



DENNINGTON CONSERVATION AREA APPRAISAL

July 2012



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Public consultation: this took place between 16/1/12 and 13/4/12 and included writing to all residents of the village to request views; writing to the Parish Council and providing printed copies; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; providing posters for display around the village; and inviting responses from Suffolk County Archaeology and Suffolk Preservation Society. A total of 8 responses were received which led to 6 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in July 2012.

INTRODUCTION

The conservation area in Dennington was originally designated by Suffolk Coastal District Council in 1984 and confirmed by redesignation in 1991.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Dennington under a number of different headings as set out in English Heritage's 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2011).

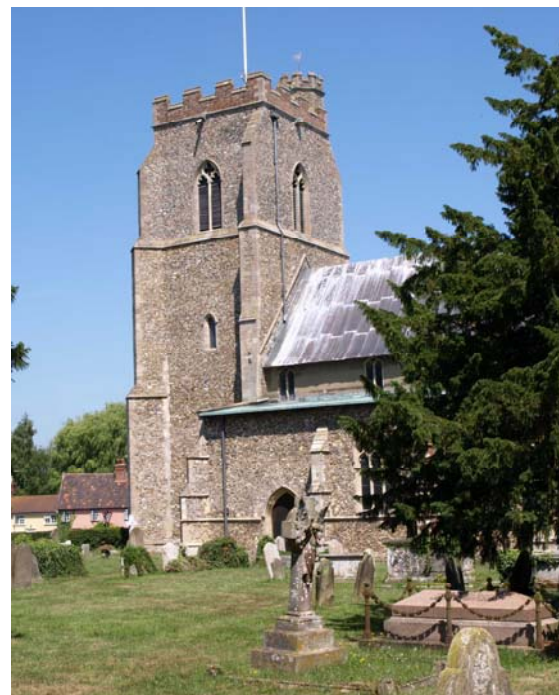
As such this is a straightforward appraisal of Dennington's built environment in conservation terms and is followed by a gazetteer describing the village in more detail.

The intent of this document is as a demonstration of 'quality of place', sufficient to inform those considering changes in the area. The photographs and maps are thus intended to contribute as much as the text itself.

As the English Heritage guidelines point out, the appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



Village Sign



Church of St Mary

1 CONSERVATION AREAS: Planning Policy Context

There are currently thirty four Conservation Areas in the Suffolk Coastal District.

The identification and protection of the historic environment is an important function of the planning system and is done through the designation of Conservation Areas in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. These areas make an important contribution to the quality of life of local communities and visitors by safeguarding their physical historical features which sustain the sense of local distinctiveness and which are an important aspect of the character and appearance of our towns, villages and countryside.

As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving the aims of planning for sustainable development.

National planning advice on the identification and protection of historic buildings, conservation areas and other heritage assets of the historic environment is set out in the National Planning Policy Framework (2012). At the District and local level, the Local Development Framework (LDF) recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the LDF contains an objective ‘to maintain and enhance the quality of the distinctive natural and built environment’. The Core Strategy also provides general advice supporting the retention and enhancement of Conservation Areas whilst minimising any significant adverse impact upon them. Conservation areas are also included under general development control policies, particularly those in relation to design where one of the key criteria requires that all new development must have regard to the character of the area and its setting.

This Conservation Area Appraisal provides details and identifies particular features which contribute to and justify its status. The purpose of this conservation area appraisal includes:

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- an analysis of the area’s history, development and current status
- a guide to managing future change.

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Suffolk Coastal District Council 100019684, 2010.

Scale
0 25 50 75 100 125 m



Dennington Conservation Area

2 GENERAL CHARACTER SUMMARY

Dennington is very much the type of village which characterises the Suffolk countryside. It is one of many which grew up at an important road junction, in this case, the A1120 Saxtead to Badingham Road crossing the B1116 Framlingham to Laxfield Road. Both these have seen a significant increase in the number of vehicles using them in recent years, and through traffic is now undoubtedly having a considerable impact upon village life in Dennington.

Notwithstanding this, the traditional core of the village is still very attractive. Traditional buildings, green open spaces, trees and hedgerows still dominate visually. For a very short distance, the A1120 and B1116 join together in the village, and it is this section which forms the village's central focal point. It contains an open area called The Square, The Queens Head public house, St Mary's Church and churchyard and the village green. The Victorian village school and the post office are located a little further away to the north, on the Laxfield Road. Where the A1120 turns east again at The Laxfield road junction this part of the road (The Street) also forms part of the traditional core of the village. It is this central built up area, along with a large area of land to the south and east, incorporating the village playing field, the village hall and the landscaped area around the Old Rectory, which comprise the Dennington Conservation Area.

The overall character and appearance of the Conservation Area in the village is determined by a combination of factors. Importantly there is the quality of the traditional buildings. Although not all are listed or as grand or important as for example the village Church, their combined effect creates a strong overall impression of a typical traditional Suffolk village.

The majority of traditional buildings in the village have a two-storey vernacular scale and form, comprising single room depths with steeply pitched, gabled roofs with brick chimneys. They are primarily a mixture of red brick or timber framed construction, with painted, rendered walls. Most have roofs covered with clay pantiles (although a small number have slate or thatched roofs), and the majority still retain their traditional timber detailing, painted windows and doors.

The arrangement of the buildings within the Conservation Area, their location, siting and relationship to each other, combine to create a series of varied and attractive spaces. To the north, the open nature of the Square contrasts with the more intimate lanes and footpaths running throughout the centre of the village. The character and appearance of all these spaces are much enhanced by the many mature trees and indigenous hedgerows in the area.

The southern part of the Conservation Area is quite distinct from the northern part because of a conspicuous lack of buildings within it. The only buildings visible on the southern approach into the village include than the Church, Bay Tree Cottage, the village hall, the Old Rectory and Glebe Farm. This area is included within the Conservation Area very much for its landscape quality and because of its major contribution to the traditional character and appearance of the village. It incorporates not only the grassed playing field, with its well-treed boundaries, but also areas of pasture, tree belts, woods and hedgerows. The heavily treed approach to the village from Framlingham contrasts sharply with the open, arable fields further to the south and forms, particularly in the summer, a distinctive green approach to the village.



The Square



Dennington: Aerial View 2001

3 TOPOGRAPHICAL SETTING

Dennington is a small village in central east Suffolk about three miles north of the market town of Framlingham. The village lies on higher ground between the heads of two tributaries of the River Alde, which becomes estuarine at Snape, eventually reaching the North Sea at Orford Ness.

The village straddles a staggered junction where the B1116 Framlingham to Fressingfield road crosses what is now the A1120. This latter road runs for many miles along the line of a Roman road from Coddendam across central Suffolk to Peasenhall, but at Dennington the A1120 diverts through the village, the Roman road forming part of the southern boundary of the parish.

In the 18th Century a branch of the Ipswich to South Town (Great Yarmouth) Turnpike Trust's roads served nearby Framlingham. Between 1859 and 1952 passengers could also join the railway network at Framlingham, on a branch of the East Suffolk line from Ipswich to Lowestoft.

The village is sited on the eastern edge of the 'High Suffolk' claylands, where the heavy soils are best suited to arable farming. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk Historic Environment Record lists fifty sites of archaeological interest for the parish of Dennington. The earliest of these are some Neolithic implements with a Bronze Age spearhead from the Scheduled site of Dennington Hall and other artefacts of Bronze and Iron Age date.

Apart from the Roman road which forms the south-eastern boundary of the parish there are other Roman finds including some coins found in 1843 and a brooch and dice along with various finds scatters. There are also several Saxon finds scatters including a possible cemetery site.

More recent entries include the Medieval church and seventeen moated sites, seven of which are Scheduled Monuments. These are characteristic of Dennington's claylands setting; the adjoining parish of Badingham to the east has only four such sites, whilst further east again Peasenhall has only one. In addition several scatters of Medieval and Post Medieval date are recorded as well as a Post Medieval windmill. The two ancient woodland sites, Dennington and Parsonage Wood, are also probably Medieval while two irregular enclosure cropmark sites remain undated.

The parish was listed in the Domesday survey of 1086 as 'Binneuetuna', held by Edric of Laxfield before 1066. The church had 40 acres of free land and there was a deer park and woodland for 160 pigs, the whole parish valued at fourteen pounds.

The principal historical occupation for residents of Dennington has been agriculture and early 19th century records confirm that by far most were employed on the land, with a smaller proportion in supporting trades including blacksmiths, wheelwrights and corn millers. Dennington fell within the wood-pasture region of Suffolk and farming included a mix of animal husbandry pigs, cattle, goats, and

sheep) and the growing of arable crops (cereals).

From a peak in population of 1,047 in 1851 present numbers are around 554.

Suffolk Historic Environment Record is now available online at www.heritagegateway.org.uk/Gateway/CHR



St Mary's Church Nave and Tower



Extract from Domesday Survey

5 QUALITY OF BUILDINGS

The Church of St Mary is very much the architectural gem of the village and is appropriately grade I listed. According to Pevsner it is 'Perp with a long Dec chancel', and 'the chancel arch is painfully incorrect'. Built of random flint and stone rubble with stone dressings, it has a lead roof to the nave and slate to the chancel.

To the north side adjoining the churchyard is the grade II listed Queen's Head Inn, dating from the 16th and 17th Centuries. This is timber-framed and rendered with a pantile roof in two sections, within which some good structure is exposed to view. The churchyard end gable wall has been rebuilt in Victorian brickwork.

The other listed buildings in the village are grade II, mostly cottages and farmhouses of rendered timber-framed construction with pantile or thatched roofs.

South of the Church in its own extensive grounds is the Old Rectory, also grade II listed, an early 18th Century building of local red brick with a hipped plaintile roof.

The majority of buildings within the conservation area are unlisted. This status does not diminish their value nor their important contribution to the character and appearance of the conservation area, and their character-defining features should be retained. Those that make a positive contribution to the conservation area are identified on the Summary of Character Features Map on page 27. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



Queen's Head Gable



Old Rectory



Red Brick and Black Pantile



Render and Black Pantile



Red Brick and Slate



Render and Pantile

6 TRADITIONAL BUILDING MATERIALS

The majority of the listed buildings in the village are timber-framed and rendered, most with thatched roofs, although those clustered around The Square are predominantly pantiled.

Many of Suffolk's other vernacular materials are also represented within the village on its unlisted buildings.

A handful of Victorian cottages are built of 'Suffolk Red' brick usually with pantiled roofs: both natural clay and the black glazed variety. Red brick is also used but with a slate roof on the Methodist Chapel, the School and a converted stable block adjoining the Queen's Head. The Old Rectory is in the same red brick but with a plaintile roof.

'Suffolk White' bricks make a minor appearance at The Cottage facing The Square, which has a decorative slate roof, and also as dressings to some of the red brick buildings.

Black weather-boarding can be found on a number of outbuildings.

The variety of walling and roofing materials, finishes and colours is characteristic of the Conservation Area and should be respected when changes to existing buildings are made or new development added. There is also a fine variety of traditional window types including 9-pane 'Suffolk' windows; multi-paned sliding sash windows; multi-paned casement windows; and dormer windows.



Render and Thatch



Render and Roman Pantile

7 CHARACTER OF SPACES

The historic part of the village is essentially clustered around 'The Square' adjoining the staggered cross-roads with some more recent development along the roads to the north and west outside the conservation area. This layout reflects the historical development of Dennington as a nucleated village.

The Square is spacious and forms a parking area and forum for occasional village events. It, therefore, has an attractive varied purpose appropriate for its central location and this is emphasised by its hard durable surface, in contrast to the adjacent village green and churchyard.

To the south of The Square there is very little, but dispersed development set amongst trees: the Church in its generous churchyard and then a Village Hall and playing fields with beyond these the Old Rectory in its large landscaped grounds.

West of the churchyard, the other side of the Framlingham road, a more recent village green has been created, providing an open grassy setting to the Church when seen from this side. Historically Dennington enjoyed three recorded village greens, but none of these survive.

North of The Square the picture is denser with clusters of cottages around the bend in the road and further east. Some of these are set well back south of the road adjoining a small network of footpaths linking back to the north-east corner of the churchyard.

To the east, although enclosed around the perimeter, the playing fields afford the Church a further open setting.



The Square



Typical lane

8 TREES AND GREEN SPACES

One of the key elements of the Conservation area is its trees and green spaces. Treed and planted spaces usually enhance the buildings and spaces around the village and provide an appropriate setting for the conservation area.

Within a conservation area all trees over a certain size are afforded some protection. Notice to fell or prune trees has to be submitted to the local planning authority for consideration. Specific trees, groups or woodlands throughout the conservation areas may sometimes be protected by Tree Preservation Orders (TPO) by virtue of the fact that there has been a previous request or proposal to remove the tree or develop a site. Protected trees may have particular amenity, historic and ecological value.

The conservation area includes a large area of playing field and the landscaped grounds of the Old Rectory to the south of the Church. This area is particularly rich in tree cover, the result of an historic planting scheme introducing a good few non-native ornamental specimens. Within the grounds of the Old Rectory are a good mix of trees and tree cover that make a notable contribution to the Conservation Area.

The pathway from the Old Rectory to the churchyard is separated from the busy B1116 roadway by a line of fine Horse Chestnuts, some of considerable age, others planted more recently to fill in gaps and maintain the feature. North-east of the church another footpath skirts the playing field, splitting into paths that pass Churchfield Cottage and Church Row before reaching the eastbound A1120 at two separate points.

An English Oak planted in The Square to commemorate George V's silver jubilee in 1935 is approaching maturity, now providing some shade to the seat beneath its canopy. A new oak was planted in the early 1990s on the village green.

Other key spaces include the bowling green and playing fields forming part of the village hall land; and the arable field to the south of the village green, which is included in the Conservation Area.



Line of Horse Chestnut



George V's Oak

9 COUNTRYSIDE SETTING

Apart from the informal area immediately north of the church, most of Dennington's development is one plot deep with the countryside at its rear and this is a prevailing characteristic that should be maintained within the Conservation Area when new proposals for development are considered.

Some of this is 20th century ribbon development along the roads to the west, north and east, which obscures views of the countryside for travellers along those routes.

To the south, however, the grain of the village is very different with a sparser, open nature to the little development there. Various buildings such as Bay Tree Cottage, the Village Hall, the Old Rectory and Glebe Farm all sit amidst a landscape of trees and green open spaces.

Access to the surrounding farmland is easier here too. From the churchyard, off the Framlingham road, definitive footpath 20 passes to the north of the playing field and then heads east parallel to the main road in that direction. A little further south on the Framlingham road, definitive footpath 40 heads off north-westwards across to Mill Lane leading to the westbound main road.



Footpath off Badingham road



Footpath off Framlingham road

10 FORMER USES

Although Dennington's distant past was undoubtedly agriculturally based, in more recent times its position on a main road allowed it to grow into a centre of local services.

In the early 17th Century there are records of 15 yeomen and 6 husbandmen plus a cooper, thatcher, millwright, turner and tanner, all occupations loosely based on the produce of the land.

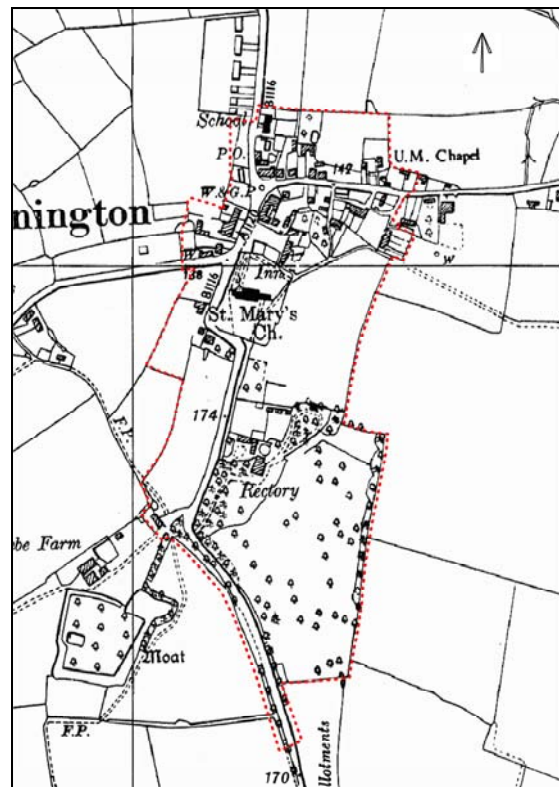
By 1844 there were 3 shoemakers, 3 grocers, a land agent, victualler, butcher, beerhouse keeper and 3 tailors in addition to the more agriculturally based 2 corn millers, wheelwright, 2 blacksmiths and 11 farmers. At the same time around nearly 200 people were employed in local agriculture.

Old field names recorded in the tithe apportionment of 1840 also give a clue to some former activities in the village: 'Hempland' and 'Winding Piece' indicate the growing of flax for the linen industry centred on the Waveney valley; 'Mill Field', 'Gravel Pit Field' and 'Sawing Pit Meadow' are self explanatory.

Present day commercial uses include the Dennington Queen pub and a children's clothing business/café, but the Post Office and any other shops are now gone. Fortunately the village retains its school, and has a village hall which forms a vital hub for many village activities.



Cottage at Glebe Farm



Early 20th Century Map



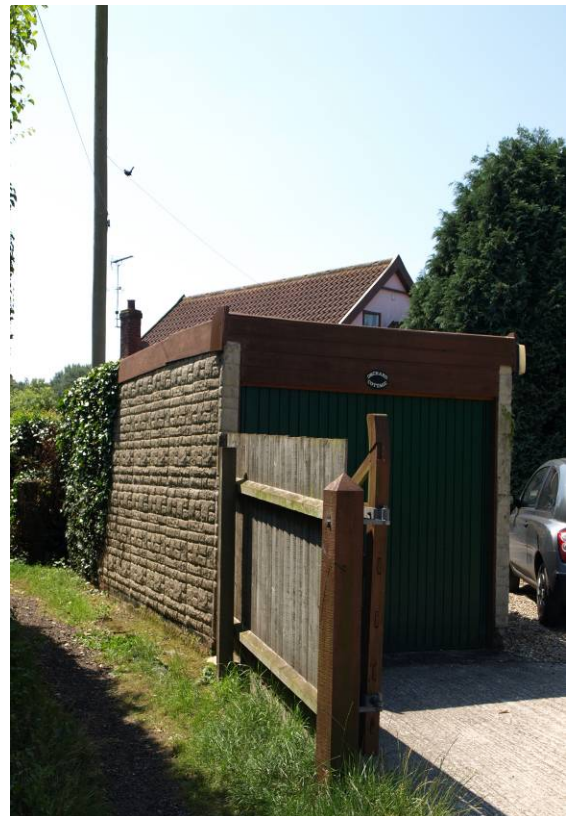
Village Hall Car Park



Laxfield Road Junction



Double Garage



Concrete Garage

11 PROPOSED ENHANCEMENTS

Dennington has not suffered too much from modern intrusion. The Village Hall is a rather monolithic structure that is screened from view on a seasonal basis, but in its immediate locality the car park area is rather poorly surfaced and scruffy.

The modern houses with concrete roof tiles, each set within an individual plot, on the west side of Laxfield Road do not reflect the form or density of the other buildings nearby in this northern part of the conservation area. New development in conservation areas, such as infill, should have careful regard for existing patterns of density and layout.

The corner of Laxfield Road here has a profusion of road signs and poles, which are visually intrusive. Signage, surfacing and lining can have a disproportionate impact on the character of rural villages and need to be carefully considered for their effect. It would be desirable to rationalise the extent of signing in the village centre. Overhead wiring is also a problem further south from here along the edge of the village green.

Some infill in the form of garages has been poorly executed, some overlarge and others using alien materials and forms.

Poorly proportioned and inappropriate plastic windows have been used on some cottages, presenting a threat to the village's traditional streetscape. Small scale changes such as these, and the addition of garages, described above, can slowly suburbanise the rural qualities of a village and should be carefully considered for their wider impact rather than just what is best for an individual resident.

Suffolk Coastal District Council's Parish Tree Scheme is available to Parish Councils who wish to carry out sensitive planting schemes to enhance spaces within the Conservation Area.



Overhead Wiring



uPVC Windows

**12 STREET – BY – STREET
APPRAISAL**



12.1 The Square

The area around **The Square** forms the obvious focal point in the village. The open Square is bounded by the Dennington Queen Public House, St Mary's Church and other traditional buildings, including those on the opposite side of the A1120. The overall group value of buildings here is important and was one of the reasons for designation as a Conservation Area.



The small specimen oak in the centre, together with a number of large beech and lime trees in the churchyard combines with other landscape features to create a very attractive environment at the centre of the village. The actual character of the space is in contrast to many Suffolk villages which are linear in form without such a significant public square. The way that the space is used also contributes to its importance within the Conservation Area – parking, sitting in the shade, and local village events all take place here. It also forms an important setting to several listed buildings in close proximity, including the church and the Queen's Head public house.



12.2 Churchyard and Village Green

The **village green**, together with **St Mary's Church** form the classic English village combination of green open space in front of the traditional parish church. The village green however is in fact a more recent addition having been created from an agricultural field. It is a long rectangular shape with an attractive small barn.



Bay Tree Cottage is a prominent and attractive building near The Green which makes a valuable streetscene contribution by virtue of its prominence; its garage block replaced a barn in a similar position and has become, therefore, more visible than is usually the case for such features. Scale and design of garage buildings must always be carefully considered for their impact.

A mature hedgerow forms the village green's western boundary with Blyth Villas, which fall outside the conservation area. The hedgerow is an attractive feature that should be retained and managed. A dominant feature along this boundary is the overhead power transmission lines which run through the village. The highway signs on the corner of the green are also prominent.



Notwithstanding these elements that detract from the Conservation Area, the mature trees and, in particular, the hedgerows around the churchyard, the green and elsewhere in the locality, more than compensate and are extremely important features which strongly contribute to the area's attractive appearance. Their retention and management is, therefore, essential to underpin the character and appearance of the Conservation Area.



12.3 Laxfield Road Junction

Just beyond The Square, to the north is a visually important cluster of traditional buildings at the junction of the A1120 and the B1116 Laxfield Road – **Corner, Willow and Basketweaver's Cottages**. These present a closely knit and dominant frontage, although this is somewhat undermined by some of the modern features on the newer dwellings on the west side of Laxfield Road.



Just around the corner, opposite these houses are the attractive Victorian **Primary School**, recently extended, and the former village **Post Office**. Buildings tend to dominate this part of the village with few trees in evidence.



12.4 The Street

Beyond Laxfield Corner, travelling east along the A1120 towards Badingham, the road narrows. Some buildings are fairly close to the road others are set back providing a varied street pattern. There is also a mix of front boundary treatments including walls and hedges – retention of front boundaries is important here.



An important and interesting feature of this part of Dennington is that it contains a network of interconnecting footpaths which link the main parts of the village along

routes separated from the road. These historic paths provide comprehensive routes between important facilities in the village such as the Church, pub, playing fields, the Village Hall etc. They also link together a series of attractive, traditional residential properties which are located between the main road and the village playing field.



12.5 Playing Field and Village Hall

The playing fields, bowling green, tennis courts, and children's play area comprise a very attractive large enclosed open space behind the Church. It is bounded by mature trees and hedges on three sides, with the Village Hall forming the southern boundary. The area is linked to the rest of the village by a number of footpaths and forms a distinct locale.



The **Village Hall** is a purpose built utilitarian structure situated close to the churchyard. It has a large car park in front, which is not particularly well laid out. The landscaping around the building could be significantly improved.



12.6 Old Rectory, Framlingham Road

The 18th Century **Old Rectory** is an important listed building which stands in a large mature landscape setting, predominantly parkland containing a dense cover of mature trees. The scale of the building and the extent of its grounds render its significance within the Conservation Area particularly high. The grounds form an important garden setting to the listed building and are a major open space within the Conservation Area that contrasts with the farmed land beyond. Their integrity should be preserved.



The nearby **Glebe Farm Cottage** and adjacent land form the transition between the open, farmed landscape that is the setting of the village and the built-up character of the village itself. The buildings, although unlisted, are attractive and traditional in appearance and also contribute to the unique character of this part of Dennington.



The B1116 Framlingham Road lies adjacent and trees on both sides form an extensive canopy, framing views of the Church tower and providing a distinctive entrance to the village from the south and a very important and attractive view. This approach into the village from Framlingham contributes significantly to the setting of the village itself and was a key factor in the designation of the Conservation Area.

13 CONSERVATION AREA MANAGEMENT PLAN

The character and appearance of the Dennington Conservation Area is the result of gradual growth and change, and the accumulation over a long period of a variety of traditional features, often seemingly unimportant in themselves. However, despite the fact that this established character and appearance still predominates, during recent years there has been a significant change in the village, including the construction of new buildings with an overtly suburban style.

In the past, the use of a limited range of building materials, forms and details and indigenous tree and hedge species, helped to create an overall visual harmony to the village. The character of Dennington is very much one of a typical, old Suffolk village which still retains its traditional form and appearance. Despite some intrusive 20th Century development and some small scale incremental change having taken place, the village continues to retain the special characteristics which strongly justify its Conservation Area designation.

These special characteristics include, amongst other things, the number and quality of its traditional buildings, the relatively unique shape, nucleated form and layout of the settlement itself and the attractive relationship that exists between the older buildings, the spaces between and around them and the wider landscape. Important natural features such as trees and hedgerows also make a major contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

There are however other characteristics which only serve to undermine the traditional qualities of the Conservation Area. These can include intrusive overhead wires and their supporting poles, large modern street lights, standard concrete kerbs and large prominently sited highway signs. Heavy traffic can also have a major impact upon the character and appearance of the Conservation Area, as can inappropriate car parking, causing the erosion of grass verges. Physical measures to control parking including signage, lining and bollards must be very carefully considered to minimise their impact on the quality and importance of open spaces and streetscenes within the conservation area and alternatives should always be considered preferable.

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

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garages and other structures.

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature, particularly where the traditional use of white paint provides a unifying element in the street scene.

In order to protect the character and appearance of the Conservation Area, wherever possible the District Council will seek to prevent such inappropriate developments from taking place. To this end the Council is publishing design guidance and other advisory material and, as opportunities arise, will assist with implementing specific projects aimed at positively enhancing the area.

13.1 Alterations to existing buildings

The particular character of Dennington, with its strong prevailing historic appearance, renders it particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the conservation area. Such features include windows, doors, front boundaries, chimneys, and roof coverings. Whereas some conservation areas can benefit from the enhancement of their mixed character, others will be slowly degraded over time through the exercise of permitted development rights.

It is proposed, therefore, that a survey be undertaken to identify the extent of existing harmful change and that an Article 4(2) Direction be considered for making in the conservation area which will require householders to seek planning permission when changing any of the following features:

- Front windows
- Front doors
- Chimneys
- Roof coverings
- Removal of front boundary walls and railings

An Article 4(2) Direction removes the permitted development rights of householders within a conservation area to undertake works to their houses without planning permission. Such a Direction is only justifiable where erosion of the conservation area's character through the cumulative effect of unsympathetic works is happening and may not be relevant in every conservation area. The purpose of a Direction would be to encourage retention and repair of original features or their sympathetic replacement or reinstatement, where necessary.

An application for such a planning permission is currently free. The purpose of this proposal would be to encourage retention and repair of original such features or their sympathetic replacement or reinstatement, where necessary. Residents of the conservation area will be sought their views on the proposal for an Article 4(2) Direction before proceeding with it.

13.2 Design of new development

In a conservation area such as Dennington the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development and can include high quality modern design. Pastiche or historicist re-creation can be acceptable but is not always achieved well, particularly where existing buildings abound in decorative features. Certain characteristics can be used as inspiration without resorting to copying – perhaps a high degree of modelling (three-dimensional effect), the use of projecting bays, or a bold scale or character. Such an interpretation can ensure that new design is both creative and contextual. New development should always respect the grain of the conservation area, including preservation of building lines, relationship to gardens, streets, parking and farmland, scale, density and uses.

Proper account should also always be taken of the impact that new development adjacent a conservation area can have on its setting. Although a conservation area boundary represents a demarcation enclosing a special area of historic interest, changes immediately outside of it can still have a significant impact on character and appearance. The setting of the conservation area, therefore, has an intrinsic value that must be acknowledged in any proposals for change to it.

13.3 Conservation area boundary

On completion in 2012/2013 of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. Suggestions for inclusion within the conservation area that were made during the public consultation process on the adoption of this appraisal are: the allotments site (field 0080 on Summary Map, p27); and the Scheduled moated site to the south of Glebe Farm and a new enclosure in adjoining field to the south-east.

13.4 Demolition

Dennington has a finite quantity of historic buildings which are integral to the character of the conservation area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Dennington and undermine the conservation area. English Heritage in its draft guidance on 'Understanding Place: Conservation Area Designation, Appraisal and Management' (March 2011), which takes full account of PPS5, provides a checklist to determine if a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded (p15). Planning Policy Statement 5 describes at Policy HE9 the tests that are applied to the loss of a heritage asset that makes a positive contribution to a conservation area.

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Dennington is maintained and protected.

13.6 Landscape and Trees

The positive management and design of the landscape of the conservation area is a key consideration in planning related work. Inappropriate planting (design and species) can detract from the character of the settlement. Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment website (www.suffolklandscape.gov.uk) and Suffolk Coastal District Council's Supplementary Planning Guidance can be useful tools.

The key consideration regarding trees is to ensure that the spaces they need to grow and thrive are preserved and enhanced.

Suitable replacement planting to ensure longevity and succession in the treescape of the settlement will be encouraged in addition to the positive management of existing trees. Where space for larger trees is not available character can be achieved through other species, climbers and distinctive shrubs.

New boundary treatments to property can also provide enhancement to the conservation area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

13.7 Contacts

Further advice, information and support can be provided by officers of Suffolk Coastal District Council:

Conservation and Design Service

Tel. 01394 444616 conservation@suffolkcoastal.gov.uk

Landscape Officer

Tel. 01394 444420 communityandeconomicservices@suffolkcoastal.gov.uk

Arboricultural Officer

Tel. 01394 444241 communityandeconomicservices@suffolkcoastal.gov.uk

14 REFERENCES & FURTHER INFORMATION

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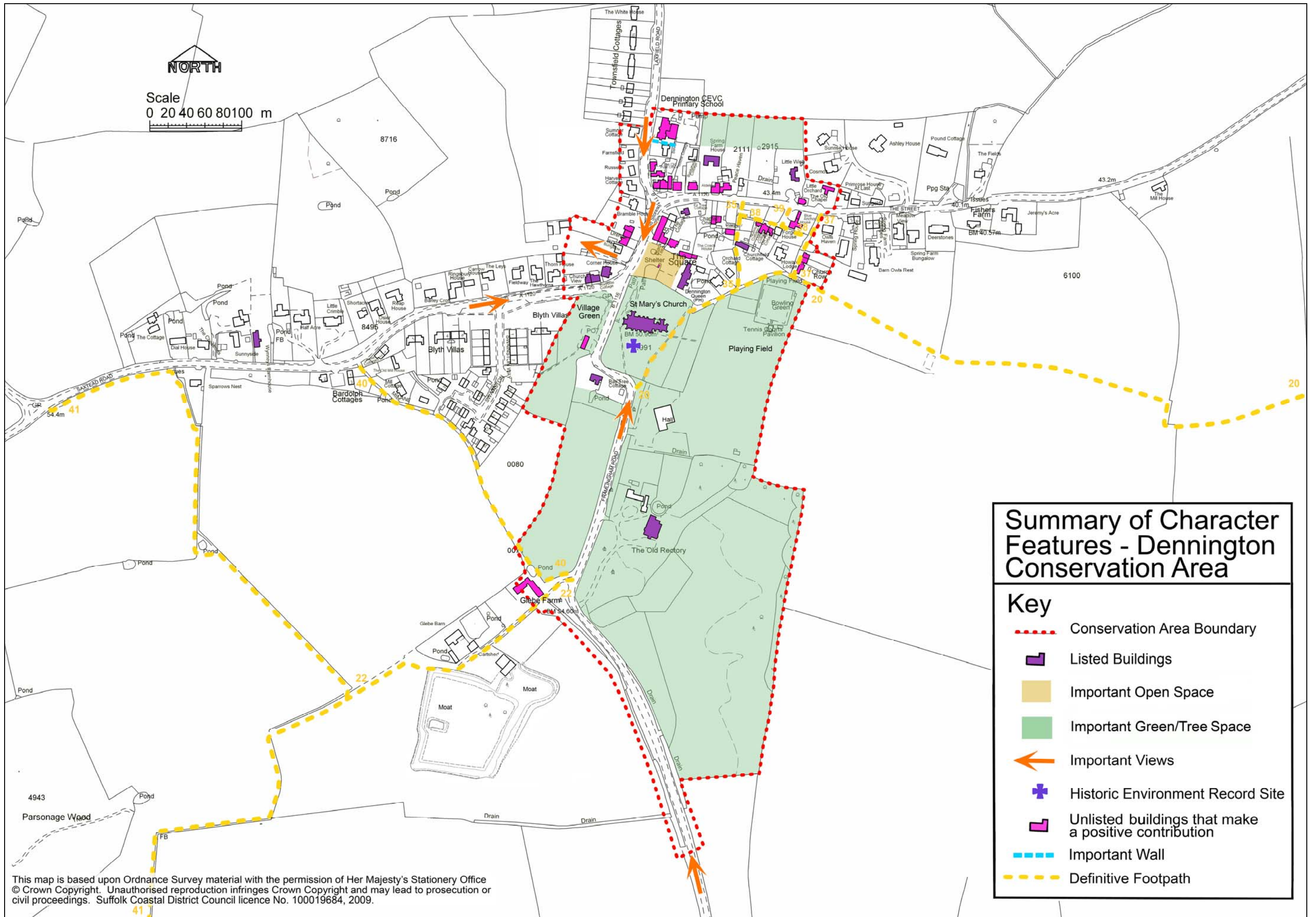
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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site www.suffolkcoastal.co.uk or contact the Design + Conservation Team, Planning Services, Suffolk Coastal District Council, Melton Hill, WOODBRIDGE, Suffolk, IP12 1AU Tel: (01394) 383789 or email: conservation@suffolkcoastal.gov.uk.



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