclose part of the Walled Garden. Moreover, the outdoor retail space of the garden centre needs a direct and large-enough access point to the outside to enable the efficient movement of delivered plants. Therefore, the development proposals include the enlargement of an existing doorway in the south wall.

These additions and small alterations to the Walled Garden are considered to affect the character of the Walled Garden. The roof structure will enclose a section of the garden that was originally intended to be open to the elements while the modification of the small doorway in the south wall will lead the loss of some historic fabric. As such, some elements of the proposed development might be considered harmful to the significance of the Walled Garden. However, some mitigation measures have been adopted to reduce the impact of this harm. These mitigation measures include the following:

- The ridges of the proposed new roof would sit below the height of the Walled Garden's high walls. As such, although this new structure might be considered to alter the character of the Walled Garden's internal space, it is not considered to alter the character of the garden's exterior.
- The roof of the covered garden area, to the southern section of the garden, would be visible from the east and potentially from the south, as illustrated in figure x. However it is set back from the garden walls and intervisibility would be minimal.
- The entrance courtyard would be glazed while the internal retail space would be as open as possible. These measures are considered to continue to allow the general public to experience the large scale of the Walled Garden and appreciate its historic walls. Moreover, the glazed elements of the roof are considered to preserve some of the existing connection to the sky whilst flooding the internal space with natural light.
- The level of loss of historic fabric has been kept to the very minimum while the impressive historic walls of the Walled Garden have been left fully exposed and not covered up.

As such, the elements of the proposed development that might be considered harmful to the significance of the historic garden have been moderated to ensure that the harm does not exceed a low level of less than substantial harm. This level of harm is considered to be comfortably outweighed by the major beneficial effect caused by the reuse of the Walled Garden.

Impact on the Character and Appearance of the Elveden Conservation Area and Buildings of Local Interest

The Elveden Conservation Area includes the historic country estate of Elveden with an impressive hall at its heart, an associated designed park, and many buildings related to the running of the estate, including many that form the Broom Close Estate Village. Most of the buildings in this village were built during a short building campaign between 1895 and 1914 under the direction of William and Clyde Young for Edward Guinness, the First Earl of Iveagh. However, the Walled Garden dates from the time of

Maharaja Duleep Singh. The Church of St Andrew and St Patrick has even older origins.

As described earlier, there is a pleasing harmony in the architectural character of these estate buildings due to their similar scale, proportions, materials and Tudor Revival style. The progression of buildings directly fronting London Road are the most elaborate, offering a splendid entrance to the village. However, the village also has a functional character, with the buildings and open spaces arranged for maximum efficiency. The Walled Garden dominates the heart of the estate village. Its brick walls are high and impressive. However, it largely lies unused and is in need of maintenance and repair. The Elveden Conservation Area Appraisal lists the Walled Garden as a key building and a key open/green space within the Conservation Area. Additionally, the internal views of the Walled Garden are considered as 'important views'.

- The development proposals include the insertion of a free-standing steel, aluminium and glass structure to roof over and enclose part of the Walled Garden to provide for a indoor retail space for a garden centre. However, this roof structure would sit below the height of the Walled Garden's high walls and would not alter its character when seen from points outside the historic structure. As such the new roof structure is not considered to have a visual impact on the majority of the Conservation Area. Inevitably, the new roof structure would alter the character of the Walled Garden's internal space. However, as described earlier, the proposed roof structure would preserve the important internal views within the Walled Garden. Glazed elements of the roof would flood the interior with natural light and would preserve some of the existing connection to the sky. The roof of the covered garden area would be visible from the east and potentially from the south. However it is set back from the garden walls and intervisibility would be minimal.

As such, the development proposals are considered to preserve the character and appearance of the majority of Elveden Conservation Area. In particular, they are considered to preserve the character and appearance of Broom Close Estate Village and as a result, the setting of the Buildings of Interest within it. The development proposals are considered to alter the character and appearance within the Walled Garden. However, the effects of these alterations are considered to be outweighed by the considerable benefit that would arise as a result of securing an appropriate use for the structure.

Impact on Setting of Listed Buildings

Elveden Hall (Grade II*)

The significance of Elveden Hall, including contribution from setting, has been described in the previous chapter. The surrounding park is considered to make a significant contribution to Elveden Hall's significance

5.2 ASSESSMENT OF IMPACT

as it reinforces the hall's character as a country house and provides a visual context in which the hall can be appreciated. All of the buildings in the park and on the estate, including those in Brooms Close Estate Village, are also considered to make a contribution to the hall's significance as these have a historic and/or functional relationship.

The Walled Garden used to serve Elveden Hall as kitchen gardens. As such, it has a historical connection with the house and is considered to provide some contribution to the hall's significance. However, the Walled Garden has lost its original use and thus, the functional link with the hall has been broken. Moreover, there are numerous trees between the hall and the Walled Garden that mean views between the two are limited.

The development proposals would preserve the Walled Garden and thus, would retain the historic connection between the house and its former kitchen gardens. Moreover, as there is no inter-visibility between the two historic structures, the development proposals are not considered to affect the way Elveden Hall is experienced. As such, the development proposals are not considered to harm Elveden Hall's setting.

Church of St Andrew and St Patrick (Grade II*)

The significance of the Church of St Andrew and St Patrick, including contribution from setting, has been described in detail in the previous chapter. As explained, the church sits in a churchyard to the south of London Road. This setting is considered to contribute to the significance of the church, whilst the views from London Road are considered to enable its appreciation.

The church and the Walled Garden are inter-visible. They sit on opposite sides of the road. Although, a row of trees to the south of the Walled Garden filter the views from the church and churchyard. The two structures also have a historical relationship, especially as both are part of the Maharaja's legacy. As such, the Walled Garden is considered to provide some contribution to the church's significance.

The development proposals include the development of a garden centre within the Walled Garden, which includes roofing over part of this garden. However, the development proposals would not alter the character of the garden's exterior as the proposed roof structure would sit below the height walls of the Walled Garden. The roof of the covered garden area would be visible from the east and potentially from the south. However it is set back from the garden walls and intervisibility would be minimal.

The development proposals are not considered to affect the way the Church of St Andrew and St Patrick is experienced and are thus not

considered to harm the church's setting.

Cottage Homes (Grade II)

The significance of Cottage Homes, including contribution from setting, has been described in the previous chapter. Their set back behind a large sunken lawn is considered to contribute to their significance as this is considered to pronounce their relative high status amongst other estate buildings in the village. While the views from London Road and the rear path are considered to enable the appreciation of their significance.

The visual relationship between Cottage Homes and the Walled Garden is limited, as other estate buildings lie in between them. However, the two structures have a historical relationship. As such, the Walled Garden is considered to provide some contribution to the homes' significance.

The development proposals include the development of a garden centre within the Walled Garden, which includes roofing over part of this garden. However, the development proposals would not alter the character of the garden's exterior as the proposed roof structure would sit below the height walls of the Walled Garden. As such, the limited visual relationship between the historic structures is would not change. The development proposals are not considered to affect the way Cottage Homes are experienced and are thus not considered to harm their setting.

Summary

At present, the Walled Garden lies largely unused and it risks falling into further dereliction if an appropriate use is not secured. The development proposals include the reuse of the former kitchen gardens as a garden centre. This is considered to have a major beneficial effect on the significance of the Walled Garden.

The development proposals include some additions and small modifications to the Walled Garden. These are considered to cause some harm to significance of the historic structure. Nonetheless, the design is considered to have many in-built mitigation measures that bring down the level of harm. This level of harm is not considered to exceed a low level of less than substantial harm. As such, the major benefit of bringing the Walled Garden back into use is considered to outweigh this low level of harm.

The development proposals are considered to preserve the character and appearance of the majority of Elveden Conservation Area and the setting of the Buildings of Interest within it. Although, the development proposals are considered to alter the character and appearance of the Walled Garden's interior, the effects of this are considered to be outweighed by the major beneficial effect caused by the reuse of the Walled Garden.

The development proposals are not considered to harm the setting of the

three nearest listed buildings; Elveden Hall, the Church of St Andrew and St Patrick, and Cottage Homes.

6.0 CONCLUSION

This Built Heritage Statement has been prepared by CgMs Heritage (Part of the RPS Group) on behalf of Elveden Farms Limited to inform the proposed development of a garden centre within the confines of the Walled Garden, which is located on London Road, Elveden, Suffolk.

The Walled Garden is one of the main structures that characterise the Broom Close Estate Village. It is the oldest structure in the estate village. It was built in the 1860s-70s by Maharaja Duleep Singh, the last ruler of the Punjab. The Walled Garden was originally built as kitchen gardens. However, nowadays it largely lies unused.

The Walled Garden is not statutorily listed. However, it is located within the Elveden Conservation Area and is considered to be a Building of Local Interest. The Elveden Conservation Area Appraisal describes the Walled Garden as a key building and a key open/green spaces within the Conservation Area and states that it has a *“potential for use as a market garden”*. Apart from this, the Walled Garden lies in close proximity to the Church of St Andrew and St Patrick (listed Grade II*) and Cottage Homes (listed Grade II). Elveden Hall, which is listed Grade II*, lies in the middle of Elveden Park further south. Moreover, the Walled Garden is surrounded by many early-twentieth-century estate buildings which are considered as Buildings of Local Interest.

The proposals include the reuse of the Walled Garden as a garden centre. To fulfil the requirements set out by Section 189 of the NPPF, this Built Heritage Statement has focused on assessing the likely effects of this proposed development on the significance of the aforementioned heritage assets.

The reuse of the Walled Garden is considered to have a major beneficial effect on its significance. This major benefit is considered to outweigh the low level of harm caused by the additions and small alterations needed to enable its reuse. The development proposals are also considered to preserve the character and appearance of the majority of Elveden Conservation Area and the setting of the Buildings of Interest within it. They are also considered to preserve the setting of the three nearest listed buildings; Elveden Hall, the Church of St Andrew and St Patrick, and Cottage Homes. As such, the development proposals meet the statutory requirements to preserve or enhance the character or appearance of the Elveden Conservation Area and seek to pay special regard to the settings of the nearby listed buildings. They are also considered to be in accordance with local policies and the policies of the NPPF.

7.0 ADDENDUM

This Addendum addresses subsequent discussions at the Council following their deliberations on curtilage listing in respect of the Walled Garden. The Council clarified their position with the granting of full planning permission for the construction of a garden centre within the Walled Garden on the basis that an LBC would follow - they consider therefore that the Walled Garden is curtilage listed.

In order to deliver the project a detailed topographical survey was undertaken which discovered a south to north level change of approximately 3 metres. Therefore it was necessary to think through the consented proposals.

The historic character, fabric and previous usage of the Walled Garden had already been taken into consideration at the planning submission stage and the main priority was to reduce any impact of the building from the exterior of this built heritage asset.

The following mitigation measures are therefore proposed in order to reduce the impact of any harm:

- The ridges of the proposed new roof would sit below the height of the Walled Garden's high walls and would not be visible from the main north, south or west elevations.
- Although the top of the roof of the covered garden area would be visible to the eastern elevation, it is proposed to be set back from the garden walls and intervisibility would be minimal.
- Although a section of the walled garden is proposed to be enclosed, the entrance courtyard would be glazed, preserving an openness to the elements and the internal retail area would be left as open as possible.
- Any loss of historic fabric has been kept to a minimum level; additionally the garden walls are proposed to be left fully exposed.
- Abutment of new to historic wall interfaces have been extensively considered and matching/appropriate materials have been proposed.
- Detailed design construction in respect of level changes is considered to render the roof less visible overall.

The setting of the walled garden and its relationship to other historic structures in the vicinity was also taken into consideration and it was found that the development proposals would preserve the character and appearance of the setting of the listed buildings, the majority of the Elveden Conservation Area and the Buildings of Interest within it. Although the new roof structure would alter the character of the Walled Garden's internal space, it would preserve the important internal views within it.

The Walled Garden is largely unused and the principle of its redevelopment as a market garden is considered by the Council to be a good alternative to

its original kitchen garden use. Bringing this historic asset into re-use would be of major benefit and would outweigh the low level of harm, that any alterations and additions would cause.

It has been shown that development within the Walled Garden can be delivered with very low adverse effect to this heritage asset and that the positive benefits of development would outweigh this low level of harm. It has also been shown that the setting and significance of built heritage assets in the vicinity would be preserved. The Proposed Development is also in accord with National and local planning policies and there are no heritage reasons indicated to justify refusal of listed building consent on the grounds of heritage impact.

APPENDICES

APPENDIX A: ELVEDEN CONSERVATION AREA MAP

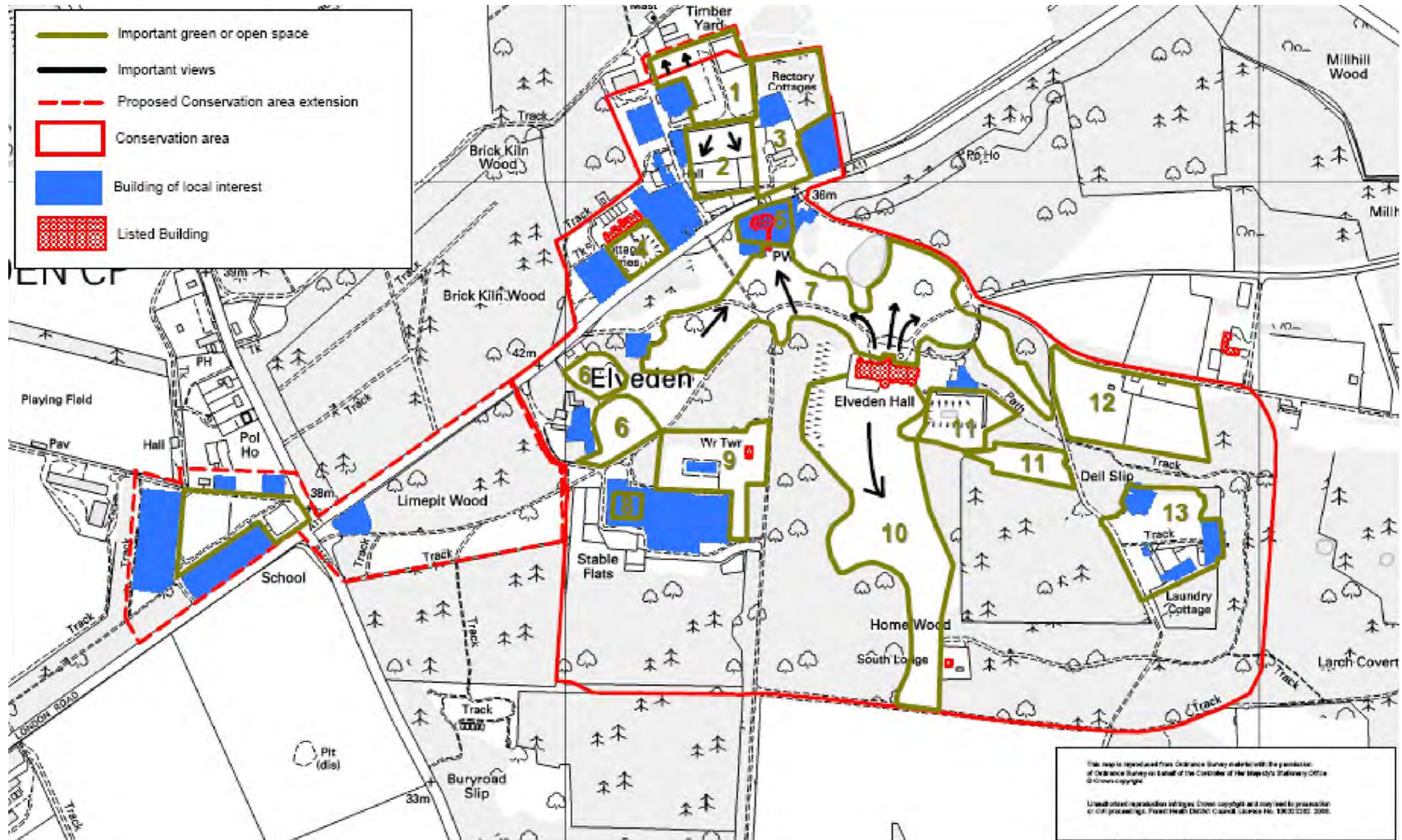


Figure 1: Elveden Conservation Area Map

APPENDIX B: DESCRIPTION OF BUILDINGS OF LOCAL INTEREST

The following descriptions have been extracted from Appendix 2 of the Elveden Conservation Area Appraisal. They describe the 'Buildings of Local Interest', which are considered to make a contribution to the architectural and historical interest of the conservation area.

Elveden Estate Office (No. 35a London Road)

Estate Office, c. 1900 built in red brick with hand made plain tile roof. There is a clock tower with squat tiled spire with lead hips. Single storey 'H' plan, with sort gabled wings to south and long parallel ranges to north. The north east wing has cross wings,, the wing to north –east having two storeys. The facade to south has a central veranda with a balustered rail. Each side the gables have three and four light sash windows with four light transom windows.

Post Office (No. 40 London Road)

The Post Office is dated 1896 and designed by William & Clyde Young in an 'Arts & Crafts' style. It has a two storey square plan with a pyramidal hipped plain-tile roof with wide coved pebble dashed eaves and a massive central red brick double chimney stack. Facing London Road is a large six light mullion & transom gabled dormer, with half timbering and pebble dash in the spandrel. The first floor walls are also pebble dash and the ground floor is red brick with raking angle buttresses. There are three light mullion & transom timber, 6 light casement windows under segmental brick arches with key blocks. There is an attractive timber and brick gabled porch facing east. The detached back house is also of interest.

Nos. 41 & 42 London Road

A pair of two storey estate cottages with rear parallel single storey back house ranges. They have a similar but less elaborate form than the Post Office. The hipped, machine made plain tile roof, is surmounted by a red brick stack with attached square section shafts. There is a central gable with a half-timbered spandrel. The first floor is rendered with pebble dash with red brick quoins and has paired 4-pane double hung sash widows at 1st floor. The ground floor is constructed with red brick and contains three light windows with glazing bars under segmental brick arches with key blocks. The entrance doors are within timber & brick open gabled porches located in the outer bays of the façade.

Nos. 43 & 44 London Road

A pairs of estate cottages. distinctly Arts & Crafts in detail. They have a hipped pantiled roof and a central segmental pedimented parapet gable. The first floor is pebble-dashed with red brick quoins. Under the parapet gable are two, double, double hung four pane sash windows flanking a brick panel containing a date plaque for 1902. The ground floor is built of red brick and contains triple sash widows with glazing bars. The entrance doors are in the outer bays, and are sheltered by flat roofed porches with

moulded frieze born on brackets and square timber posts.

Nos. 45 & 46 London Road

A pair of two storey estate cottages with single storey hipped roof rear wings. Similar to No's 42- 41, but without the central gable and half-timbered gable spandrel and with triple double hung sash widows.

Village Hall

Two single storey parallel ranges the smaller of the two, probably built prior to 1925 and enlarged c. 1950 with substantial timber framed building clad in black feather edged weatherboard.

Garage

Built prior to 1925; Single storey 'L' shaped plan with gabled corrugated iron roofs and was with a storey height workshop door in the west gable.

The Bungalow

A single storey timber-frame building clad in green painted corrugated iron constructed prior to 1925. Axial red brick chimney and timber mullion & casement windows in a pretty garden.

No. 37 London Road

An estate cottage built c.1900 of red brick with plaintile roof. 1 1/2 stories with a rectangular plan and single storey lean-to to north. Dormer windows with brick parapet gables and a single storey timber porch with hipped roof built off a brick plinth.

No. 36 London Road

An estate cottage of 1895, with a gabled plain tile roof, axial chimney stack, timber-frame and pebble dash gable spandrels, red brick walls and paired timber double hung four pane sash windows.

Elveden Estate Shop and Restaurant

The former estate stables and smithy, single storey red brick, with gabled slate roofs set round a large square yard where stable doors and windows have been retained in the conversion into restaurant and shop.

Former Rectory (No. 34 London Road)

Former Rectory, built c.1900 probably to the design of William Young in red brick with stone dressings and machine made plain tiles. It has a two storey 'H' plan with attics and cross wings with parapet gables with stone kneelers and oculi in the spandrels. The two central chimneys have blind arcades in the C17th manner and corbelled caps and appear to have been extended. There are Venetian windows with segmental pediments at 1st floor in the gables, and 6 light stone and brick bay windows at ground floor level flanking the entrance. South of the house is a gravelled parterre and stone

steps leading down to a lawn. At the rear the roofs are both hipped and gabled and the windows. are pairs of four pane sashes under segmental brick arches.

Rectory Cottages (Nos. 34a-34b London Road)

A pair of two storey estate cottages built c.1900. They have a two storey rectangular plan with half hipped plain tile roof. The walls are red brick with half timbered upper storeys in the gable walls. The ground floor windows have segmental brick arches. The windows are double sash windows with four pane double hung sashes. The cottages are set behind park railings with substantial grounds to the north-east.

North Lodge (No. 33 London Road)

Gate lodge. The gate lodge, extant in 1905, was built in red brick with a hipped machine made plain tile roof and open eaves. It has a single storey 'L' shaped plan with a half timbered gabled open porch to north and a large central axial chimney stack. 4 pane sash windows face the drive.

The gates and railings form a quarter circle across the drive between the stone pier set against the east wall of the Lodge and the stone pier on the road edge.

The wrought iron railings are mounted on a dwarf brick wall with a lime stone coping.

Fire Engine House (No. 32 London Road)

The Fire Engine House was also extant in 1905, and has a gabled machine made red plain tile roof, half-timbered gable spandrels and rendered and pebble dashed 1st floor and red brick ground floor. The building is rectangular in plan, with a high ground floor storey containing high garage doors within openings with elliptical arches. Within the openings are pairs of half-glazed doors with transoms and double semicircular fanlights. The gable spandrel overhangs, on console brackets, over a pair of splayed bay oriole windows with casements with glazing bars. At the side are double sash windows of the usual estate type.

Reading Room

Single storey and 1 1/2 storey estate cottage with a rectangular plan, built of red brick with hipped and gabled red pantiled roofs

Gamekeeper's Cottage (No. 48 London Road)

No 48 London Road is a substantial estate cottage built possibly at the time of Maharaja Duleep Singh. It has steep pitched slate roofs and random coursed flint walls with red brick quoins. It has a two storey 'H' plan, with a single storey lean-too porch facing south between the cross wings. There are three light, 3 pane, timber casement windows under brick hood moulds. Could the house been originally a pair of cottages To north is a single

APPENDIX B: DESCRIPTION OF BUILDINGS OF LOCAL INTEREST

storey range with an 'L'-shaped plan; its east end built of flint to match the house; the remainder is in red brick under slate roofs. The east end has two doors and a two light window under segmental brick arches. To west there is a semi-circular arched opening suggesting a though passage. The west end is all brick, with an axial double pitched roof ventilator . There are two 3 light timber sash windows to east and two double fixed light windows flanking carriage house doors. The roof ventilator and steel girder hanging frame suggests that the building is in use as a game larder and office. The southern most building of the group is a coach house and stable. Built in red brick in the early 19th-century, it has a single storey rectangular plan with a short, central gabled wing facing north with a semi-circular arched opening with carriage house doors. It is built of red block with double pitched slate roof with an axial ventilator to east and a central axial chimney stack with arched recessed panels. There is a stable door at the left hand end and cross casement windows under segmental arched brick heads.

No. 18 The Dell

No. 18 The Dell is an estate house that was extant in 1905. It has a rectangular plan on a single storey with a continuous loggia along the south-west side, carried on timber posts with capitals and arch braces. The roof is of slate and the walls of black painted weatherboard. The building is atypical for the estate and would repay further investigation.

Nos. 19-21 The Dell

Estate Cottages, built between 1850 & 1885 and extended to the south c.1905 The north range has flint rubble walls with red brick quoins and black glazed pantiles. The south extension is of red brick with red pantiled roof.

Nos. 22-22a The Dell

Estate Cottages, c.1905 probably designed by Clyde Young. The main range has a central and end bay cross wings, that to south of one and a half storeys, the remained single storey. There are large axial ventilators with lead bases and segmental arched lead caps with finials and wide rim. The roofs are covered in plain tiles and the walls above the level of the 1st floor are pebble-dashed render. At ground floor level they are red brick. The gable spandrel of No 22 is half timbered. The windows are multiple double hung sash windows with glazing bars under segmental brick and lime stone gauged arches. There is a timber loggia between the central and southern cross wing with gabled porches.

22a, An estate cottage built after 1938. Of similar form and character to its neighbours with a rectangular plan, short gabled wings and deep hipped plain tile roofs with an axial ventilator.

Stable Block

Designed in a 'Country House Style' by William Young and built c.1895 as

stables and carriage houses and converted to garages for motor vehicles and now partially converted to flats. There is a range of garage doors under a glazed canopy in the south range. The accommodation is ranged around a large square courtyard with two storey ranges on four sides, with higher gabled gateways in the centre of the ranges.

The principal entrance is from the north through a 2 ½ storey gatehouse. The roofs are covered in machine made plain tiles, the first floor walls are timber-framed and pebble-dashed and the ground floor built with red brick. The chimneys on the north & south ranges are tall and prominent. There are timber ventilators with OG shaped lead caps carried on four columns and lead bases and aprons on the ridges of the east and west ranges and the north and south cross wings. The entrance gate is 2½ storeys with a half timbered gabled upper storey jettied over the entrance arch. The ridge ventilator has a weathervane on its finial and the gable contains a clock face. The timber-framing is set diagonally under the gables.

The first floor windows have paired double hung four pane sashes, and cross casements at ground floor level under segmental brick arches with limestone key blocks. Some of the external ground floor windows have semicircular brick arches with limestone key blocks.

Walled Garden adjacent to Stables

The walled garden is a complex space; enclosed to north and east by a high brick wall and to south by a long range of single and two storey service buildings with estate cottages on their south side. There is a range of double pitched roofed glass house on the south side of the north wall.

The south side of the walled garden is formed by single storey ranges flanking a central two storey range built after 1905. The buildings have red plain tile roofs and red brick walls. The central section is quite elaborate, the first floor windows flanked by recessed brick panels with corbelled brick heads and a central opening with a semicircular gauged brick arch with key block. The windows have six pane double hung sashes.

No. 52 Stable Cottage

Stable Cottage has a 1 ½ storey rectangular plan built with a gabled red pantiled roof, pebble dashed rendered 1st floor and red brick ground floor. A single storey gabled timber open porch faces south.

No. 53 Garden Cottage

Garden's Cottage No 53 an estate cottage built against the south wall of a service range. The gabled roofs are covered in red pantiles, and the first floor above window sill level is half timbered with pebble dash. Below 1st floor level the walls are of red brick. The building is formed of two parallel ranges with an open, gabled, timber single storey porch facing south

between the two parallel ranges.

Brandon Road Lodge (No. 56 London Road)

Gate lodge built after 105 and before 1914 to the design of the architect Clyde Young. Built of red at brick ground floor and decorative timber frame and painted render above ground floor level and with a plain tile gabled roof with fretted ridge tiles and a central red brick chimney with rectangular clustered shafts. The lodge has a cruciform plan of 1 ½ storeys. There is a recessed porch carried on semicircular timber arches and posts in the south-west corner of the south wing.

APPENDIX C: STATUTORY LIST DESCRIPTIONS

Elveden Hall

List Entry Number: 1037611

Location: London Road, Elveden, Suffolk

Grade: II*

Date first listed: 27 January 1972

Description:

Large country mansion, built in 2 major phases. The west wing, c.1879, by John Norton for Prince Frederick Duleep Singh, formerly Maharajah of the Punjab. (This wing is believed to contain the core of the earlier Hall of c.1760). The central hall and east wing added 1899-1903 by William Young for Edward Guinness, 1st Viscount Iveagh. In the Classical Style. West wing of 3 storeys and 11 windows, A:B:C:B:A. Red brick with limestone dressings; ground floor of banded rusticated ashlar, upper floors of brick with rusticated quoins. Moulded cornice and balustraded parapets. Entrance bay slightly set forward, with segmental pediment on 4 giant columns. Set forward end bays with 2-storey splayed bay windows. French casement windows; at ground floor with semi-circular heads, at 1st floor with pediments. Low-pitched leaded and slated roofs with chimneys of red brick. The east wing added by Young is almost identical externally; his kitchen wing beyond was demolished c.1970. As a centrepiece he added the Marble Hall, rising through 4 storeys, surmounted by a cupola with copper-covered dome. The entrance bay has a portico rising through 1st and 2nd storeys; the pediment has a cartouche with the date 1900, flanked by palm-fronds. The attached porte-cochere has a balustraded flat roof and stands on clustered columns. The main rooms in the west wing have elaborate wood and plaster decoration, with Hindu and Moorish motifs intermingled with classical forms. The entrance hall and west drawing room have drop-traceried arcading and are heavily encrusted with Hindu ornament. The west staircase has traces of original bright red paint; other spaces also once had bright primary-coloured paintwork. Young's central Indian Hall of white Carrera marble dominates the house; top lit, with the dome traceried and the pendentives encrusted with stalactites. Arcaded balconies on 4 sides are recessed behind the main supporting drop-traceried arches, all enriched in a similar manner to the west entrance hall. The east wing has no Indian work; the Cedar Room has joinery in the Renaissance style of high quality, and the staircase and other spaces are also in the manner of C17 and C18. For detailed description, see article in Country Life magazine, 14th-21st March 1984.



Figure ii: Elveden Hall (Grade II*)

APPENDIX C: STATUTORY LIST DESCRIPTIONS

Church of St Andrew and St Patrick

List Entry Number: 1192876

Location: London Road, Elveden, Suffolk

Grade: II*

Date first listed: 07 May 1954

Description:

Church, mediaeval, restored 1869; major alterations 1904-6 and again 1922 by W.D. Caroe for Edward Guinness, 1st Viscount Iveagh. The mediaeval church consists of chancel (now chapel of St. Andrew), nave (now south aisle), west tower and south porch. In 1904 were added nave, chancel, organ chamber, vestry and west porch. In 1922 a free-standing bell-tower was built, linked to the south chapel by a cloister. Flint rubble walling with limestone dressings. Cotswold slated roofs with parapet gables. The mediaeval nave has a C12 core; a blocked lancet in the north wall; another reset from south wall. 2 north windows and east window inserted mid C14; 2 hood-moulded square-headed windows and south porch added C15, heavily restored 1869. West tower of c.1421 in 3 stages on blank-traceried flushwork base, crenellated parapets with pinnacles, mask gargoyles and 2-light west window. A simple C14 angle piscina and dropped-cill sedilia. Mediaeval roofs renewed 1904; nave has a richly-carved tie-beam roof with king-and queen-posts. Caroe's work is a development of the Perpendicular style, but many features are entirely original. Much heavily-carved and embellished ashlar-work, with distinctive elements such as buttresses, gargoyles and elliptical arch-forms. Figures of Saints Andrew, Patrick and others stand upon the porch and parapets at south and west sides. Richly carved Perpendicular nave roof of double-hammer beam type, crowded with tiers of angels; the organ, pulpit and choir-stalls also heavily carved. Altar reredos of alabaster is based on that of St. Alban's Abbey; it depicts the Supper at Emmaus, surrounded by niches with the 12 apostles and figures of saints. Also of carved alabaster is the octagonal font. Much good C19 and C20 stained glass; the east chapel window by Kempe, to Prince Frederick Duleep Singh of Elveden Hall; a south window by Clayton and Bell. The south tower and cloister of 1922 are of ashlar in the Perpendicular style, with vaulted stone ceilings; the tower has much good flushwork and crenellated parapets.



Figure iii: Church of St Andrew and St Patrick (Grade II*)

APPENDIX C: STATUTORY LIST DESCRIPTIONS

Cottages Homes

List Entry Number: 1037613

Location: 1-7 London Road, Elveden, Suffolk

Grade: II

Date first listed: 16 October 1984

Description:

Terrace of almshouses, c.1900. In the Tudorbethan style. 1 storey; a central raised block has an attic above. A long symmetrical range with short cross-wings at either end. Red brick with decorative half-timbering and plaster infill to the gables. Plaintiled roofs, the bargeboards and collars set forward on corbels and with drop-finials at the apex. Central clusters of 2,3 and 4 octagonal chimneys of red brick in the Elizabethan style. Mullioned casement windows with leaded lights; some are transomed and have gablets above, the centre block has an oriel lighting the attic. Most entrance doorways have 4-centred arched heads with hoodmoulds, and recessed boarded doors; the end blocks have gabled timber porches at the re-entrant angle.



Figure iv: Cottages Homes (Grade II)

APPENDIX C: STATUTORY LIST DESCRIPTIONS

Water Tower

List Entry Number: 1192866

Location: Elveden, Suffolk

Grade: II*

Date first listed: 16 October 1984

Description:

Water-tower, 1895 on plaque. About 20 metres high, square on plan. Eclectic in style, but with mainly Baroque details. Red brick, with limestone dressings at the upper levels. Battered base and 4 further stages, of which the 4th is dominant. The 3rd stage has flush horizontal bands of limestone ashlar, and the 4th stage has dressings strongly expressed in limestone. Windows in the Baroque manner; limestone architraves with keystones and moulded cornices. At the 4th stage is a large central window on each face, with a balustraded balcony on stone brackets; flanking flat pilasters support a moulded cornice and arcaded parapets with central Flemish gables. The doorway at the base has a semi-circular brick arch of several orders, with deeply recessed framed and boarded doors. Copper-covered cupola roof with weather-vane finial. Included as Grade II* because an exceptionally elaborate and imposing example of a Victorian estate water-tower.



Figure v: Water Tower (Grade II*)

APPENDIX C: STATUTORY LIST DESCRIPTIONS

South Lodge

List Entry Number: 1192844

Location: Elveden, Suffolk

Grade: II

Date first listed: 16 October 1984

Description:

Estate cottage, mid C19. 2 storeys, 3 windows. Details in the Gothick style. Flushed flint with gault brick dressings. Hipped slated roof with moulded eaves cornice; central chimney rebuilt C20 in red brick. 1st floor windows with hood-moulded pointed arched heads of gauged brick; Y-mullioned with transome, the casements having diamond glazing bars, and the spandrels having intersecting tracery. Ground floor windows with segmental heads and large-pane sash windows. Entrance doorway with hood-moulded pointed arched head of gauged brick; door with sunk panels and nail-head enriched framing, traceried at the pointed head.



Figure vi: South Lodge (Grade II)

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