

BOTESDALE &
RICKINGHALL

NEIGHBOURHOOD PLAN

2017-2036



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NEIGHBOURHOOD
PLAN

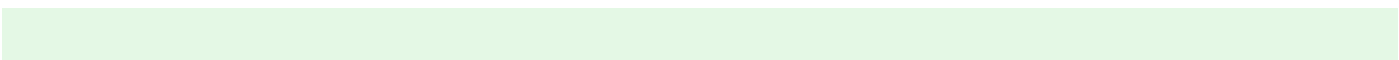
HISTORIC CHARACTER APPRAISAL

November 2018

Prepared by Botesdale and Rickinghall Parish Councils

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1: Introduction

1.1 Scope of Study

- 1.1.1 This assessment aims to establish the historic character of the main areas of historic settlement covered by the Botesdale and Rickinghall Neighbourhood Plan in order to inform the preparation of policies within the Plan for the conservation and enhancement of the villages' historic interest. In doing so the archaeology and history of Botesdale, Rickinghall and Candle Street (Rickinghall Superior) will be reviewed in brief and the landscape context of these settlements considered. A series of areas within the built settlements and immediately surrounding landscape with distinct characteristics will be described in detail and the character summarised at the end of each 'character area'. This will establish the essential qualities of the areas from the layout of buildings and spaces between them and their relationship to topography, roads, paths and countryside.
- 1.1.2 The character area descriptions do not include detailed information on the individual historic buildings, just general indications of their age, form and appearance. More detailed descriptions of the Listed buildings and unlisted buildings which make a positive contribution to the historic character and significance of the area will be collected in an appendix attached to this document. While the materials used in the construction of individual buildings and structures will be mentioned throughout the character area assessments a summary of the most common materials, along with the style of historic building and architectural detailing will follow the character areas.

1.2 Location and landscape context

- 1.2.1 Rickinghall and Botesdale villages are a ribbon of building along a road on the southern side of a shallow valley with a stream (called The Swimming Ditch) and a network of drainage ditches in what was formerly fen in the bottom. Candle Street is a separate hamlet on the side of the valley separate from the main villages where the course of the stream changes towards the south. At either end of the village street the land rises to enclose the valley with openings where the stream enters from Candle Street and leaves on its way towards the River Little Ouse near Redgrave.
- 1.2.2 The settlements stand on the edge of an area of heavy clay soils overlaying chalk but with alluvial soils in the valley bottom, some of which are cleared as small fields, others are wooded wet land areas. The main road through Botesdale and Redgrave is the historic route from Bury St Edmunds to Scole, an important junction on the main road from Norwich into north eastern Suffolk. At the southern end Rectory Hill is the road to Stowmarket and at the north is the road to Redgrave and South Lopham.
- 1.2.3 This study considers the historic core of building along The Street and around Botesdale Market Place as well as the historic roads behind properties on these roads and leading

off them. Candle Street is also considered and the belts of land immediately around the villages, including some outlying historic buildings in these areas. Consideration of these landscape areas includes areas of modern housing which have grown up between The Street's historic core and the open fields and the occasional historic buildings found on the roads leading off The Street. The Landscape Appraisal accompanying the Neighbourhood plan considers some of these areas as well and looks at the wider landscape around the villages in more detail, including historic areas beyond the scope of this study, such as the historic landscape of Redgrave Park. Groups of trees appearing in views from within and outside of the historic settlements are mentioned in the character areas text, but specific trees and hedges are not included in the document.

1.3 Archaeology of Botesdale and the Rickinghalls

- 1.3.1 Today's villages of Rickinghall and Botesdale form a ribbon of settlement around 2km (1¼mile) long. This broadly follows the 40m contour on one side of a shallow vale, overlooking the streams and wetlands that drain it.

Beyond the village envelope the three parishes of Botesdale, Rickinghall Superior and Rickinghall Inferior cover a rural hinterland of around 19 square kilometres. Located on the north west edge of the heavy boulder clay (Dymond and Martin 1999) that for thousands of years covered much of Suffolk with dense primeval forest (Warner 1996), the area includes fertile waterside margins with access to wet lands that include the source of two rivers, Little Ouse and Waveney.

Here is a place where raw materials like timber and reeds, clay and flint are to hand; where fishing, fowling, crops and livestock can thrive; where rivers are born and ideas, people and goods can flow. Small wonder the archaeology of Botesdale and Rickinghall includes settlement, ritual, religious and industrial evidence from earliest to modern times.

- 1.3.2 For centuries random finds unearthed locally were sometimes recorded by enthusiasts. In the 20th Century one of the greatest of these, Basil Brown (of Sutton Hoo fame), lived here. From the 1930s Brown, who worked for Ipswich Museum, recorded and excavated discoveries made by local farm workers and builders who knew and trusted him. Up until the 1960s and with few resources, Brown excavated sites long into retirement with the help of local volunteers.

Since the 1970s, planning practice and guidance has enabled teams of professional archaeologists to investigate sites ahead of building development and publish the results in order to rescue evidence before it is lost forever. Examples of such evaluation include a housing development behind Gardenhouse Lane in the 1980s and in the 1990s ahead of construction of the new Rickinghall bypass.

1.3.3 In this brief study, Mesolithic, Neolithic, Bronze Age and Iron Age evidence (circa 8000BC –50AD) is designated 'prehistoric'. The Suffolk Historic Environment Record (held by Suffolk County Council) includes 152 records describing findspots, artefact scatters, sites or features dated to a particular period (another 30 are undated). The majority are finds lacking a context and recorded after discovery. Some 54 describe dateable evidence (excluding standing buildings) from archaeological excavation or evaluation. Of these, 9 are located within the village envelope.

Multi-period sites with prehistoric phases have been found well outside the village envelope at Cottage Field and Calke Wood to the west, and at Broom Hills. There are tantalising references to a possible Early Bronze Age wetland hoard and Brown's belief that he had found a Neolithic causewayed enclosure at Broom Hills hint at the area's potential significance for future research. On the village edge, a scatter of worked and burnt flints found during site evaluation near the school hint at Neolithic or Bronze Age occupation.

Evaluation of the Rickingham Bypass in the 1990s provided a transect around 4km (2½ mile) long through the landscape to the south of the village envelope. This revealed 11 sites worthy of sample excavation and included prehistoric artefact scatters indicating nearby settlement activity, a 1st Century AD burial alongside a possible structure or enclosure overlain by traces of field systems of Roman and later date.

By the Roman period a thriving local pottery industry (still present today in Wattisfield) had been established. Such industrial evidence survives both inside and beyond today's village envelope. Brown excavated Roman kilns and furnaces on the corner of Bridewell Lane and Chapel Lane when it was a building site in the 1960s. Roman kiln evidence was found under similar circumstances adjacent to Gardenhouse Lane in the 1980s.

Anglo Saxon evidence is scant but shows continuity of settlement in and around the villages after the Roman period. A likely building was uncovered by Basil Brown at Broom Hills; there is fragmentary evidence for burial sites in at least two locations and occasional finds of Saxon date suggest a presence which, as with earlier periods, will have been obscured by later development.

By the Medieval period evidence is abundant from historical sources and visible around us but archaeology still has a crucial role to play in revealing what would otherwise remain lost to us. At Falcon's Hall Brown excavated a medieval house predating the current one. Within the village envelope half of the house we know today as St Catherine's stands as it has done since the early 15th Century dated in part through discoveries revealed and retained by diligent local builder Arthur Bryant in 1957 and 1960, reported to and recorded—of course—by Basil Brown.

A wealth of Post-Medieval buildings and industries has vanished but remain visible to the historian of documents and maps, and to the archaeologist. Pottery and brick kilns

at Jacobites Wood and a tannery near the Coop are two examples.

- 1.3.5 In conclusion, this brief overview can only hint at the density, variety and quality of the archaeology of our parishes. It demonstrates that development within the village envelope and across our parishes' rural hinterland requires archaeological assessment and evaluation before and during such work. In the meantime significant sites excavated by Basil Brown, and their associated archives, require urgent re-evaluation to modern standards.

1.4 History of Botesdale and the Rickinghalls

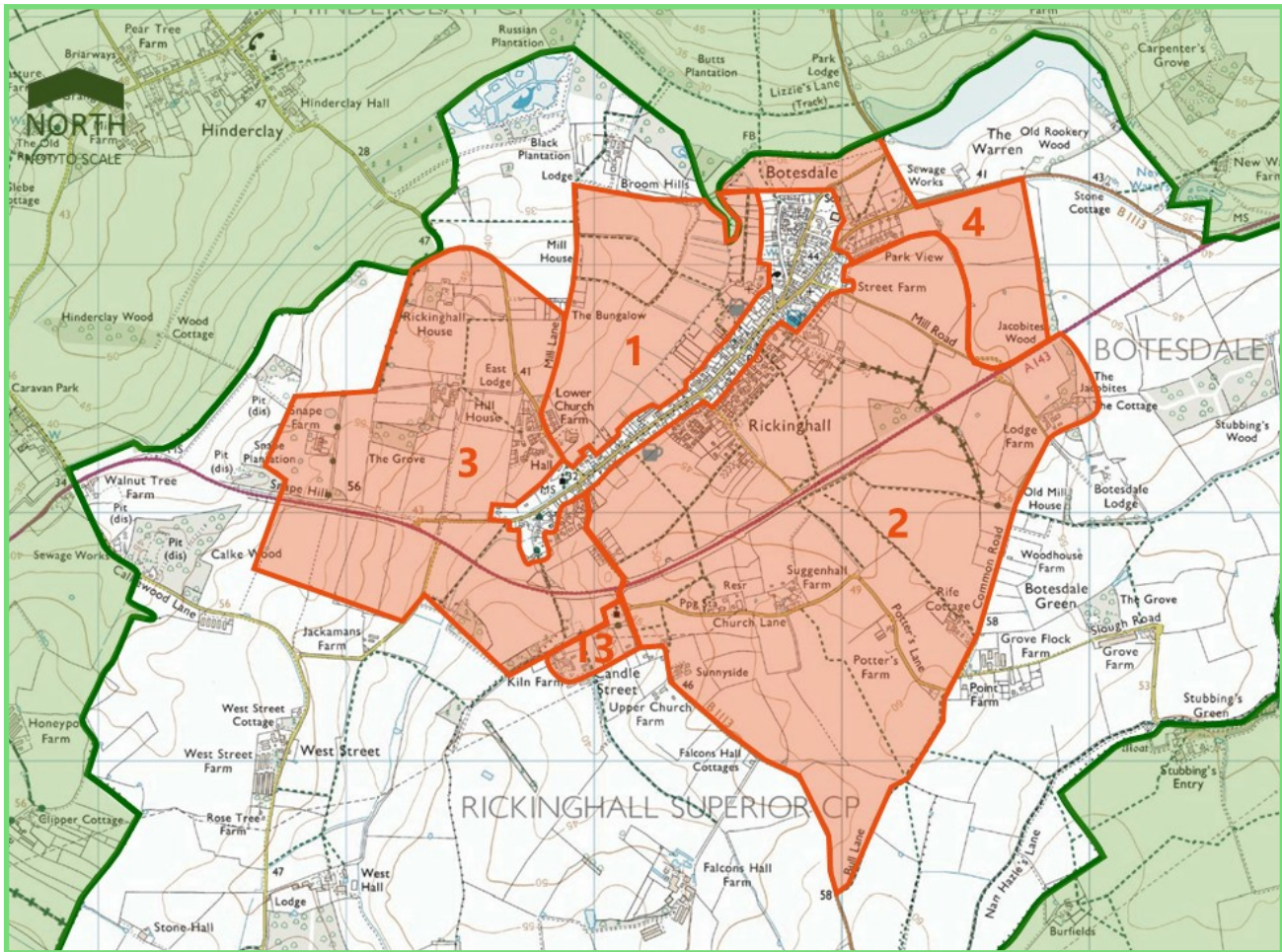
- 1.4.1 The Parishes of Rickinghall Inferior, Rickinghall Superior and Botesdale are orientated north to south and reflect the early division of land taking advantage of landscape resources including the wetland landscape of the river valley and the plateau landscapes to the south which were suitable from animal grazing on commons. The area also had a number of valuable raw materials including the quarrying of marl used as a soil improver and extraction of sand and gravel as well as the cutting of peat where it accumulated on the valley floor.
- 1.4.2 The separate villages of Botesdale, Rickinghall Inferior and Rickinghall Superior have their origins as separate agricultural communities and were mainly involved in the growing of hemp. Proximity to the large linen market in Diss made this the primary local industry.
- 1.4.3 In the medieval period Botesdale was a hamlet of Redgrave, located a few miles to the north. Botesdale developed when the medieval market every Thursday was granted in 1227 by King Henry III,
- 1.4.4 As originally three settlements, Rickinghall Inferior, Rickinghall Superior and Botesdale all had their own churches – St Marys Inferior, St Marys Superior and Chapel of Ease otherwise known as St Botolph's chapel respectively. The latter was built in the late 15th century as a chantry chapel. When chantry chapels were abolished in the 1540s it became a school and a house was added on for the schoolmaster. In 1884, it was restored to use as a chapel of ease to Redgrave. It is a grade II* listed building. The churches in Rickinghall Inferior and Superior are both named St Mary's and are Grade I listed. Rickinghall Superior church is located outside of the main Rickinghall/Botesdale settlement located to the south on slightly higher land and in association with the hamlet now known as Candle Street.
- 1.4.5 In the 17th century the main road passing through the settlements had become a toll road from Scole to Bury St Edmunds. Coaching houses such as the Bell Inn developed along The Street and the octagonal Tollgate House at the northern end of Botesdale reflects this history today.
- 1.4.6 Over time new development along the main street has occurred such that it is now not

possible to distinguish between the three settlements. The form and character of the settlements has altered very little in the 20th century. Where development has occurred, it has comprised infill sites and a number of cul-de-sac housing estates in the latter part of the 20th century and early 21st century. A further recent change to the settlement was the construction of the A143 bypass to the south of the village in 1995 which removed through traffic but also severed a number of historic lanes.

2: Historic Character Areas—Summaries

The **Landscape** character areas identified are:

1. Botesdale and Rickinghall Fen
2. Botesdale and Rickinghall Uplands
3. Western approaches to Rickinghall
4. Eastern approaches to Botesdale



2: Historic Character Areas—Summaries

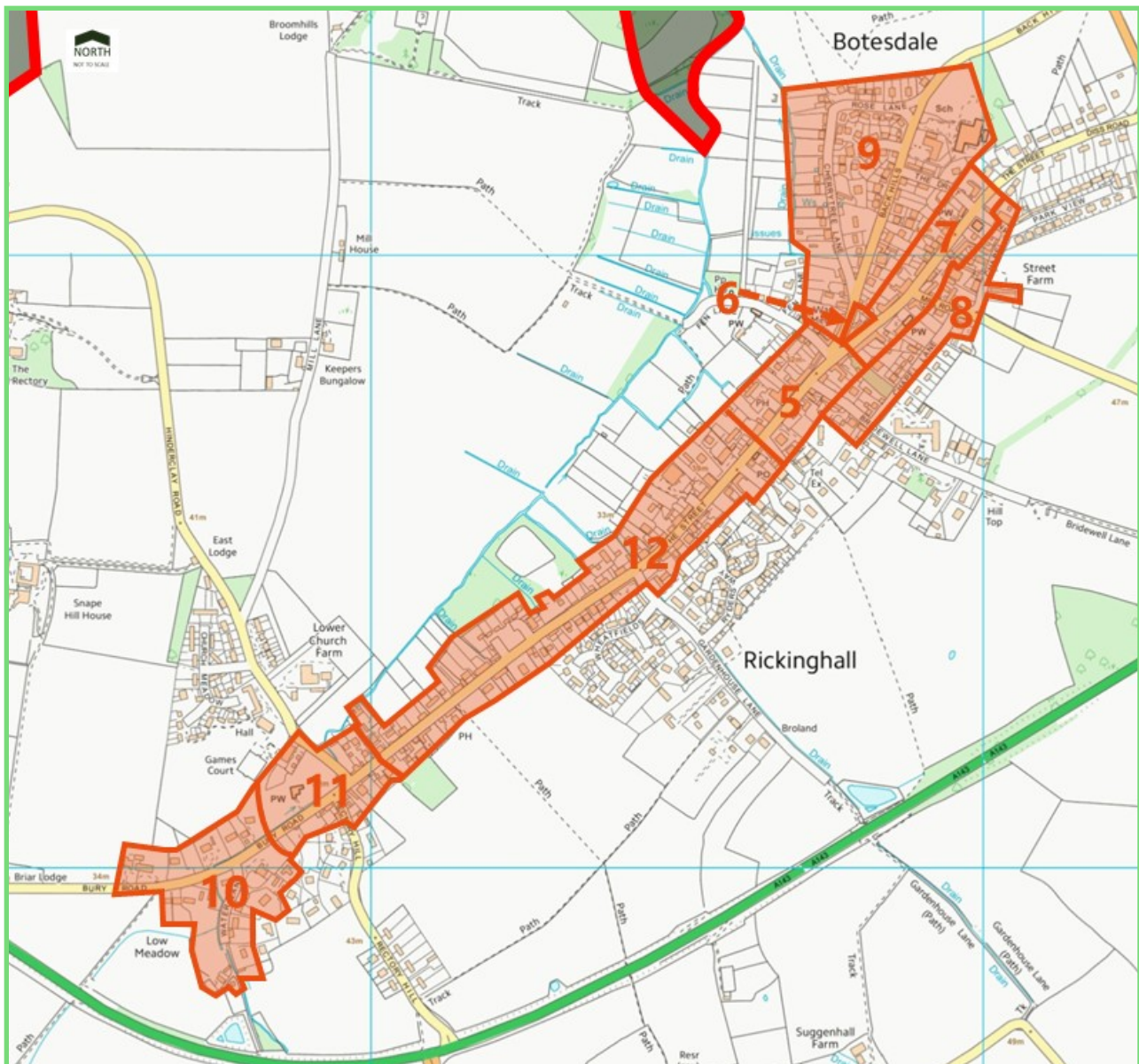
The **Village** character areas identified are:

Botesdale

5. Market Place
6. Chandlers Lane
7. Crown Hill, The Street and Diss Road
8. Chapel Lane, Bridewell Lane and Mill Road
9. Back Hills and Cherry Tree Lane

Rickinghall

10. Bury Road and Water Lane
11. Church and Village Centre
12. The Street
13. Candle Street



1: Landscape: Botesdale and Rickinghall Fen	2: Landscape: Botesdale and Rickinghall Uplands
<p>Summary of Characteristics: Northern side of the village between Hinderclay Road, Rickinghall and the fields around the path to Redgrave. Views towards the rear of houses along The Street and Cherry Tree Lane with a strong sense of the historic settlement. Very little development between the historic settlement and the valley bottom due to wetlands. Includes Fen Lane, which has little historic development but dense modern housing, and Mill Lane, which has a mix of scattered development.</p>	<p>Summary of Characteristics: South west of Rickinghall and Botesdale, an area of farmland / historic common with few buildings, now separated from the villages by the modern bypass, the A143. Scattered historic building along routes through former common land, with substantial modern development spreading from The Street towards this area. Views down to the village are interrupted by large areas of modern development but still give a strong sense of the historic settlement.</p>
<p>Layout and Topography: A network of streams, drainage ditches and former wetland at the bottom of a broad, shallow valley. Comprising fields, woodland and small, hedged/fenced paddocks with deser planting and more complex drainage at the Botesdale end. Stretches up the slope to narrow plots behind the houses on The Street and Cherry Tree Lane.</p>	<p>Layout and Topography: The land rises from behind the houses south of The Street to an area of open, level, arable farmland largely separated from the village by the bypass.</p>
<p>Roads, Streets, Routes: A network of footpaths and byways throughout including the "Fair Path" to Redgrave at the north-western end of Botesdale.</p>	<p>Roads, Streets, Routes: Mill Road South, Bridewell Lane, Gardenhouse Lane, Rectory Hill and Water Lane north of the bypass are historic roads connecting the village to outlying areas including Candle Street, Allwood Green and Botesdale Common, some now only as footpaths. South of the road is Mill Road North running from the bypass to the junction with Common Road / Slough Road, there leading to Potters Lane and Church Lane, finishing at the B1113 Finningham Road in Rickinghall. Footpath running along the top of the valley from Rectory Hill to Gardenhouse Lane, just north of the bypass, with views down to the village.</p>
<p>Village Spaces: Wherry Lane, Mill Lane Allotments and Northfield Wood, running adjacent to each other along the south side of Mill Lane from Hinderclay Road. All owned by Rickinghall PC.</p>	<p>Village Spaces: Millers Orchard, a community orchard with heritage varieties, running between Mill Road North and Bridewell Lane (owned by Barwoods).</p>
<p>Green Features: A very attractive network of streams and drainage ditches, particularly where they run along the footpaths from Fen Lane running up to The Street. This section is managed by a local group.</p>	<p>Green Features: Mature hedges along field boundaries. Parish owned land south of the bypass includes the Marl Pits, in the south-east corner of the bypass and Bridewell Lane, and Micklewood Green, south west of the junction of Common Road and Potters Lane .</p>
<p>Landmarks: The modern Co-op Supermarket and Maypole Meadow development — the most visible of the buildings behind the historic line of development. The bridge crossing the stream at the bottom of Fen Lane.</p>	<p>Landmarks: Botesdale Lodge, Common Road. Suggenhall Farm, Church Lane. Sewage works on Church Lane.</p>
<p>Buildings: Mostly modern with two notable historic buildings on Fen Lane, the Methodist Chapel and The Old School House. Otherwise, outbuildings, sheds and service buildings.</p>	<p>Buildings: Modern building spreading up Rectory Hill, off Gardenhouse Lane (Wheatfields and Ryders Way developments), on St George's Drive and Warren's Lane. Few historic buildings on Gardenhouse Lane. Low density building on Bridewell Lane and Mill Road with some historic building.</p>
<p>Streetscape: One bench and a litter bin along the footpath from Fen Lane to The Street and dog bins at various locations.</p>	<p>Streetscape: Dog bins at various locations and a few street lamps on roads north of the bypass.</p>
<p>Key Detracting Features: None</p>	<p>Key Detracting Features: None</p>

3: Landscape: Western Approaches to Rickingham	4: Landscape: Eastern Approaches to Botesdale
<p>Summary of Characteristics: An area rising out of the west of Rickingham to Snape Hill and the bypass, in some areas with views over the valley in which the village sits and in others the village is hidden from view. Gently sloping and fairly open in character. Area flanking Hinderclay Road has modern housing and commercial building but otherwise only a few historic buildings.</p>	<p>Summary of Characteristics: Open fields bordering the eastern side of Botesdale forming the view entering Botesdale from Redgrave (on the B1113) either on Back Hills or Diss Road (eastern end of The Street). Approach and views establish the linear nature of the village. Low density building and open character but strong divides between countryside and village.</p>
<p>Layout and Topography: In a rough rectangle bordered by the parish boundary to the north west, Hinderclay Road to the east, and Candle Street on the south. It includes fields to the south of the bypass extending to Briar Lane / Calkewood. Slopes downward towards the church in all directions.</p>	<p>Layout and Topography: Open fields between Rose Lane and Back Hills; the B1113, Back Hills and Diss Road; and open areas on either side of Tollgate House. Narrow area of woodland between field on Back Hills and the school playing field and trees defining the former fen area towards Redgrave.</p>
<p>Roads, Streets, Routes: Bury Road and Hinderclay Road as primary north-west routes into the village. A network of secondary roads including Water Lane, Snape Hill and Sparkes Lane. Former roads, now tracks, footpaths or field boundaries.</p>	<p>Roads, Streets, Routes: The B1113, Back Hills and Diss Road as primary routes into the village. Key footpaths are the Fair Path to Redgrave from the end of Cherry Tree Lane and Lizzie's Lane, the footpath from the B1113 which crossed the Fair Path.</p>
<p>Village Spaces: Rickingham Village Hall, play area and playing field.</p>	<p>Village Spaces: School playing field.</p>
<p>Green Features: Large grass verge in front of the Village Hall. Open area between The Willows and Lower Church Farm.</p>	<p>Green Features: The small woodland on Back Hills next to the school playing field. A mature hedge along the north side of Back Hills.</p>
<p>Landmarks: Briar Lodge at the entrance to the village on Bury Road and East Lodge at the entrance to the village on Hinderclay Road.</p>	<p>Landmarks: Redgrave Park, to the left entering the village from Redgrave but outside just outside the area. Tollgate House, at the end of Diss Road.</p>
<p>Buildings: A large modern development—Church Meadow—on Hinderclay Road with modern houses opposite. A handful of historic buildings—mostly large properties—scattered through the countryside.</p>	<p>Buildings: No building within the area but bordered by houses on Rose Lane, Diss Road and the school.</p>
<p>Streetscape: None.</p>	<p>Streetscape: None.</p>
<p>Key Detracting Features: Bottle banks at Snape Hill have made this area a common spot for fly-tipping.</p>	<p>Key Detracting Features: Tall modern houses on Rose Lane blocking view into historic settlement area.</p>

5: Botesdale: Market Place	6: Botesdale: Chandlers Lane
<p>Summary of Characteristics: A roughly triangular area from Hamblyn House, and Warrens Lane opposite, to the Chilvers building on the modern market place, formed by buildings lining The Street. Mostly high density building with nearly continuous lines of development. Few modern buildings and very little green space.</p>	<p>Summary of Characteristics: Very small area between The Street and Back Hills, bounded by the Market Place to the west and Chandler's Lane, a narrow roadway one 'block' east. A dense and irregular area.</p>
<p>Layout and Topography: A dip between Crown Hill in Botesdale and the top of the</p>	<p>Layout and Topography: At the bottom of Crown Hill rising slightly.</p>
<p>Roads, Streets, Routes: The Street with access to Fen Lane, Bridewell Lane and Warrens Lane. Lined on both sides with broad footways.</p>	<p>Roads, Streets, Routes: The Street and Back Hills are main routes with Chandler's Lane connecting them.</p>
<p>Village Spaces: The Market Place with the War Memorial. Broad area of pavement in front of Ash Cottage, Farthings and Walnuts at the corner of Fen Lane.</p>	<p>Village Spaces: None.</p>
<p>Green Features: Tree on the Market Place. Small planted area with footpath sign and tree in front of the house 'Walnuts' at the corner of Fen Lane. A few shallow front gardens. Deep verge and a stand of Scots Pines between Warren Lane and private drive.</p>	<p>Green Features: The relatively deep front garden of Honister House and side garden of Liege Cottage.</p>
<p>Landmarks: The Market Place with Chilvers behind and the grade 2 listed War Memorial. Three-storey Osmond House opposite the Market Place. Blue Orchid and Fish and Chip Shop takeaways. Two public houses, The Bell Inn and The Greyhound. Two grade 2* listed buildings, St Catherines and Hamblyn House. Former post office in Bell Hill Cottage (closed in 2016). The Old Congregational Chapel, now housing offices.</p>	<p>Landmarks: Honister House.</p>
<p>Buildings: Majority are houses set directly onto the rear edge of the pavement, reflecting historic origins of many as shops and workshops trading in the Market Place. Densely developed with few breaks for driveways Few front gardens and porches. Brick or rendered facades with steeply pitched tile roofs parallel to The Street—occasional cross wing gables. Some modern houses behind The Street off Warren Lane and the driveway just east of it. Dominated by white painted timber double hung sash windows.</p>	<p>Buildings: Dense and irregular residential infill where medieval market stalls once stood flanking a path called Drapers' Row, which ran from the Market Place to Chandler's Lane. A complex arrangement of boundary walls, outbuildings and extensions enclosed by the rear of Chilvers and Honister House. Steep roofs and tall chimneys. Mostly brick and render.</p>
<p>Streetscape: Lined with retro style street lights dating from the remodeling of The Street when the bypass was opened in 1995. Bench and litter bin next to the war memorial. Market Place lined with brick planters on the north side and a small brick and flint wall with 'Botesdale' on it next to Fen Lane. Parish notice board on Osmond House. Wooden 'Rickinghall' sign, footpaths map and info board, 'phone box and litter bin near junction with Fen Lane. High brick garden wall next to the house Seven Bells. Parish Councils' notice board, Botesdale village sign commemorating the Festival of Britain 1951; and litter bin, all opposite</p>	<p>Streetscape: Cast iron railings in front of Honister House. The last in the row of retro style street lights on The Street next to Chandler's Lane. Tall brick boundary walls.</p>
<p>Key Detracting Features: Limited parking means this area is choked with parked cars during serving hours for pubs and takeaways.</p>	<p>Key Detracting Features: The surface to Chandler's Lane is in a poor state.</p>

7: Botesdale: Crown Hill, The Street and Diss Road	8: Botesdale: Chapel Lane, Bridewell Lane and Mill Road
<p>Summary of Characteristics: A section of The Street which begins on the north side with a density similar to the Market Place but continues with less density on both sides from Mill Road to The Drift and far more mixed in the age, style of layout of building on the south side. Includes a prominent section of buildings between the Blue Orchid and just past Mill Road North with an open, green frontage. Past The Drift, the character opens up again transitioning into edge of the settlement and open countryside.</p>	<p>Summary of Characteristics: Chapel Lane, the historic back road behind properties on The Street in two sections quite different in character. The Street to Mill Road: a mix of modern dwellings on the north side, open countryside opposite. Mill Road to Bridewell Lane: originally served houses on The Street, now mostly modern houses. Still some signs of rear boundaries and outbuildings. Past Chapel Lane, Mill Road transitions to open countryside and Bridewell Lane feels enclosed by banked verges. Fairly low density throughout.</p>
<p>Layout and Topography: The Street goes up Crown Hill from Chandler's Lane and the Blue Orchid, levels out at Mill Road North and continues to the junction with The Drift and Chapel Lane. The Street changes to Diss Road and ends at the B1113.</p>	<p>Layout and Topography: Chapel Lane runs parallel to The Street, north-east from Bridewell Lane to junction with Mill Road North. Continues across, curves left at the junction with Park View to join The Street opposite The Drift. Slope follows The Street.</p>
<p>Roads, Streets, Routes: The Street, which becomes Diss Road. Footway from The Street starts beside 1 Simonds Court through to Chapel Lane. Footpath next to The Limes crosses the field behind the houses lining Diss Road to the corner of Back Hills and the B1113.</p>	<p>Roads, Streets, Routes: Chapel Lane, secondary route from Bridewell Lane via Mill Road to The Street and provides access to modern development at Park View. Bridewell Lane major route to footpaths leading to The Common. Footpath from Bridewell Lane (opp Chapel Lane) to Warren Lane.</p>
<p>Village Spaces: Large grassed verge with footway running through it in front of the Chapel of Ease and Chapel House.</p>	<p>Village Spaces: Botesdale Play Area and playing field.</p>
<p>Green Features: Several large trees in the gardens of Priory House, the Chapel of Ease and Chapel House.</p>	<p>Green Features: Multiple open areas to south of Chapel Lane with views to the countryside. Large sections with hedge boundaries.</p>
<p>Landmarks: Chapel of Ease (grade 2* listed) and Chapel House in a continuous line. Grade 2* listed The Priory on a prominent site at the corner of Mill Road North with the grade 2* listed Street Farmhouse opposite. Tollgate House, the historic tollhouse and gateway to Botesdale. Crown Hill House with a two storey wing protruding onto the footway frames the view towards Rickinghall. Parkview Chapel on the corner of Chapel Lane and Botesdale Village Hall.</p>	<p>Landmarks: Pond House at the southwest corner of Mill Road and Chapel Lane. Farnish House, sheltered accommodation at the corner of Chapel Lane and Bridewell Lane. The Bridewell, the last house on the east side of Bridewell Lane. Hill Top, a modern house at the end of the metalled section of Bridewell Lane on the west side.</p>
<p>Buildings: Densely packed historic building on the north side of The Street with the Chapel buildings set well back from the road on the south side. Less densely packed houses past the junction with Mill Road up to The Drift. Past the Drift, on Diss Road houses are spaced far apart and set behind gardens with an open, rural quality appropriate for the edge of the settlement. Ends with the tollhouse. Houses largely render and brick with a mix of roof profiles.</p>	<p>Buildings: Two modern developments at the far end, Park View and Oswald Mews, the latter with traditional style and materials. Otherwise, a mix of styles and types of modern houses, some retaining features, such as boundary treatments and outbuildings, originally belonging to houses on The Street. Mostly brick or render with tiled roofs.</p>
<p>Streetscape: Grit bin near the Blue Orchid. The last of retro style street lights in front of the Chapel of Ease, further street lighting is modern. Steps from the road to the footway in front of the Chapel with the village sign next to them. A bench and litter bin nearby. A postbox in front of Bank House. Bus shelter in front of Simonds Court. A mix of low brick or brick and flint walls and railings with one section of tall brick walled garden north of Botolph House.</p>	<p>Streetscape: Several notable brick or brick/flint walls: in front of The Maltings, Bridewell Lane; next to the Old Gas House and behind Chapel House and the Chapel of Ease at the Mill Road end of Chapel Lane. The boundary walls to gardens of The Priory and to Barn End, Orchard Cottage and Pond House on Mill Road. Modern low brick and flint walls at Oswald Mews. Modern street lighting.</p>
<p>Key Detracting Features: Minor parking spillover from the Market Place in front of the Chapel of Ease.</p>	<p>Key Detracting Features: Modern building on Chapel Lane separating the historic core of the village from the countryside.</p>

9: Botesdale: Back Hills and Cherry Tree Lane	10: Rickinghall: Bury Road and Water Lane
<p>Summary of Characteristics: Both historic roads to Redgrave with former common land in between, part of it used for chalk excavation, now filled with individual modern houses and the development at The Fairstead and Rose Lane. Cut off from the countryside towards Redgrave by large, two-storey modern houses on Rose Lane. Generally low density historic building towards the village end of Back Hills and Cherry Tree Lane with some modern infill, a mix of bungalows and two-storey detached and semi-detached houses.</p>	<p>Summary of Characteristics: Bury Road has a quiet character with trees, hedges and buildings set back from the road. Several largely modern sections, including the houses on the north side up to the church and the close at Brook Park, with sections of mainly historic building with modern infill. Entrance to Water Lane and the lane itself are largely historic buildings with a small amount of modern infill. Bury Road end of Water Lane has an enclosed feeling and the southern end a more open character leading to fields and the bypass.</p>
<p>Layout and Topography: Back Hills and Cherry Tree Lane meet at the village end, with Back Hills continuing all the way to the B1113 and Cherry Tree Lane changing to Rose Lane where it meets the Fair Path to Redgrave. Rose Lane continues in a sharp right to connect with Back Hills opposite the school. Back Hills slopes down steeply to Cherry Tree Lane at the</p>	<p>Layout and Topography: A level area comprising Bury Road from the bypass to the the Brook Park cul-de-sac and the churchyard, including all side roads to the point where they meet open countryside.</p>
<p>Roads, Streets, Routes: Back Hills is a key route out of the village towards Redgrave and serves the school and health centre. Cherry Tree Lane is a direct pedestrian route to Redgrave via the Fair Path. A footpath runs alongside the health centre via the school to The Drift.</p>	<p>Roads, Streets, Routes: Bury Road is the main entrance to Rickinghall from the bypass. Water Lane follows The River, which flows from Candle Street to Rickinghall, the stream known as the Swimming Ditch joining it before it flows along the Bury Road beside the churchyard. Water Lane continues as a</p>
<p>Village Spaces: None.</p>	<p>Village Spaces: Low Meadow at the entrance to the village on the south</p>
<p>Green Features: Grassy knoll opposite the school. School playing field. Deep verge in front of Meldon, Bankside and St Anthony.</p>	<p>Green Features: Mature trees and hedges. Low Meadow.</p>
<p>Landmarks: The school and health centre. Corner Cottage at the junction of the two roads and Cherry Tree House opposite. The tall brick and flint walls at the west end of Back Hills.</p>	<p>Landmarks: Tudor House on the north side of Bury Lane. Brook House and Bridge House flanking the entrance to Water Lane.</p>
<p>Buildings: Historic houses set close to the road and each other, facing the road with a few exceptions. Steep tiled roofs and tall chimneys on historic houses. Mostly deep plots behind the houses on Cherry Tree Lane. Modern infill set further back from the road with a mix of styles and types. Bungalows prevalent in modern development areas. Historic houses on Back Hills built in the gardens of houses on The Street, some, including Meldon, Bankside and St Anthony retaining original boundary walls. Both historic and modern mostly brick or render with tiled roofs.</p>	<p>Buildings: On north side of Bury Road, two historic houses but mostly modern up to the church. All set well back from the road, all facing the road and built in traditional styles and materials with exception of bungalow next to the church. More informal layout on south side of Bury Road up to Water Lane, a mix of historic and modern infill. Water Lane also a mix: historic building set close to the road, modern set back. Both historic and modern mostly brick or render with tiled roofs. Stanley Cottage, Bury Road and Croft House/ Rose Cottage at south end of Water Lane are thatched.</p>
<p>Streetscape: A mix of hedges, fencing and low brick and flint walls. Tall brick and flint wall at west end of Back Hills. Section of older hedging at northeast side of Rose Lane. Modern street lighting. Litter bin/grit bin opposite the health centre.</p>	<p>Streetscape: A mix of hedges and low fencing on Bury Road with hedges and tall brick walls at the entrance to Water Lane, hedges further down. Modern street lighting. Two dog bins on south side of Bury Road.</p>
<p>Key Detracting Features: Layout of modern development on the Fairstead and along Back Hills does not reinforce the historic character of the area. Two-storey houses on Rose Lane form a barrier to the countryside.</p>	<p>Key Detracting Features: Houses on Brook Park do not follow the traditional pattern of development.</p>

11: Rickingham: Church and Village Centre	12: Rickingham: The Street
<p>Summary of Characteristics: The core of Rickingham, a concentration of historic buildings set around the parish church and a four-way junction next to the church. Changes in the line of The Street/Bury Road in 19th century resulted in a varied layout than Botesdale core, not adhering to an historic pattern and with more modern infill.</p>	<p>Summary of Characteristics: Historically a single roadway linking Rickingham and Botesdale, with scattered building of far less density than at the centre of either village. Groups of historic building and modern infill mostly one row deep, with no historic development behind them, only garden bordering fields. Some gaps with views and access to fields but most filled with considerable areas of modern housing on the south side of The Street.</p>
<p>Layout and Topography: Level area including the parish church and houses around the staggered junction of The Street from Shemmings on the south side, Bury Road from Brook Park, Hinderclay Road from Mill Lane and Rectory Hill, which sees a slight rise to the bypass.</p>	<p>Layout and Topography: Level stretch of The Street between the road junction at the church to Hamblyn House and Warren Lane opposite. Includes modern cul-de-sacs, around Church Farm Barn, The Chestnuts and Harveys Close. Access to St George's Drive modern development.</p>
<p>Roads, Streets, Routes: The junction connects the two main routes out of Rickingham to the bypass—Bury Road and Rectory Hill; Hinderclay Road to Hinderclay and Norfolk; and The Street into Botesdale.</p>	<p>Roads, Streets, Routes: Road linking Rickingham and Botesdale. Footpath route alongside the White Horse PH from the leading up onto fields between The Street and the bypass. Pedestrian footway on both sides. Pedestrian footway from The Street next to Prospect House to Ryders Way development.</p>
<p>Village Spaces: The parish church of St Mary, Rickingham and churchyard.</p>	<p>Village Spaces: None.</p>
<p>Green Features: The churchyard.</p>	<p>Green Features: Green area in front of the Chestnuts. Gap in housing between the former White Horse PH and The Retreat. Front garden of Stanwell House. Small grassed area in front of Jubilee House. Walled garden at corner of Gardenhouse Lane. Walled garden at Ridge House. Small private garden in front of Maypole Meadow.</p>
<p>Landmarks: The parish church of St Mary, Rickingham. The village sign in the churchyard. Rickingham Village Hall. Linden House opposite the entrance to Hinderclay Road. The Old Schoolhouse between the church and village hall. Church Farm House with jettied first floor.</p>	<p>Landmarks: Former White Horse PH. Walsingham Mews and The Gables/Gable End at opposite corners of Gardenhouse Lane. Pavilion House, an unusual 20th century building. The Cop supermarket. The grouping of The Uplands with Ridge House and The Homestead opposite.</p>
<p>Buildings: All building around the junction set relatively close to the road, except for Linden House opposite Hinderclay Road, and facing the road, except for Rossendale House, which orients to the original road layout. Modern close behind Church Farm Cottage, which presents almost as modest outbuildings. Mixture of roof pitches, mainly tile with thatch</p>	<p>Buildings: Historic buildings, usually set close to the road, sometimes set back behind gardens but all facing the road. Mixture of roof pitches, mainly tile with thatch on Forge Close/Tiger Cottage, Tipplers and Old Timbers. Mixture of brick and render facades.</p>
<p>Streetscape: Low brick or brick/flint walls, hedging and metal railings around the churchyard and some houses. Bus stop, bench and litter bin in front of churchyard along Bury Road. Rickingham Parish Council notice board at southeast corner of churchyard facing Hinderclay Road. Modern street lighting.</p>	<p>Streetscape: Mostly low brick and flint walls with few metal railings and low fencing. Bench in front of gap next to White Horse PH. Bench in front of Jubilee House. Modern street lighting with retro style lighting starting at Gardenhouse Lane. Dog bin at entrance to footpath east of Maypole Meadow. Post box next to The Old Post Office (near Hinderclay Road) and Edward VII pillar box in front of the Old Post House (opposite Walnut Tree Place).</p>
<p>Key Detracting Features: No pedestrian footway on a narrow section of Rectory Hill from Bury Road until past Mount Cottage.</p>	<p>Key Detracting Features: Depth of building in Wheatfields and Ryders Way has completed separated The Street from its rural setting.</p>

13: Rickinghall: Candle Street

Summary of Characteristics:

Historically connected to Rickinghall but not part of the linear settlement and system of roads north of the bypass. Consists of St Mary, Rickinghall Superior and a scatter of houses along Kiln Farm Lane. The only modern buildings are farm buildings at Kiln Farm though two older barns are converted. Coherent settlement with church and farm on either end of Kiln Farm Lane (aka Candle Street). There are considerable gaps between buildings.

Layout and Topography:

Kiln Farm Lane extends from the B1113 Finningham Road, sometimes referred to as Rectory Hill (a continuation of the road pre-bypass), dropping steeply down into a shallow valley with a stream which flows towards Water Lane.

Roads, Streets, Routes:

Kiln Farm Lane is the main road through the settlement. It becomes a farm track called Summer Lane beyond Kiln Farm, connecting with Briar Lane. The driveway to Cherry Tree House was formerly the track to Rickinghall which joined Water Lane and still continues as a footpath running parallel with the stream.

Village Spaces:

Church and churchyard.

Green Features:

Churchyard and significant gaps between buildings.

Landmarks:

St Mary, Rickinghall Superior.

Buildings:

Buildings are widely and informally spaced. Brick and render facades. All steeply pitched tile roofs. Kiln Cottage is thatched. Two converted barns at Kiln Farm have black weatherboarding above tall brick plinths.

Streetscape:

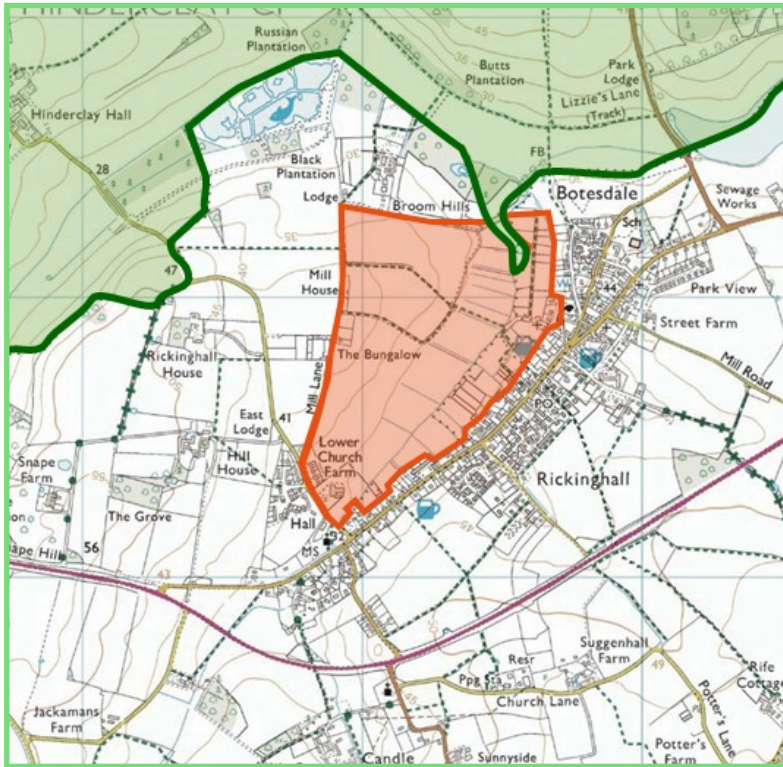
Closely banked and wooded at first with open countryside/gardens. Occasional low hedges. Tall brick wall around some of Kiln Farm yard. No street lighting.

Key Detracting Features:

None.

3: Historic Character Areas — Detail

3.1 Landscape Setting 1: Botesdale and Rickinghall Fen



3.1.1 The historic settlements of Botesdale and Rickinghall Inferior are built along a road on the side of a broad shallow valley at the bottom of which is a network of streams, drainage ditches and former wetland. This land is a mixture of fields and woodland which forms a continuous belt of undeveloped land between Hinderclay Road in Rickinghall and the fields around the foot path to Redgrave (the Market Path) at the north-western end of Botesdale. Along this whole belt of land narrow plots behind houses on The Street and Cherry Tree Lane can be seen stretching down the slope towards the valley bottom or small hedged paddocks. The rear of many of the historic houses can also be



The rear of The Street from the Fen

seen including the characteristic form of pitched roofed rear extensions and in some cases service buildings behind the main hous-

es. Historic barns which previously accessed the fields in the valley bottom can also be seen in two places. There are relatively few parts of the village where modern development has come between the line of historic building on the roads and the valley bottom. The survival of this intimate relationship between historic settlement and its rural hinterland is quite remarkable, especially when compared to the opposite side of the villages where few places survive without a secondary line of modern development separating the rear of the historic settlement from fields on the upper slopes of the valley.

3.1.2 The valley bottom shows a pattern of increasingly small fields more densely planted with trees and a more complex pattern of drainage at the Botesdale end. At the Rickinghall Inferior end the land has been more effectively drained and managed than at the northern end of The Street meaning that there are less wooded and wet areas and more development behind the line of housing on The Street, such as The Chestnuts.

3.1.3 At the Botesdale end of The Street the ground falls more steeply from the road making the rear of the historic buildings on it visible between the trees in the valley bottom. There are also some modern buildings behind the historic line of development, including Maypole Meadow and the large Co-Op supermarket. Fen Lane is part of the historic path called Poplar Walk from Botesdale Market Place which crosses the valley to Brooms Hills. It saw no historic development apart from a late 19th century school, The Old School House* of 1878, and Methodist Chapel* of 1907, replacing an earlier building but is densely lined with modern housing. On both sides of the bottom of Fen Lane the land still has the feeling of reclaimed fen and the lane branches off into a green lane leading towards Redgrave and footpaths following the stream back towards Rickinghall. From these paths, the rear of historic houses on The Street and Cherry Tree Lane can be seen between trees, and across gardens and small narrow paddocks.

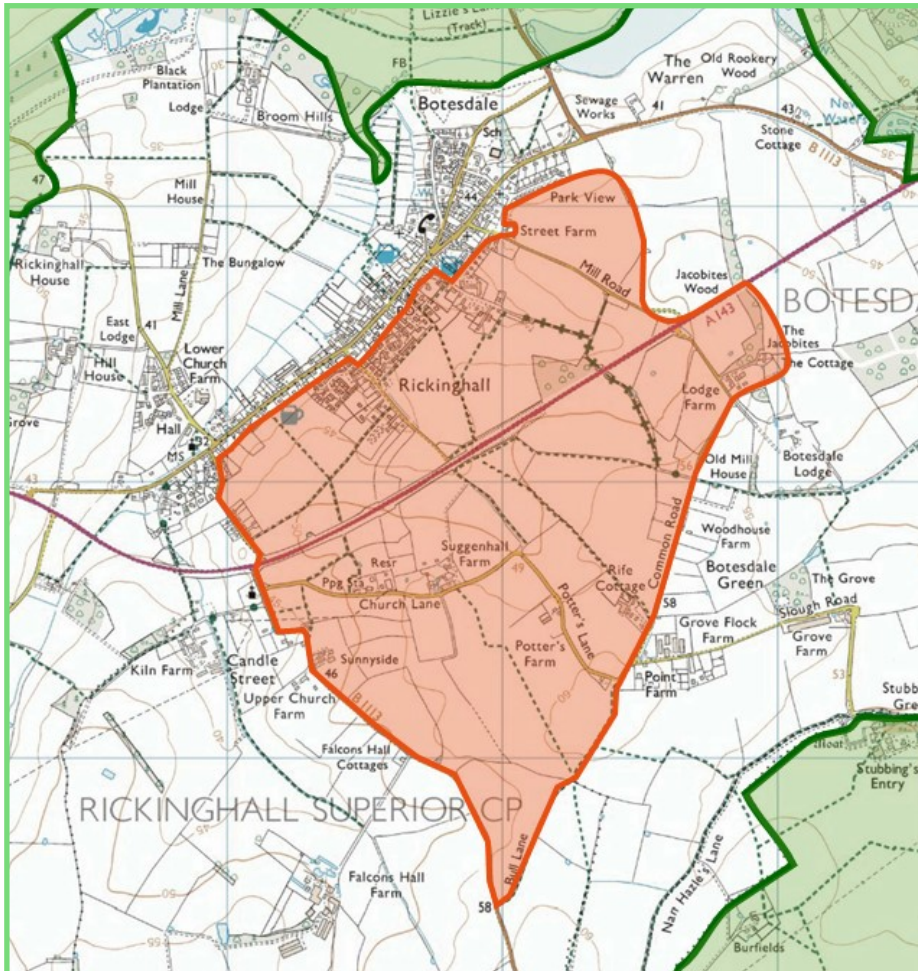
3.1.4 On the northern side of the valley containing The Swimming Ditch and fen land Mill Lane follows the top of the ridge from the Hinderclay Road to Broom Hill, high ground above the valley in which the Swimming Ditch runs northwards on its way to the Little Ouse. Views from Mill Lane reveal some of the historic buildings of Rickinghall along The Street and the valley bottom, though some the views are obscured by trees in the bottom of the valley. There are two widely spaced modern houses along Mill Lane but where it ends at the east is Broom Hill house, a handsome brick house of around 1700 with a large contemporary timber framed barn. The house is largely screened by trees, but to the north of it Mill Lane continues as a footpath down the slope towards the Swimming Ditch. There are numerous trees on the east side of the stream.

3.1.5 Summary

The northern side of Botesdale and Rickinghall is bounded by a valley bottom of small fields, wetlands and drainage ditches around the Swimming Ditch overlooked by the valley side above, along which passes Mill Lane. This undeveloped bottom land is important in the origins, historical development and present character of both villages with

the historic buildings (including some small farmsteads) having enjoyed direct access to it. This remains the case in several areas and there are some views towards this land between the houses as well as views back towards them from the valley floor and Mill Lane.

3.2 Landscape Setting 2: Botesdale and Rickinghall Southern Uplands



- 3.2.1 To the south east of Rickinghall and Botesdale the land rises to an area of open, generally level arable farmland with few buildings. This is now separated from the villages by the modern bypass but contained Micklewood Green (the historic Botesdale common). Mill Road, Bridewell Lane, Warrens Lane, Gardenhouse Lane and Rectory Hill all linked the village street to this land and the hamlets of Botesdale Green and Allwood Green. They are still connected to this landscape, though some are only footpaths.
- 3.2.2 South of the bypass, Mill Road South, Common Road and Potter's Lane cross an area of open fields formerly containing the common, where there are a few widely scattered historic buildings. A small group at the junction of Mill Road South and Common Road includes Jacobites and Botesdale Lodge (early 16th century houses), The Cottage* and a Lodge Farmhouse* on Mill Road South. Woodhouse Farm* and Point Farm* are on Common Road with the 19th century Potter's Farm and Suggenhall Farm[†] (a 17th centu-

ry house which probably replaced a medieval property on the site since at least the 13th century) at the southern end of this area of land. These buildings are widely dispersed and do not form a coherent group but are important evidence of the wider historic context of Botesdale and Rickinghall.

3.2.3 Closer to the village street there is both scattered historic and modern building along the historic routes to Micklewood Green but also substantial areas of modern development which have spread up from the southern side of The Street towards this upland area. When viewing the villages' southern edge from land between it and the bypass this modern development is a major intrusion, but there is still a strong sense of the historic hinterland of the villages to be seen.

3.2.4 A public footpath runs along the top of the valley from Rectory Hill to Gardenhouse Lane mainly across open fields. Some modern building has spread up Rectory Hill (The Laurels, Brenal, Mount Cottage, Pretty Corner, Beechcroft and Park Lodge) and a cluster of houses (1-14 Rectory Hill) stand at the top, but the back of the historic line of development on The Street can be clearly



View north across fields to The Street, Rickinghall

seen with fields behind it. This is lost behind the modern buildings on Wheatfields. Gardenhouse Lane leads out of the village towards Botesdale Common in a shallow valley. Modern housing developments built off it on Ryders Way and Wheatfields separate it from the historic village centre and there is a scatter of modern houses along the lane as it leads out into the countryside. It is flanked by open fields on both sides near the bypass. There are a few buildings which predate this modern development on the Lane. Willow Cottage* is a thatched house behind the historic development on The Street, facing Gardenhouse Lane but set back from it and dating from the late 17th or early 18th century. Lilac Cottage* is set end on to the Lane and might date from the 18th century, though it has been much changed. Further along the Lane is Gardenhouse Cottage, a 16th century house extended in the 17th when a parlour was added with a higher roof. It was formerly a public house but was probably originally a small farmhouse outside the main village.

3.2.5 Open fields are also separated from the historic village centre by housing on Ryders Way and Basil Brown Close as well as the ribbons of modern housing on St George's Drive and Warren's Lane. This collection of modern housing forms a consistent line of building along a public footpath running parallel with The Street and there is no sign of the historic building line from this path. Warren Lane emerges from this housing as a

footpath which links The Street to fields on the south side of the village as a footpath, but was formerly a road and marks the boundary between the parishes. Formerly called the Procession Way it might have been the route of Rogationtide processions since the medieval period.

3.2.6 Like Gardenhouse Lane, Bridewell Lane is an historic route to Botesdale Common set in a small valley with a scatter of modern housing along it. Generally set back from the Lane and in gardens, there is a green, low-density feeling to the lane which is appropriate for the rural edge of the settlement. The Bridewell[†] stands apart from the village and at the end of the metalled



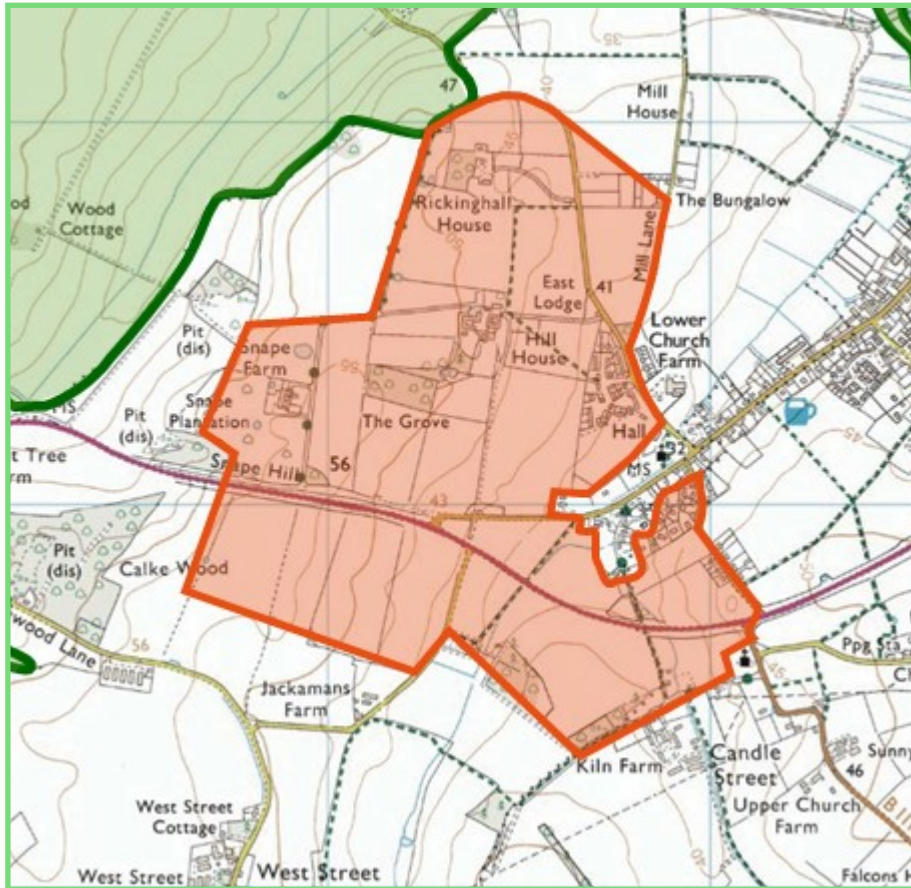
View north across fields to Chapel Lane

road. It is an elegant early 19th century red brick house behind a formal curving drive and extensive garden walls. The land between Bridewell Lane and Mill Road is an open field though the historic line of development in Botesdale is obscured by modern building on Chapel Lane. Mill Road itself still connects Botesdale to Botesdale Common, with fields on both sides. Historic development on The Street is also screened from views from this land by building on Chapel Lane and the cul-de-sac development of Park View.

3.2.7 Summary

On the south and eastern sides of Botesdale, Rickinghall and Candle Street is an area of open, generally level farm land with large fields above the valley in which these settlements sit. This historically important farm land (including former common land) is linked to Botesdale and Rickinghall by a series of historic tracks and roads. There are views across this land of the church at Candle Street but the historic buildings on The Street at Botesdale and Rickinghall are separated from it but modern housing apart from at a few points.

3.3 Landscape Setting 3: Western approaches to Rickinghall



- 3.3.1 At the western end of Rickinghall, land south of Bury Road sits in a shallow valley in which a stream called The River flows from Candle Street to join the Bury Road in Rickinghall via Water Lane. The modern bypass has separated Candle Street from Rickinghall and is a major physical and visual barrier cutting across this open valley. Water Lane still exists as a footpath linking the two settlements, set slightly below the open fields by the course of the stream, and there are a number of trees along its length making the approach to Rickinghall quite secluded. There is a more open aspect to the path from Briar Lane, which crosses open fields and the bypass to join Bury Road opposite Briar Lodge*. This flint-built cottage stands apart from the village and formerly stood beside a drive to Snape Hill House built in the 1830s.
- 3.3.2 Directly west of the village the landscape has a different character formed by the side of the valley in which The River runs. The now-bypassed old Bury Road rises out of the valley to Snape Hill. At the top of the hill, Sparkes Lane runs northward, following the top of a ridge which runs around the west and north west of Rickinghall before continuing as a track to join School Lane (the road to Hinderclay). Until the early 19th century Sparkes Lane continued to the south of Bury Road across fields to Calkewood Lane. It today exists as a field boundary but is cut off by the bypass.

3.3.3 At the top of Snape Hill, an area known as Snape Green existed from at least the 13th century with an area called Gallows Hill along the ridge to the north east. The only build-



View of Rickinghall from Snape Hill

ing here today is Snape Farm[†], a 17th century farmhouse with 15th century origins, and its outbuildings, some converted to residential. On the Lane near Snape Farm there are impressive views over the valley below. From this position it is notable that Rickinghall is set down in the valley so that the historic core of the settlement is entirely hidden from view. Only modern building can be seen, extending behind the line of historic building on The Street on the rising ground to the south of the village.

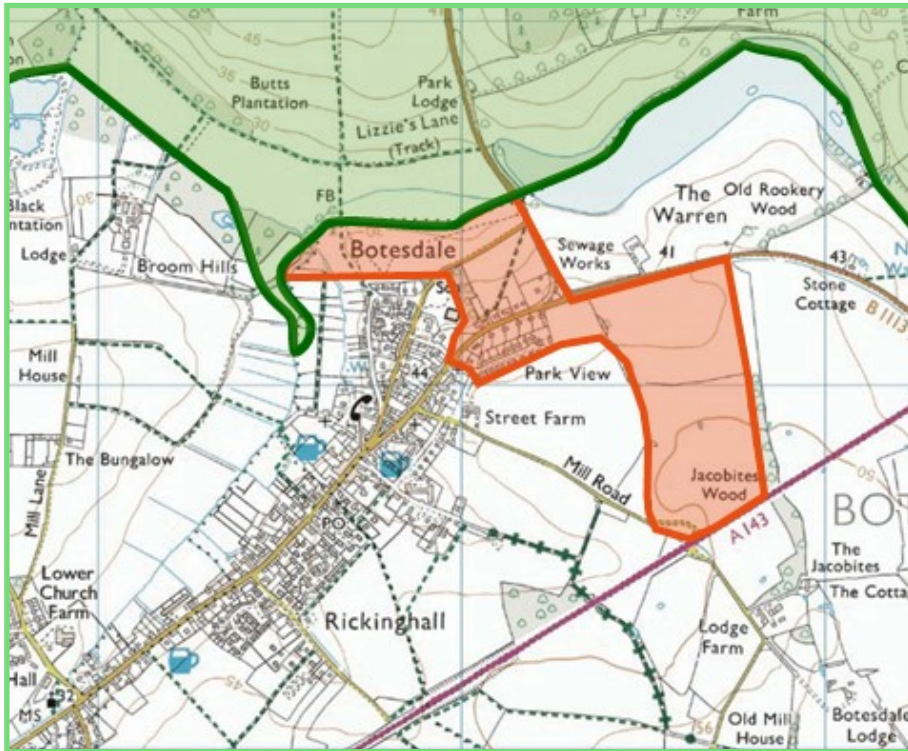
3.3.4 Between Sparkes Lane and Hinderclay Road, which approaches the centre of Rickinghall from the north, the land is gently sloping and fairly open in character, with a series of regularly shaped fields around Snape Hill House and The Old Rectory*. The House originated in the 17th century but was much altered and enlarged in the early 19th century, including the addition of pale, brick cladding. Some of its associated farm buildings date from the 18th century along with a crinkle crinkle garden wall. The Old Rectory is also amongst fields and was also re-fronted in the 19th century.

3.3.5 The Hinderclay Road approaches Rickinghall from the north. It is flanked by broad open fields before it enters the village between the trees along Mill Lane and around East Lodge*, a small flint cottage built in the early 19th century by the drive to Snape Hill House. Between here and the junction with The Street it is lined with low-density modern housing and the entrance to Church Meadow, a cul-de-sac development. There are views between the houses and modern commercial sheds of Lower Church Farm to the land where the Swimming Ditch flows behind houses on The Street in Rickinghall. The playing fields behind the old Rickinghall school and parish church are also important in maintaining a corridor of open, green space between Hinderclay Road and the fields around Snape Hill House and Sparkes Lane.

3.3.6 Summary

The western end of Rickinghall is situated in a broad shallow valley with a secluded path from Water Lane to Candle Street following the stream at its bottom. Above the valley is Snape Hill. This ridge overlooks the valley with open fields and some historic buildings on the gentle slopes. This open land stretches between the Hill and the rear of buildings on Bury Road. Hinderclay Road is flanked by modern building where it enters the village from the north.

3.4 Landscape Setting 4: Eastern approaches to Botesdale



- 3.4.1 The eastern side of Botesdale is mainly bordered by open fields beside The Street above the valley in which the village sits and around Back Hills and the public footpath (the Fair Path) to Redgrave from Cherry Tree Lane. The latter area is the valley in which a stream flows from the lake in Redgrave Park northwards where it joins the Swimming Ditch. The valley is overlooked by open fields above the valley from where the houses at the eastern end of Botesdale can be seen.
- 3.4.2 Entering the village from the main road to Redgrave (the B1113) on The Street (Diss Road) the open fields flanking the road before the historic tollhouse give a suitably rural context to this subtle marker building at the edge of the historic settlement. The Street (Diss Road) has a more modern and suburban character at this end than in the village centre but the houses are quite widely spaced with large gardens maintaining something of this low-density feeling and establishing the linear nature of the settlement.
- 3.4.3 Entering the village on Back Hills from the main road to Redgrave, open fields of rough pasture flank the road with a hedge to one side and a bank to the other where the road is sunk into the descending land of the valley side. A narrow area of woodland between the field on the



View of Botesdale from the path to Redgrave

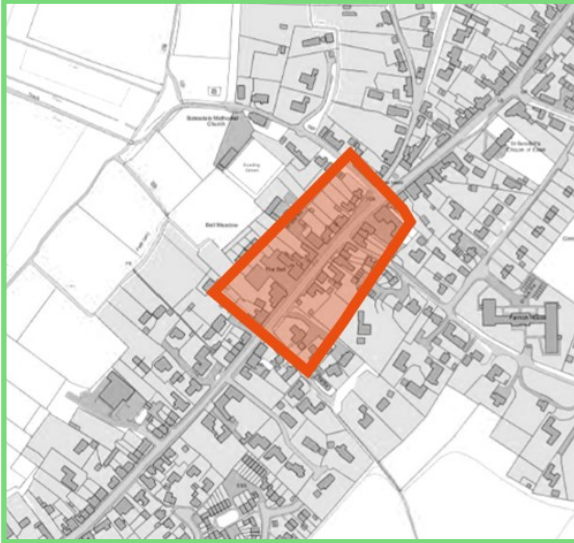
south side of Backhills and the grounds of the primary school forms a strong visual divide between the open countryside and Redgrave Park beyond. Progressing along Back Hills, the school playing field on the left is set behind a hedge but maintains something of the open character of the field beyond while the school itself, while clearly a modern building, has a low tiled roof helping it blend into the historic context.

- 3.4.4 Approaching the village across the fields between Botesdale and Redgrave along the Fair Path to the end of Cherry Tree Lane an area of tall trees to the north marks where the Swimming Ditch joins the stream flowing from Redgrave lake. A hedgerow along Back Hills is to the south with another area of trees beyond. Until the 20th century, the fields on this side of the village joined the area of common land to the east of the Market Place bounded by Back Hills and Cherry Tree Lane, two routes leading out into the countryside with occasional houses set along them. However, the edge of the village as seen from the fields between it and Redgrave is now formed by the line of two-storey houses on Rose Lane. They do not face the fields but have a line of rear garden fences. These houses on Rose lane along with the Fairstead development have separated the historic core of Botesdale from the countryside on this side. The line of building on Rose Lane is a somewhat abrupt edge to the village, but the field between it and Lizzie's Lane (the footpath from the Redgrave road which crosses the Fair Path) still plays an important role in the rural setting of the village.

3.4.5 **Summary**

The eastern end of Botesdale is approached along the Diss Road and over open farmland above the valley containing The Swimming Ditch and Redgrave Park. The road is lined with a ribbon of low density modern housing before the first historic buildings are encountered. Back Hills approaches along the valley side with the historic route to Redgrave, now a path, crossing the valley bottom from the end of Cherry Tree Lane. There is an open green feeling to the area where Back Hills enters the village despite modern development because of the low density and shallow depth of building at the village edge.

3.5 Botesdale Area 5: Market Place



- 3.5.1 Botesdale Market Place is a roughly triangular space formed by buildings lining The Street. When viewed from the Rickinghall end by Hamblyn House, it is seen at the bottom of a hill opening out quite dramatically with increasingly dense lines of building on both sides of the road. The early 19th century Chilvers[†] building defines the north east end with the gable ends of Liege Cottage and Angel House visible on the hill rising behind it. These buildings mark the southern end of Chandler's Lane, the historic extent of the Market Place. The Street forms the southern side of the Market Place with Back Hills, the historic route to Redgrave joining at the north eastern corner. The War Memorial with Chilvers as a backdrop makes a formal focus to the Market Place when approaching from the Rickinghall end.



View towards the Market Place from Rickinghall

- 3.5.2 On both sides of the Market Place buildings form nearly continuous lines of development. The density of building increases around both the north east and south west approaches to the core of the historic market place. From the latter side from The Bell to Chandler's Lane and most buildings are set directly behind the rear edge of the pavement. This reflects the economic importance of this area and how valuable commercial frontage on the Market Place was. Driveways to the rear of the buildings are few and narrow. On the south side only the entrance to Bridewell Lane and the yard to the Greyhound are significant breaks in the building line. On the north side the entrance to Bell Meadow is a major break in the frontage but beyond this there are only a few modest openings until the junction with Fen Lane at the north eastern corner, opposite the War Memorial.

- 3.5.3 At the top of the hill in Rickinghall parish the driveway to Highlands and entrance to Warren Lane next to it form a significant break in the lines of buildings which otherwise characterise this part of the village. The Highlands development includes three modern buildings around a driveway, but the modern houses themselves are well-screened from the road by the height of the roadside grass bank and the planting on top of it. Opposite these entrances Hamblyn House and Bell Hill House/Cottage combine to form a strong line of building along the pavement. From the Bell public house and Seven Bells opposite it, the historic Market Place area features largely continuous lines of building, strongly defining the space.
- 3.5.4 The majority of these buildings are set directly onto the rear edge of the pavement, again reflecting the historic origins of many of them as shops and workshops trading in the Market Place. As they are built across the full width limit of their street-front boundaries the line of building is large continuous and there are few front gardens and porches on the front of the houses. Where building is most dense, from The Bell to Chandlers Lane there is a very consistent feeling of largely continuous, simple brick or rendered facades with steeply pitched tiled roofs parallel to the street and occasional cross-wing gables. Because most were either built or the facades changed in the late 18th or early 19th centuries the style of windows is also quite consistent with the vertical orientation of white painted timber double hung sash windows dominating .
- 3.5.5 On the north side of the Street is Hamblyn House[†], an imposing mid-17th century house with a rendered painted timber frame and a grand red brick gable at one end dating from the early 18th century. Following this are Bell Hill House and Cottage[†], a mid-16th century building extended in the 17th. A pair of cottages facing The Street was demolished allowing access to The Bell[†] public house's yard and creating a significant break in the building line. The Bell is an early 17th century timber-framed building clad in brick in the 18th century, formerly a coaching inn with stables to the rear. Next to it is Astley House[†] which is a 16th century house, formerly part of the Bell and hosting Rickinghall police station until 1968, then Cheyleswood House[†], a 17th century timber-framed house at one point divided into three. The Old Congregational Chapel* dates from around 1868 and replaced an earlier house on the site, the 16th century barn to which is a converted house standing behind it. Southgate Farmhouse[†], which with Beaumont Cottage originated as a single hall house in around 1500 stands next to Market House*, possibly a 17th century house with Ash Cottage and Farthings which replaced an earlier house. The Old Saddlers[†] stands at the corner of Fen Lane in a prominent position opposite the war memorial. This house probably replaced an earlier one in the late 15th century and was subsequently extended. The timber frame is rendered over but the corner post and brackets can be seen supporting a dramatic jettied cross wing on the corner. The lower main range faces the Market Place and extensions continue down Fen Lane.

3.5.6 On the south side of The Street are Seven Bells[†], a 17th century timber-framed house, The Swallows; St Catherine's[†], a 15th century hall set well back from The Street, with a cross wing at one end which was extended towards the road in the 17th century; The Maltings[†], a timber-framed and rendered house of around 1600 with its gable end to the road unlike most of its contemporaries; Hop Cottage; The Mill House*; Bridewell House[†], which dates from the early 17th century; numbers 5 and 6 The Street (Harwell House)[†], an early 18th century house which was formerly three cottages with a brick front on a timber frame; and The Greyhound[†], originally a 15th century hall house with a kitchen wing to the rear, which might have been an inn at that time with a floor inserted in the 16th century, but with windows and brick cladding added to the street front in the 19th to quite dramatic effect. Tudor Cottage and Tudor House[†] are a pair of 16th century timber-framed houses probably originally containing shops. Both have painted rendered



Tudor House and Tudor Cottage, Market Place

walls and Tudor House, being a full two stories in height, has sash windows with the proportions of many other 18th or early 19th century facades seen on The Street and on Osmond House, adjacent. Osmond House[†] is the only building of three storeys in the group and dates from the early 19th century. It has a grand pale brick façade to the street and its shallow roof pitch is at odds with the earlier building around it. Beyond Os-

mond House are Oakdene and Hazeldene[†], a pair of houses with shops on the ground floor dating from the early 16th and 17th centuries respectively and both re-fronted in the Victorian period; Crownleigh[†] House, which is a timber house of around 1600 behind a Victorian façade, and The Blue Orchid (formerly Crown Hill Bakery[†]), a 16th century house extended and with the roof raised in later centuries. The Blue Orchid takeaway is at one end of a line of almost continuous building on the southern side of the Market Place. The buildings extending from the rear of the Blue Orchid are a single-storey range along a short drive, with a garage and a two-storey modern house at end of the drive. This small group of buildings has rendered painted walls and tiled roofs in keeping with the historic settlement.

3.5.7 Most of the handful of modern buildings in this area reflect this historic pattern and style of building in a way that reinforces its character. Hop Cottage has a white-painted steeply pitched gable end set close to the pavement in line with its neighbours and very nearby abuts them. The 1970s houses Ash Cottage and Farthings are in a key location at the western side of the entrance to Fen Lane. These feature front gardens and do not close the gap with the building to the west, Market House*, but echo the traditional hall and cross wing form with suitably steep tiled roofs and painted render walls. Even the

old chapel, latterly converted to commercial uses with a street front much altered, follows the line of building frontages and is faced in painted render with a slate roof sloping backwards away from the road reflecting the common features of many historic buildings.

3.5.8 Although the dense historic pattern of development on the Market Place has left few driveways and even walkways between the buildings, where they do exist they are interesting features. On the north-western side of the Market Place they allow glimpses of the distant trees in the edge of the former fen on lower ground beyond as well as the traditional form of linear extension stretching from the frontage buildings. This illustrates the village's relationship with this landscape. On the southern side of the Market Place views between buildings tend to feature outbuildings at the end of garden plots and later development to the south east of The Street which has occupied these gardens.

3.5.9 Summary

Building on the planned medieval Market Place is close to the road and closely packed reflecting the value of street frontage for shops. This is mostly found either side of the triangular Market Place but the same density of building spreads along The Street towards Rickinghall as far as Hamblyn House where the modern development of The Highlands opposite breaks up the pattern.

3.6 Botesdale Area 6: Chandler's Lane



3.6.1 Chandler's Lane is a narrow roadway which marks the historic eastern extent of the Market Place with an area of infill building between it and the Chilvers building. One side of the Chandler's Lane reflects this as it is lined with the garden walls and outbuildings to Angel House on The Street and Rose Cottage on Back Hills. These are of red brick with flint and tarred paint on the brick plinths. The area between Chandler's Lane

and the Chilvers building on the Market Place is the result of building becoming permanent where rows of medieval market stalls originally stood flanking a path between them called Drapers' Row. Unlike other historic building around the Market Place and The Street which stands a single building deep with narrow gardens behind, the triangle of building between the Market Place and Chandler's Row is dense and irregular.

- 3.6.2 Over time the ground level of The Street has risen higher than the buildings between Chilvers and Chandler's Lane so that Honister House[†], which faces The Street on the north east side of what was Draper's Row, is set well below the pavement. The roadway may also have narrowed, leaving Honister House a small front garden attractively bordered with 19th century cast-iron railings. Though there has been a building on the site since at least 1435 the present house dates from the 16th and 17th centuries and is a long, linear range of building extended over time with workshop buildings that formerly contained a brush factory. The main part of Honister House stands partly behind Chilvers. The ranges adjoining it are a domestic extension to the house and a former commercial building with louvered ventilators on the rear wall. To the north of Honister House, forming the side of The Street between it and Chandler's Lane is Liege Cottage[†], a low two-storey house in painted render under a tiled roof dating from the 18th century, if not earlier. Even by the 15th century this part of the market place had become occupied by five small shops.

- 3.6.3 On the north side of the Chandler's Lane group of buildings the entrance to Back Hills from the Market Place is narrow, with a constrained feel created by the red brick side wall of the Chilver's building and the Old Cock House[†] opposite. This former public house dates from the late 16th century with several phases of extension resulting in a long low building with painted rendered walls under a tiled roof, set immediately beside the road and slightly below it. Opposite is the Red House*, a small 19th century building with a brick garden wall on ground higher than the road which adds to the feeling of enclosure, as do the boundary walls to the garden of the Old Cock House with the tiled roof of its garage.



View up Chandler's Lane from Back Hills



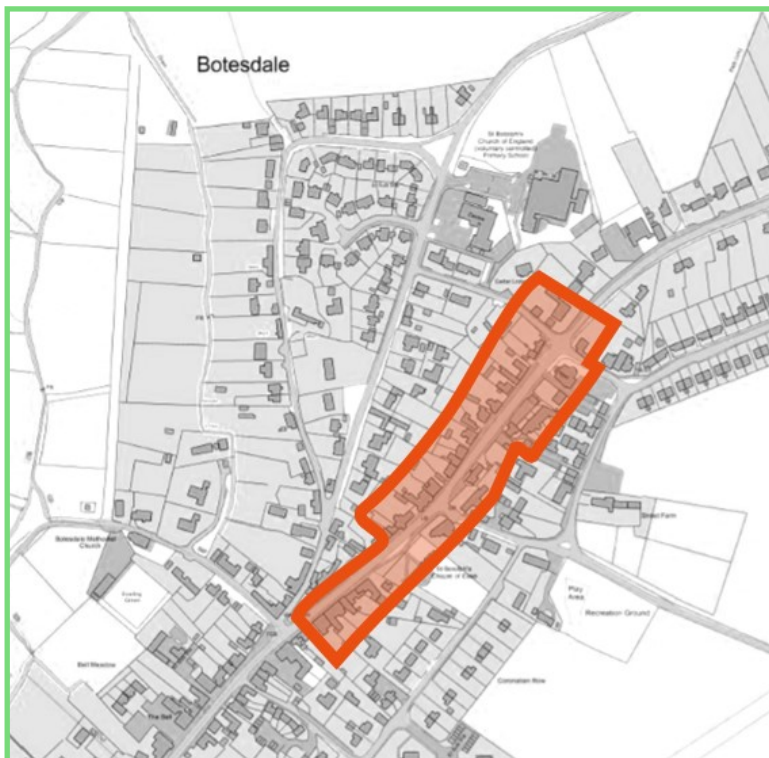
View down Chandler's Lane from The Street, Botesdale

3.6.4 The Red House's brick boundary wall joins the former Victorian stables building Stable Cottage* at the corner of Chandler's Lane and Back Hills. There is a garden path between the rear of Honister House and these two properties which appears to reflect the line of the medieval Drapers' Row. Behind Liege Cottage on Chandler's Lane is Candle-makers*, a simple single-storey rendered and painted timber-framed building. The gap between Old Stables Cottage and Candle Makers on Chandler's Lane provides access to the rear of these properties and Honister House. This view also shows the complex arrangement of boundary walls, outbuildings and extensions to these historic buildings enclosed by the rear of Chilvers and Honister House and with steep roofs and tall chimneys above. This small area has a density and pattern of building quite distinct from other parts of Botesdale due to its historic origins.

3.6.5 Summary

The small triangular area between Chilvers and Chandlers Lane contains dense building on an irregular layout on small plots of ground in contrast to the regular plots facing the Market Place. This pattern is the result of a slow process of infilling the centre of the Market Place and gives it a character distinct the from the area around it.

3.7 Botesdale Area 7: Crown Hill and The Street



3.7.1 The character of The Street between St Botolph's Chapel of Ease and The Drift is very different from the Market Place. The formally planned medieval Market Place only extended on its north east side to what is now Chandler's Lane but on the north side of The Street there is still densely packed historic building. On the south the Chapel of

Ease and the adjoining Chapel House are set well back from the road behind a path and grass verge in quite large, well-treed grounds. This creates a dramatically different feel from the density of the Market Place and the north side of the Street.

- 3.7.2 The Chapel of Ease[†] as seen today was built in the early years of the 16th century although an earlier chapel has stood here from the 13th or 14th centuries. This makes it likely that the large plot in which it stands and the open, green character of the south eastern side of The Street at this point was established at the same times as the Market Place. The Chapel became a school in the 16th century and Chapel House[†] was



St Botolph's Chapel of Ease

added to it as part of the school. The House is of timber-framed construction covered in painted render, the Chapel flint with decorative stonework, but the pair forms a continuous line of building under steeply pitched tiled roofs. They face The Street in common with most historic building in the area but are set back behind a low flint and brick wall.

- 3.7.3 The Priory[†] stands between the Chapel of Ease and the Mill Road junction on a prominent site. There was an earlier building on the site but the present house has origins in the late 15th century and is in part built with a timber frame and is notable for its elegant brick façade of the 18th century. Decorative brickwork and 'gothick'-style windows give the street elevation particular character, with a prominent bay window in the gable end commanding views down Crown Hill. The building is set back from The Street with trees in the garden adding to the open green character of this area imparted by the Chapel of Ease.

- 3.7.4 The north eastern side of Crown Hill and The Street is very different in character to the south. The dense lines of building constructed at the back edge of the pavement which characterise the Market Place, continue past Chandlers Lane in an almost unbroken line of historic building to the top of Crown Hill, opposite Mill Road. This continues, though with less density of building, between



Crown Hill, Botesdale

- 3.7.5 One continuous group of buildings running parallel to The Street, all with painted render and pitched roofs, starts at Chandler's Lane with Angel House[†], a plain but quite impos-

ing early 18th century house raised on a basement plinth, and its row of outbuildings. It includes Church View Cottage[†], a pair of cottages dating from the 17th century with bay fronted former shop windows and render framed in black painted timber; Crown Hill Cottage[†], a timber-framed house of around 1600 with steps up to the ground floor over a cellar; and Crown Hill House*, part of an inn which operated on this site since at least 1567. There is a broad opening to the shared drive to Crown Hill House and Bank House, allowing a view of their rear wings and outbuildings, but also the tops of trees on Back Hills and Cherry Tree Lane to the north-west, showing how the land falls away below Crown Hill.

3.7.6 A second group of painted, render-fronted buildings on the north western side of The Street includes Bank House Cottage, Bank House, Mowbray House. Bank House Cottage* is a jettied, two-storey house with a pair of bay windows on the ground floor and raised roof lines allowing a third storey. The rear range can be seen from The Street and contains elements of what might be earlier building. Bank House* is similar, also with an additional floor and may have pre-19th century origins although it operated as bank from the 1850s. Mowbray House* is two stories with a symmetrical façade of early 19th century date applied to an earlier timber frame. Either side of this group there are driveways showing the modest, traditional outbuildings and rear extensions to these houses as well as the tops of trees beyond. Buildings on Back Hills cannot be seen because of the fall in ground levels to the north-west.

3.7.7 Between Mowbray House and The Drift is a less dense group of houses with some modern building infilling gaps but which maintains the historic character of buildings on the rear edge of the pavement facing the street. This includes Priory Cottage*; Numbers 1 and 2 Hilltop[†] (an early 19th century house now divided in two with a shop on the ground floor); Saffron Croft*, which dates from the late 18th century or possibly earlier; Brockwell, a modern bungalow; Pantiles[†], a mid-17th century former public house with a rendered timber-frame; Sunnyholme*, a small early 19th century house with a pyramidal slated roof and small front garden bounded by iron railings; Glenside[†], an early 16th century hall house built with a clay lump construction extension and with its gable facing the street, unlike the other historic buildings in this area; Fairhaven[†], a pair of



View up The Street to The Drift

houses which were originally a single dwelling dating from around 1600 but extended and with the roof raised; and Dove* and Rambler Cottages*, on the corner of The Drift which may also date from the 17th century and replaced earlier buildings.

3.7.8 By contrast the south eastern side of The Street between Mill Road and Chapel Lane is far more mixed in the age, style and layout of building. Street Farm stood at the corner of Mill Road. The farm yard to the rear has been built on, with the properties accessed from Chapel Lane, but the farmhouse faces The Street with a range of flint outbuilding along Mill Road.

3.7.9 The main façade of Street Farm House[†] is red brick and dates from the early 19th century but it originated as a hall house in the early 15th century. The house is set back from the road behind hedges and a front garden, which complements the setting of The Priory on the other side of Mill Road and adds to the open feeling of this side of The Street. Next to Street Farm House is Botolph House[†], a 17th century house with a modern pebble-dash finish over its timber frame and a regular façade with a shallow slate roof and sash windows of the early 19th century. This was the same period during which an attractive summer house and walled garden was constructed for the house. Botolph House also has a front garden, rather than being set directly on the pavement like the houses opposite, though it is small with iron railings fronting it.

3.7.10 Between Botolph House and Chapel Lane the character of building on the south east side of Street is very different from the open feeling of Crown Hill or the still-dense development on the north-west side of the road. The tall brick garden wall to Botolph House stands at the pavement and returns at its northern end to Little Botolph*. This is a small building with a steeply pitched roof, set back from



South side of The Street with garden walls

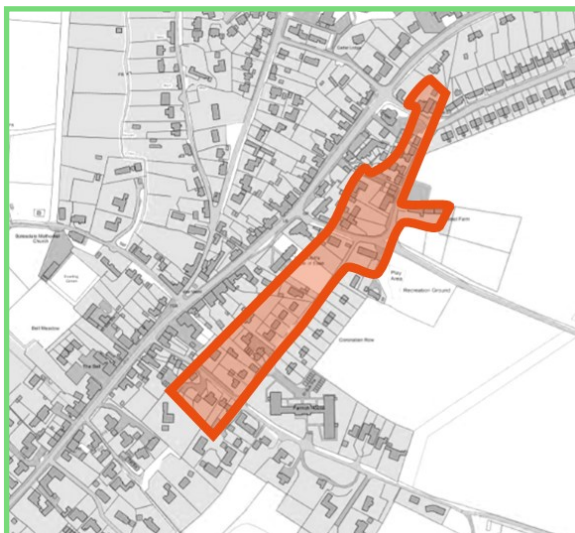
the road and with its gable facing the street. Until recent development, the whole area between Botolph House and Chapel Lane was open space used for gardens, including the small walled garden north of Botolph House and a larger one behind it featuring 'crinkle-crankle' curved walls of Street Farm House's former gardens. Simonds Court[†] (formerly Rosedene) is an early 17th century timber-framed building, a single range with cross wings and extended at one end. It is set back from the roadside, originally with gardens at the front, but has been divided into three properties with a shared parking area. Simonds Court probably replaced an earlier building and there were others on the roadside between it and Chapel Lane, now removed. Parkview chapel, situated on the corner of Chapel lane, is not traditional in design but has a barn-like form, Langley House* next to it is in an elegant brick house in the style of the mid -19th century, set back from the road behind a driveway.

3.7.11 From the edge of the village to the junction with Chapel Lane and The Drift, building on The Street is mostly 20th century and mixed in form, scale and layout. At the turning to

The Drift, The Hollies[†] is a brick early 19th century house with an elegant symmetrical facade fronting an earlier building and is set back behind a garden with gravel drive and a low wrought iron fence. A flint boundary wall extends down The Drift, a road connecting The Street with Back Hills, which is otherwise lined with modern houses. The former coach house is situated on this side of the site but the farmstead situated behind the house has been removed and built on. Opposite The Hollies is Virginia Cottage*, a two-storey cottage with painted rendered walls under a slate roof with a single-storey extension to the rear flanking Chapel Lane. Like The Hollies, Virginia Cottage is set back behind a front garden.

- 3.7.12 Until the mid-20th century there was little development between this pair of historic buildings and the toll house at the junction of The Street and the road to Redgrave apart from the village hall, built in 1913. There are now detached and semi-detached houses along this whole stretch (plus the village hall) but they are spaced relatively far apart and all set back from the road behind gardens, some with hedges and trees. This is very different from the pattern of historic development in the village but does give a fairly open, rural quality which is appropriate for the edge of the settlement. The only building not set back a significant distance from the roadside is the early 19th century Tollgate House[†]. This is a modest but distinct landmark when entering the village and because of its position, can be seen clearly at the end of the final long, straight section of the road when leaving.
- 3.7.13 The area immediately adjacent to but not part of the planned medieval Market Place has a more open character due to the grounds of the Chapel of Ease and Chapel House, the entrance to Mill Road and the historic houses flanking it. There is denser historic building lining the north side of The Street built close to the road like in the Market Place but greater amounts of modern building among it.

3.8 Botesdale Area 8: Chapel Lane, Bridewell Lane and Mill Road



3.8.1 Chapel Lane is the historic back road behind properties on The Street, running north-east from Bridewell Lane to a staggered junction with Mill Road North before curving around at the junction with Park View to join The Street opposite The Drift. The two sections of Chapel Lane, divided by Mill Road North, are quite different in character.

3.8.2 At the northern end of Chapel Lane modern houses on Park View affect views over fields to the north-east but Chapel Lane from Park View to Mill Road is mostly bounded on its western side by the modern houses of Oswald Mews. These are part of the development which has occupied the former Simonds garage site which itself partly occupied the gardens at the rear of Simonds Court,



Chapel Lane looking towards Park View

an historic house on The Street. The new houses on Chapel Lane are traditional in style and materials, with low brick and flint walls, but the effect of the development as a whole is to separate the rear of The Street from the countryside. However, most of the eastern side of Chapel Lane remains undeveloped so these new houses enjoy views across the fields. Before the development of Oswald Mews, the land behind the historic buildings on this side of The Street (Simonds Court, Botolph House and Street Farm House) had already been largely occupied by development. Anglian House is a modern property built inside the walled garden of Botolph House. Barn End is a pair of houses in a barn-like building clad in black weatherboarding, which occupies part of the rear grounds of Street Farm House. It has retained part of an old brick boundary wall and the front gardens are very open in character, giving a spacious feeling of open landscape at the junction with Mill Road where there are fields on both sides. Pond House*, a grand but much altered house of c.1700 standing on Mill Road at the junction opposite the site of a horse watering pond and Street Farm Barn*.

3.8.3 The southern section of Chapel Lane, from Mill Road North to Bridewell Lane, formerly served the rear of properties on The Street. This is still the case at the northern end of this section where flint and brick walls mark the rear boundary of the gardens of The Priory, Chapel House and the Chapel of Ease. There are a range of outbuildings behind The Priory along Mill Road and a modern bungalow, Orchard Cottage. This bungalow occupies much of the rest of the former gar-



Back plots of the Market Place

den but has a low roof which sits behind the boundary wall and is not overly noticeable. There are only trees visible above the tall flint wall to the Chapel. On the rest of the southern part of Chapel Lane there is little sense of the historic properties on The Street. Modern houses The Kloisters and Villa Rosa have infilled land behind Oakdene and Crownleigh House and numbers 1-4 Chapel Lane have further isolated the historic area from its original rural setting. The full extent of Osmond House's gardens can still be appreciated because of the enclosing wall and small, thatched building in the garden but recent development has occupied the back half of the garden plot. The 19th century Old Gas House*, the former manager's house to the Victorian gas works which became operational in 1862, faces the road next to Osmond House's garden wall, having taken part of the rear garden of Tudor House. Two modern houses, Starre House and The Firs, are traditional in form but set back behind hedges and gardens in what would have been part of the gardens of Tudor Cottage and Bridewell House. More modern building (Coronation Row, a group of five semi-detached houses and Farnish House) stand on the south eastern side of Chapel Lane. These further separate the historic core of the village from the countryside but they are low density and low-rise, giving an open character.

3.8.4 Chapel Lane, the historic back road serving properties on The Street, joins the Market Place at Bridewell Lane. The Lane was originally flanked by the gardens behind houses on The Street. This is still evident on the north side where the flint and brick boundary wall to Bridewell House encloses its garden, and the gardens behind Bridewell House, numbers 5 and 6 The Street and The



Looking to The Street from the junction of Bridewell Lane with Chapel Lane

Greyhound can still be seen, although all have been affected by development. Bridewell Stables is a timber clad building forming a courtyard behind The Greyhound and there are other minor outbuildings, but Hound Lodge (a modern house in an accurate vernacular style) and houses at the corner of Chapel Lane (The Firs and Starre House) have removed much of the gardens which originally ran all the way from The Street to Chapel Lane.

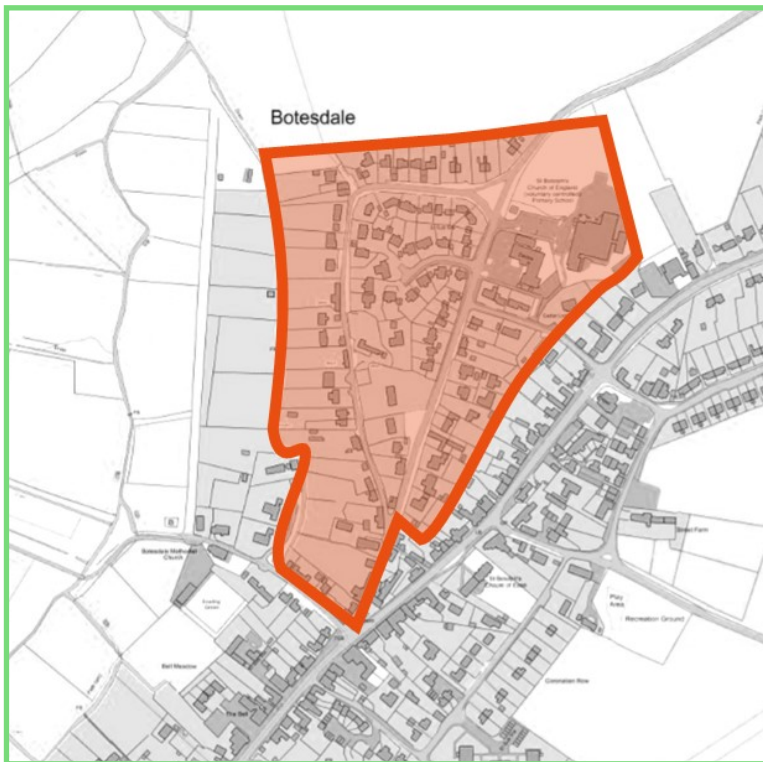
3.8.5 On the southern side of Bridewell Lane, the land behind Mill House and the Maltings was first built on by the Victorian malt house and was then replaced by Bridewell Court and its car park and garages. A long brick wall with blocked windows survives from the malthouse, behind and above which is Bridewell Court, a varied range of traditionally style two-storey houses faced in red brick and render with steep roofs. Access to parking at the rear of Bridewell Court and the modern bungalows Maltdale and The Chest-

nuts occupy the rest of the former land behind the Street, but the historic Fir Tree Cottage* stands opposite Chapel Lane. Beyond this Bridewell Lane is lined with modern development except for a previously isolated house, The Bridewell.

3.8.6 Summary

Chapel Lane is the historic road serving the rear of properties on the Market Place, the Chapel of Ease and The Street. The majority of the garden plots covering the area between these roads have been partly built on by modern development separating the historic core of the village from the countryside beyond but there are some surviving intact, some boundaries still visible and a clear sense of this historic layout.

3.9 Botesdale Area 9: Back Hills and Cherry Tree Lane



Back Hills

- 3.9.1 Back Hills is the historic road from Redgrave to Botesdale, joining the north eastern corner of the Market Place. The spaces and buildings around the junctions with Chandler's Lane, Cherry Tree Lane and the Market Place give this end of Back Hills a distinct character. Beyond this Back Hills has a different character, with a more open feeling, fewer historic buildings, more modern infill development and significant gaps in building on both sides before the edge of the village. These qualities are the result of the historic development of the village on this side.
- 3.9.2 As well as being the road to Redgrave, Back Hills was also the boundary between the rear of buildings on The Street and open common land. There has been some low-

density historic development on the southern side of the road, utilising land behind The Street. On the northern side of Back Hills, building is largely of recent date because the former common land (also a fair ground) remained undeveloped until the early 19th century when part of it was excavated for chalk. The resulting pit still remains only sparsely developed.



Looking towards Cherry Tree Lane from Back Hills

- 3.9.3 Rose Cottage*, a small 17th century house stands at the junction of Chandlers' Lane and Backhills. Formerly two cottages it also featured a third extended from the north side but since demolished. Opposite is White Gables, a 1970s house somewhat at odds with the historic buildings around it but on a site which has been occupied since at least the 15th century and formerly accommodated a tannery land latterly a coal merchant. (MB13). At the junction with Cherry Tree Lane the back garden of Church Cottage, a building on The Street, is accessed by a driveway flanked by a conifer hedge, although there are the possible remains of a boundary wall. This is one of several properties on The Street which originally had gardens accessed from Back Hills, the road having acted as a back road similar to Chapel Lane behind The Street.

- 3.9.4 The western end of Back Hills is marked by a tall brick and flint wall on the north side. Raised on a bank this imposing wall has a roughly coursed flint base with red brick upper section. This wall marks the historic extent of the back garden to Crown Hill House on The Street. At the eastern end there is an opening giving access to Meldon, a modern bungalow which occupies part of Crown Hill House's former garden, and



Garden walls on Back Hills

at the west is the drive to Bankside. The garden wall returns on either side of Meldon. Next to Meldon is another tall flint wall behind which are two more modern bungalows, St Anthony and Bankside. This wall also marks the former garden of a property on the Street which the two bungalows now partly occupy. These walls form a continuous line, which creates a strong sense of enclosure at this point in Back Hills and reflects the history of land use.

- 3.9.5 Between these walls and the junction with The Drift, the rest of the south side of Back

Hills has houses facing the street but also houses behind them, accessed by driveways from Back Hills and occupying land between the two roads. These houses are a mixture of modern and older properties with little consistency in their layout. Of the earlier buildings the 18th century Holly Tree Cottage* is built at right angles to Back Hills and set on a bank with a low flint garden wall. Its steep gable end can be seen from Back Hills with another property of a similar date, Back Hills Cottage*, behind it forming a long range. The alignment of this house to Back Hills probably relates to an earlier property boundary to the rear of a house on The Street and the access driveway to Back Hills Cottage follows a boundary which still runs all the way to The Street. Though back garden plots running continuously from buildings on The Street to Back Hills no longer exist (apart from that behind Church Cottage), there is some suggestion of this former layout in the siting of buildings and property boundaries still found between the two roads.

3.9.6 The other historic buildings on the south side of Back Hills are two pairs of cottages set back from the road side behind front gardens, Bird Song* and Ecclepechan Cottage* and Olron* and White Cottage*. These are two-storey white painted rendered buildings with shallow hipped roofs clad in slate and pantiles respectively. Set further back behind a long front garden next to Olron is Alcira*. This two-storey rendered building with end chimney stacks has an extension projecting towards Back Hills and may pre-date the cottages. Another pair of modern bungalows is The Lodge and Dovedale. They are also set back from the road behind front gardens bordered with hedges and low flint and brick walls. Behind them are a more recent pair, Driftside and Valleyview. They occupy former gardens and are accessed by a driveway from Back Hills. The junction of Back Hills with The Drift is flanked by two-storey modern brick houses, part of a group built at the north end of The Drift. This group are built quite closely together, but the medical centre and primary school at the eastern end of Back Hills are single-storey pitched tiled roofed buildings set well back from the road. Even though they are large buildings, the car parks fronting the road give a more open aspect to this part of the village's rural edge.

3.9.7 The north side of Back Hills historically faced the common land bordered by Cherry Tree Lane. Some sense of this is retained by garden spaces and the undeveloped gap in building at Back Hills' western end. The garden to Corner Cottage promotes a more open feeling than the tall garden wall to Meldon, St Anthony's and Bankside opposite but is also bounded by a low brick wall containing some flint. Next to it is Ivy House*, a late Victorian building with painted brick walls and tiled roof. The brick appears to be a modern 'skin' applied to an earlier building, perhaps of 18th century date. It is a small cottage facing directly onto the street and set at the road edge. It is the only building of pre-20th century date on this side of Back Hills and its form, scale and position reflects the tradition of building elsewhere in the village as well as on the northern side of the common on Cherry Tree Lane.

- 3.9.8 The rest of the northern side of Back Hills is comprised of modern housing either side of a large gap with hedging and fencing, behind which is part of the former chalk pit on Cherry Tree Lane. A single chalet bungalow, Westview, is on the western side next to Ivy House while on the east is the modern development of bungalows overlooking the pit, part of the Fairstead and Rose Lane development. This development occupies most of the former common land between the start of Back Hills and Rose Lane. The bungalows are laid out on a plan based around car parking and driveways, which fills the plot rather than being a single line of building facing the street as is generally the case with traditional building in the village. They do not, therefore, reinforce the historic character of the area but being single-storey in height and fronted by hedgerows on Back Hills and Rose Lane, they have a low-key character which is more suited to this edge of Botesdale than larger, more dense modern building would be.
- 3.9.9 Opposite the bungalows on Rose Lane there are a series of large two-storey modern houses. The more recent houses use traditional materials (brick and rendered walls) and steeply pitched tiled roofs, but all have the advantage of being a single line of building only one house deep facing the road with significant gaps between the buildings. This allows a sense of the open countryside beyond to be seen from Rose Lane and so suggests how the rural edge of the village would have appeared before this 20th century development.

Cherry Tree Lane

- 3.9.10 Cherry Tree Lane originated as the road from Botesdale Market Place to Redgrave. Some development spread from the market along the Lane but until relatively recently it was mostly undeveloped and not connected to Back Hills. The land between Cherry Tree Lane and Back Hills was historically an area of common grazing land which may also have hosted village events and part of which was latterly exploited for marl digging. The result of this is the mainly recent building on the former common land and earlier historic building on the north side of Cherry Tree Lane.
- 3.9.11 The north side of Cherry Tree Lane features a series of historic buildings with some modern infill development. At the village end of the Lane there are pair of 17th century timber-framed houses, Cherry Tree House* and Boxtree Cottage/Linden House[†] which are built adjacent to each other and close to the roadside. They have small front gardens and are fronted by low boundary walls, that to Linden House being built in flint and brick. Opposite Cherry Tree House is the side wall of Corner Cottage*, a small painted brick house constructed in 1855 as the village police house. This creates a narrow enclosure on entering Cherry Tree Lane from the village centre.
- 3.9.12 Leaving the village at this point, the land to the south of Cherry Tree Lane rises up behind embanked hedges. This is formed by the gardens of Corner Cottage, which is set behind a low flint and brick rubble wall, Ivy House, a building on Back Hills, and the modern bungalow Mulberry. Even though these are all buildings which have all en-

croached on the former common land between Cherry Tree Lane and Back Hills, the density of development and the way the gardens stand behind hedges and low walls still gives some sense of open green space when travelling along Cherry Tree Lane. The former chalk pit now partly occupied by Hideaway, a modern bungalow, is also clearly visible behind a low fence and still largely open, and the former quarry face behind can still be appreciated. A retaining wall has been built across the pit so Mulberry is set higher than Hideaway and the former quarry face behind numbers 4, 5 and 6 The Fairstead, accessed from Back Hills, has also been reinforced. The pit is flanked by Walnut Tree House*, a single range of brick and rendered walls of mid-18th century date, which departs from the usual pattern of building on the Lane. Not only is it on the former common land but it does not face the Lane and is set at an angle to it. This may be the building referred to as being cottages and parish offices formerly known as 'the workhouse' in the 19th century and in the vicinity of 'almshouses' in the 16th.



View up Cherry Tree Lane to Back Hills

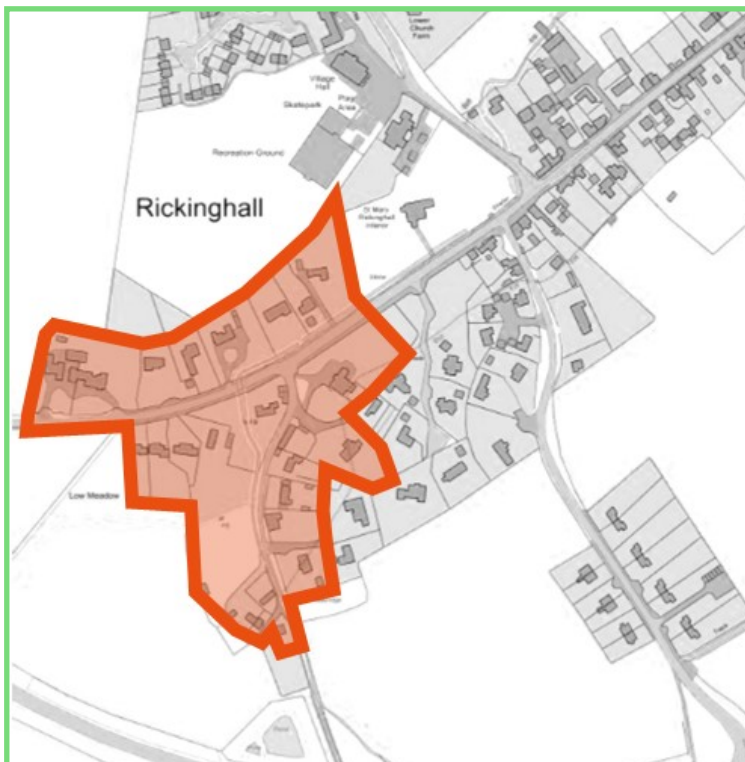
- 3.9.13 Between Walnut Tree Cottage and Rose Lane there is little sense of the former common or chalk pit. The recent development on Rose Lane has dramatically changed the character of the village edge, while on Cherry Tree Lane boarded fences line the roadside. However the low height of the bungalows behind does at least give a more open character to this end of the Lane. The Market Path, the footpath to Redgrave, continues the line of Cherry Tree Lane in the gap between Spring Meadows and its garages to the fields beyond. From the field entrance the path can be seen crossing the field beyond and climbing the hill to Redgrave. Spring Meadows* (a pair with Catkin Cottage) has a garden to one side looking onto the fields over low flint and brick boundary walls with a tarred flint outbuilding on the boundary. A new bungalow, Meadow View, has been built recently in this garden. Its use of brick with a tiled roof and small scale reduces its presence in views from the fields and gives it a suitable scale relative to Spring Meadows.
- 3.9.14 Returning to the village end of Cherry Tree Lane, its southern side features Boxtree Cottage/Linden House, Wayside[†], a small 17th century house, Walnut Tree Farm* and Lone Pine*, which dates from the 17th century. This series of historic buildings all face the road with very shallow or no front gardens. They are set widely apart showing the low density of historic development which spread out along the Lane from the Market Place. Gardens behind these buildings are long and sloping, stretching to a drainage ditch at

the bottom of the hill or beyond that to the trackway running north from the bottom of Fen Lane. There have been some changes of boundaries associated with new building on Fen Lane so that the gardens behind Wayside, Boxtree Cottage and Linden House do not run to the track. However, the sense of openness behind the historic buildings and their historic connection with fields in the valley bottom is still suggested by the views of trees seen in the gaps between them. On Cherry Tree Lane several of the spaces between the historic buildings have been in-filled by modern housing (The Poplars, The Willows, Kingsdale, Beck House, The Warren, Cwm Elan, Brookview and Tudor Cottage). These are often set back behind more extensive front gardens, differing from the pattern of historic development, and Beck House and The Warren in particular are set back behind the line of historic development, but these houses are broadly traditional in form and materials and address the street with their roofs parallel to it. In this way they positively reflect the pattern of historic building to some degree.

3.9.15 Summary

Back Hills is an historic route to Redgrave and was formerly accessed from the back gardens of houses on The Street. A sense of this remains from surviving garden walls and boundaries but there is also considerable historic and modern building infilling the gardens. The space between Back Hills and Cheery Tree Lane, originally an open common, has been partly infilled and there is modern housing between it and countryside. A scatter of historic and modern infill houses on Cherry Tree Lane back onto the small fields in the bottom of the valley beyond the village.

3.10 Rickinghall Area 10: Bury Road and Water Lane



- 3.10.1 Entering Rickinghall from the bypass, Bury Road has a quiet, low key character with trees hedges and buildings set back from the road. Historically there was no building along the north side of the Bury Road past the parish church with the exception of the Old Vicarage*, a brick fronted house of 17th century origins. This is set back from the road behind a large front garden.



Entering Rickinghall from Bury Road

- There are several other modern houses on this side of the road, some built in a traditional style, most notably Tudor House*, a 16th century house moved to the site from Stowmarket in 1958. The other houses are less distinguished but they have maintained the traditional arrangement of single properties facing the street and some are in a suitably traditional style, such as High Gables. There has been an increase in the density of building in recent years, however, with further houses filling the spaces between them, but there remains a low key, green quality to this point of entry into the village that is suitable for a rural settlement.
- 3.10.2 The southern side of the road also features some modern houses at the entrance to the village (Kenleen, The Rectory and Newholme) but has seen modern infill as well, beyond the single buildings along the road. Further along, Brook Park is a cul-de-sac development of detached houses on land formerly the garden of Bridge House which, combined with the houses accessed from Rectory Hill and Water Lane, have filled the open space between these two roads. However, the group of historic buildings around Water Lane forms a coherent whole and the Lane has a distinct character.
- 3.10.3 Bridge House[†] and Stanley Cottage[†] are a pair of traditional houses set either side of the stream known as The River which runs parallel to Water Lane for part of its length before detouring and flowing under the Bury Road. Stanley Cottage is set at an angle to the street with a long brick and flint wall separating it from a small orchard adjacent. The rendered, timber-framed 16th century house is under a hipped thatched roof with original mullioned windows on the front. Bridge House has a jettied first floor with decorative plaster panels but faces south with lean-to rear extensions towards the road. This informal arrangement reflects the earlier line of the Bury Road which until the early 19th century passed between these houses.
- 3.10.4 Water Lane follows The River as it approaches Rickinghall from Candle Street, the stream known as the Swimming ditch joining it before it flows along the Bury Road beside the churchyard. At the start of Water Lane an outbuilding to Bridge House and a long brick boundary wall to its garden lines the western side of the Lane for a considera-

ble part of its length. On the opposite side of the entrance to Water Lane, Brook House stands behind hedges and brick walls in extensive gardens with mature trees. The elegant gault brick façade of around 1830 can be glimpsed from Bury Road but this square plan house has origins in the early 18th century, as the red brick flank walls show. It has little presence in Water



Looking north up Water Lane with The River at right

Lane but The Old Coach House* to Brook House, also of early 19th century date, is a large red brick building at the side of the lane opposite the garden wall to Bridge House. This and the trees beside the wall give an intimate, enclosed quality to the Bury Road end of the Lane.

3.10.5 The southern end of Water Lane has a more open character with an open field on the western side and modern houses set back from the Lane opposite (Hunters Cottage and the bungalow The Pightle). Between them is Crooked Cottage[†], a late medieval hall house with a later floor inserted and encased in brick in the 20th century. Where the road ends and Water Lane continues as a path to Candle Street, Rose Cottage[†], an early 16th century house, stands on one side of the stream and Riverslea*, a small 18th century cottage is opposite. Before these is a field entrance which was formerly a road called Bush Lane, a route to West Street removed in the early 19th century enclosures. Some modern infill building has changed this surprisingly hidden corner of Rickinghall by increasing the density of building but it remains a distinctive area.

3.10.6 Summary

Bury Road has a green, quite enclosed feeling due to mature trees and hedges along it and the front gardens of the line of mainly modern houses on the north side between the village edge and the parish church. The south side features modern infill building and some historic houses which are unusual in not addressing the road and being partly hidden from it because of historic changes to its layout. Water Lane has a narrow enclosed feeling due to boundary walls, buildings and trees at its northern end but opens out where it follows the stream and becomes the footpath across the fields to Candle Street with a mixture of historic and modern replacement houses at its southern end.

3.11 Rickinghall Area 11: Parish Church and Village Centre



3.11.1 The core of Rickinghall is based around the parish church and the road junction between The Street, Bury Road, Rectory Hill and Hinderclay Road. Although the churchyard is an historical land parcel dating from at least the 10th century and these roads are medieval routes, the line of The Street was changed in the early 19th century to a straighter route that does not cross Water Lane and there has been significant modern infill building which does not follow the pattern of historic development. The centre of Rickinghall was never laid out in a rigorous fashion like Botesdale Market Place and has seen significant change. The historic buildings therefore have a more varied layout with more modern infill building which does not adhere to an historic pattern.

3.11.2 The parish church of St Mary, Rickinghall[†] stands in the centre of an extensive churchyard with a stream between it and the road on the southern boundary. The present

building originated in the 12th century with the characteristic round tower with nave and chancel replaced in the late 13th or early 14th centuries when an octagonal belfry was added to the tower. It is constructed of flint with a steep tiled roof suggesting it was originally thatched. The church is visible from the road on its south and east sides in an open churchyard with numer-



St Mary's Church, Rickinghall

ous headstones. The church originally stood separated from other buildings but the village has grown out around it. The Rickinghall Primary School[†], which stands on the north side of the churchyard on Hinderclay Road, was built in 1853 as a flint and brick school room and master's house in Victorian gothic style, now converted to housing. Behind this is the village hall, car park and sports field which wraps around the northern side of the churchyard and gives some separation between the church and the modern housing beyond. There are trees on the churchyard boundary, but the tower can be glimpsed through them.

- 3.11.3 The junction with Rectory Hill opposite the church is flanked by two buildings, Wall Cottage* an early 16th century house on the west side and a pair of cottages, Breklaw* and Oakdene* to the east. These are buildings of the early 19th century probably constructed after The Street was relocated and are both of two storeys with painted rendered walls and shallow pitched roofs. The buildings are far from identical but have some similarities which make them flank the entrance to Rectory Hill in a slightly formal matter. Behind Wall Cottage on Rectory Hill itself are Hanby* and Corner Cottage*, a pair of small largely 19th century flint and brick houses under a shallow hipped pitched roof which may have earlier origins in the 17th century. The scale and form of all these buildings around the junction give a high degree of consistency to the area. The more modern Bell Cottage* next to Wall Cottage on The Street is also similar and complements the group. All these buildings are also constructed on the edge of the pavement without front gardens with the exception of Wall Cottage which has a low red brick boundary Wall to the street. Above these buildings on Rectory Hill are several modern houses but Church Rise* (formerly The Mount) is an early 19th century house raised on a black painted plinth set back from the road opposite Hanby. This served as the Rickinghall police station until 1898 and contained police cells in the basement.

- 3.11.4 On the northern side of the junction between The Street and Rectory Hill there is a close knit group of historic buildings which form the centre of the village. Next to Oakdene is Rossendale Cottage*. Unlike the houses around the junction with Rectory Hill this building presents its gable end on to The Street. It is a more steeply pitched



Linden House, Rossendale Cottage and Oakdene opposite Hinderclay Rd

roof than the other building suggesting it was originally thatched and the cottage could date from the 17th century. Its relationship to the road shows it was built before The

Street was realigned and it would have faced the road junction on its east side. It now stands close to Oakdene and is on the same alignment on the back edge of the pavement making it read as part of the group around the road junction. It also forms a visual link with the similar building Church Farm House/Cottage on the corner of Hinderclay Road opposite. The entrance to Hinderclay Road is a wide one with the churchyard and stream on one side giving a very open feeling. Church Farm House marks the eastern corner where it reflects the form and materials of Forge Cottage and Oakdene across the road.

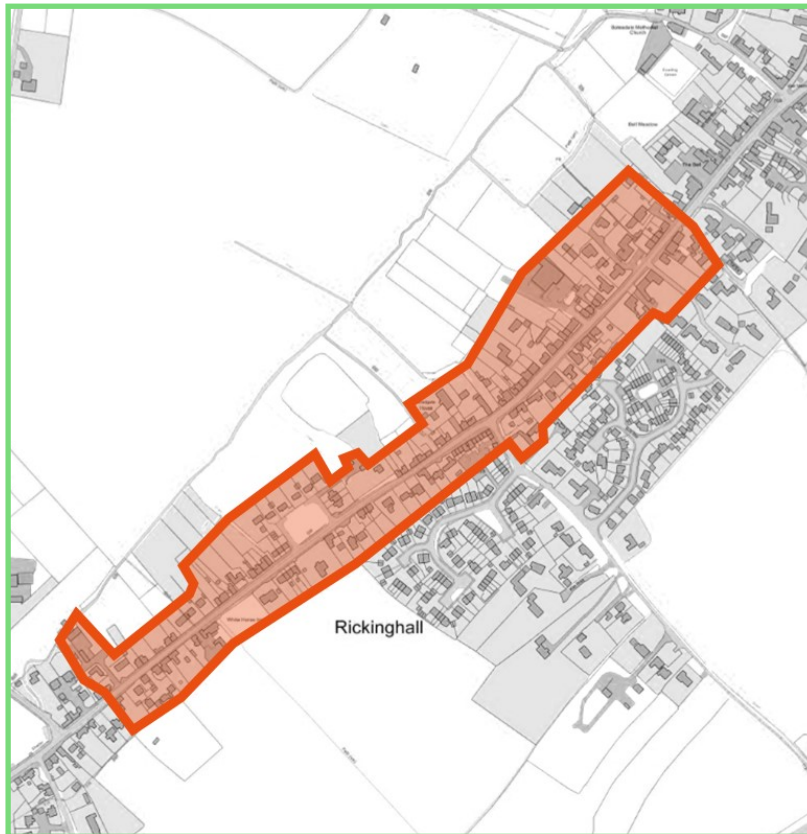
3.11.5 Linden House* is a prominent building opposite the entrance to Hinderclay Road. It is a small, elegantly symmetrical house of late 18th century date that possibly replaced an earlier house but unlike those beside it is set back from the pavement up a garden path behind a brick wall. Church Farm House and Cottage[†], opposite, dates from around 1500 and has a jettied first floor turning the corner of the two roads to quite dramatic effect below a steeply pitched roof. Later additions in clay lump and red brick are found at the western end. Behind Church Farm Cottage are a group of outbuildings to the house and two separate dwellings. These are small single-storey buildings with steeply pitched roofs set around a shared driveway without separate drives or front gardens. Because of this they are fairly successful at being subordinate in scale to Church Farm Cottage and even appearing as modest outbuildings or a farmstead related to it.

3.11.6 Opposite Church Farm House is Forge Cottage[†], a handsome two-storey 16th century house with thatched roof and pargetted panels in the front plasterwork. Beside it is Shemmings* a two-storey, rendered, timber-framed building with a raised upper floor and shallow pitched roof. This group forms a concentration of historic building around the Hinderclay Road junction. Beyond this the building on The Street is generally less concentrated and with a different character.

3.11.7 Summary

The centre of Rickinghall is based around the parish church in its extensive churchyard on the north side and a cluster of historic houses around the junction of Rectory Hill and Hinderclay Road with The Street. These buildings have an irregular relationship to the roadsides and are mixed in age and style, a result of replacement building and changes to the road layout.

3.12 Rickinghall Area 12: The Street



- 3.12.1 The Street between the road junction at Rickinghall Inferior Church and Botesdale Market Place was historically a single roadway linking the settlements, with scattered building of far less density than at the centre of either village. Historic building grew out from the cross roads in Rickinghall Inferior and the concentration of buildings close to Botesdale from the Market Place up the hill to The Bell and Hamblyn House.
- 3.12.2 Between these ends of The Street there are groups of historic buildings, usually set close to the pavement, sometimes set back behind gardens, but all facing the road with no historic development behind them, only gardens bordering fields. There are some significant gaps allowing views and access to fields either side of The Street but others which are filled with considerable areas of modern housing.
- 3.12.3 At the Rickinghall end of The Street some modern houses are set back from the road (The Old Blacksmiths and Forge Rise) filling an open space between the concentration of building near the Hinderclay Road junction which includes Shemmings and Forge Close/Tiger Cottage[†], two houses comprising a long tile roofed rendered building dating from the 16th century with an 18th century rear wing retaining its thatched roof. A small thatched barn stood adjacent until its removal in the 1970s. Opposite Forge Close are the Old Post Office^{*}, a two-storey building fronted in the 19th century with red brick with Lamorna Cottage^{*} adjoining it. Though extended and altered in the 19th century this building contains earlier timber framing, possibly of 15th or 16th century date.
- 3.12.4 Between here and Gardenhouse Lane there are occasional and quite varied historic build-

ings and considerable amounts of modern housing infilling the gaps between them. On the south eastern side of The Street Benrosa* and Green Cottage* is a pair of two-storey houses with historic origins flanking the entrance to Harvey's Close, a cul-de-sac development of four modern houses set back from The Street on the site of a commercial garage. These occupy space behind and between the historic buildings, separating them from the fields behind, and obstruct views beyond them. Joined to Green Cottage by a short garden wall is Half House Cottage and Tipplers[†], a timber-framed thatched roofed former open hall house of about 1500, which was significantly altered in the early 17th century, subsequently extended with a L-shaped service wing to the rear in the 19th century which accommodated a wheelwrights' shop and is now two houses. This group of historic buildings on the south eastern side of The Street includes The Old Bakery and the former White Horse Public House[†] (now White Horse Cottage). A small two-storey house with long low rear wing the Old Bakery* possibly dates from the late 18th or even 17th century. The White Horse dates from around 1600 with successive extensions and alterations in the 18th and 19th centuries, including a kitchen and brewhouse at one end extended towards the street as a prominent cross wing. An early 19th century stable block[†] constructed from clay lump stands in the yard behind.

- 3.12.5 To the north east of the White Horse there is a large gap before the next building, a modern bungalow called The Retreat, set back from the road behind a low wall. This allows views onto the fields behind The Street all the way to the upper slopes of the valley. The scale of The Retreat in its large open garden also contributes to a general feeling of a lower density of building in this part of The Street. This is a particularly open character where the distinction between the more dense building on



Open area next to White Horse Cottage

The Street associated with the cores of the respective villages can be seen and the relationship between the settlement and the valley sides can be well appreciated.

- 3.12.6 North View* is a terrace of four houses in painted render, unusually of three storeys built in brick, flint and clay lump in the 19th century when it was partly used as accommodation for workers at the nearby maltings. Stanwell House[†], an elegant late 18th century house re-fronted in the early 19th century, is set back from the road in extensive grounds behind a low brick wall. While trees behind Stanwell House obscure views of the landscape beyond the village, the size of the garden gives a feeling of low density and rural edge. Daisy Cottage* is a small 19th century brick house with a shop attached. Two modern bungalows on the south eastern side of the road (Hanley House

and Nettlecombe) are also set back in relatively large gardens and their low profile helps to give a similar effect. On the opposite side of the road, The Chestnuts is a modern development of detached houses set back behind large trees and lawn some distance from the road. These properties act to separate The Street from the valley bottom and have filled a large gap between historic buildings which would have had a similar effect to the gap surviving beside the White Horse. Fortunately, the landscaping helps maintain something of the sense of rural openness between the two villages.

3.12.7 Beyond Stanwell House, the south eastern side of The Street in Rickinghall features a similar mixture of historic building, generally set close to the road and facing it and modern infill building, but more modern development has been built behind it along new roads off Gardenhouse Lane (Wheatfields and Ryders Way). The depth of building in these developments has completely separated The Street and the historic form of 'ribbon' development along it from its rural setting. Building on the south eastern side of The Street itself is mixed, with modest historic cottages including Chestnut View* and Glenfield*. These were built as three cottages in 1851. White Gate[†] is an early 17th century house with one end rebuilt in the 18th century and extended. It is clad in painted render with few windows to the street and set back behind a hedge to its front garden.

3.12.8 The north western side of The Street between the historic cores of Rickinghall Superior and Botesdale Market Place shows an historical pattern of development characterised by houses facing the road and with gardens backing on to fields in the valley bottom. The density of historic building is greater towards the Market Place end of The Street but this pattern is largely unchanged by modern development which has filled gaps between the buildings rather than been constructed on new roads behind it. This is in contrast to the south eastern side of The Street.

3.12.9 Behind the Old Post Office and Lamorna Cottage at the south western end of The Street is a converted former barn Church Farm Barn/Mill Stream Cottage* and a single-storey outbuilding at the end of a short drive with two modern houses (Cybele and Barnstead) nearby. The barn was formerly part of Church Farm House's farmstead and dates from the early 18th century, extended in 1792. This reflects the former presence of a farmstead built here to access the fields in the valley bottom and the barn is set considerably further north of the road than other historic and most of the modern buildings. Between here and the more



Southwestern end of The Street

densely built part of Rickinghall towards the Botesdale end of The Street, there is little other building behind the houses on the street front. Hazel Cottage* and Baylees* are a pair of two-storey brick cottages dating from the early 19th century built close to the road, with a single-storey tiled-roof outbuilding in the rear garden and a tall garden wall to one side, behind which sits the modern chalet bungalow Little Patches. Old Timbers[†] is a thatched 17th century house re-fronted in flint and red brick in the early 19th century. A brick garden wall borders its garden to the street with a lower flint wall on the other side retained as the front boundary to modern houses Alberi and Templars, which are set back into the former garden plot. The scale and form of Hazel Cottage and Baylees are reflected in another pair, Rose Cottage* and Vine Cottage*, which are historic houses in painted render facing the road. They make a small group with Margaret Cottage*, which is unusually set gable end to the road, and the 16th century Old Chequers[†], set back from the road. The latter was originally a smaller timber-framed house but was extended in clay lump construction during the 17th century and a stable block added to the rear. This group of historic buildings on the north side of The Street concludes with a terrace of four: Cob Tree*, Tudor Oak*, Hunnypot* and Tudor Cottages*, formerly known as Widows' Row. Though externally much of the terrace appears to be of 19th century date it may in part have early 16th century origins.

- 3.12.10 Wasdale, Castanea and Twitches are a modern terrace of houses at the entrance to The Chestnuts development. While clearly modern, they follow the traditional form and scale of development and importantly they address the street from behind only modest front gardens. The Chestnuts marks a significant departure from this pattern but as stated before, the large area of lawn and trees fronting the development does maintain a sense of openness matching the large gap in building on the opposite side of The Street.
- 3.12.11 On the north eastern side of The Chestnuts, the pattern of historic development is re-established with a mixture of historic building and infill on the south eastern side of The Street. Whitegates is set back into its garden and two modern houses, Bygones and Mayberry are to its east, both of which have driveways and front gardens. Opposite is Jubilee House with a large garden behind hedging and pantiled outbuildings, including a former stable block dating from the late 18th century associated with a malthouse which stood on the site. Jubilee House itself dates from 1935 and is a large square building comprised of two ranges under shallow slate roofs set back into the plot. This group with Jubilee House's gardens gives a slightly open, green character but this changes where the road narrows with an increase in the density of development between this point and the edge of Botesdale Market Place (approximately between Jubilee House and Hamblin House).

3.12.12 On the northern side of The Street a dense group of buildings is established by numbers 1 and 2 Maltings Cottages*, a pair of 18th century cottages related to the maltings, Four Horseshoes Cottage[†], an early 18th century flint cottage which was a public house with a blacksmith's shop in the back garden and the farmhouse to Street Farm, which was formerly to the rear. Adjoining it



1 and 2 Maltings Cottages, Rickinghall

is Beam Cottage* and the taller Red House*. This group forms an almost unbroken block of building at the roadside with Honeysuckle Cottage*, Inglenook Cottage* and numbers 1 and 2 Pound Farm* only separated by driveways. Pound Farm dates from the 18th century and is next to the converted Pound Farm Barn behind tall flint yard walls to The Street. Behind the house is Badgate House, a modern building along one side of the former yard with another modern house on the northern side towards the fields. Redholme* is a small red brick house opposite these buildings dating from 1862 which helps emphasise the narrowing of the road at this point. The terrace of modern housing, Walsingham Mews, varies in height between two and three storeys and is more varied in street façade than the historic buildings opposite but gives a strong sense of enclosure and density of building to The Street. It also turns the corner into Gardenhouse Lane.

3.12.13 On the north western side of The Street, building is closely spaced and close to the road from the Gardenhouse Lane junction to the approach to the Market Place, with only the entrance to the Co-Op supermarket car park and the modern development at Maypole Meadow offering significant breaks. Holme Cottage* and Bothwell House* (a pair of much altered timber-framed houses painted



Looking west from the Co-op entrance

blue and pink); Cambria* and Oakdene* (a pair of brick cottages of 19th century date); The Anchorage[†] (a small, formal, rendered 18th century house), Jessamine House and Lodge[†] (a grand early 18th century brick house with unusual Victorian windows and which had a grocers shop front removed from one end); Ash House (a modern infill building which complements the others); Lion House/Lion Cottage*, an 18th century house which formerly had a brewery to the rear and Marsden Terrace* (19th century

houses) form a solid line of building on one side of the road with the recent terrace in front of the Co-Op (Anastasia, Pickwick House, Highview and Rikenderley) continuing this built enclosure down the hill from The Uplands[†]. The latter is a large property dating from the 17th century but the white painted gable end of a large 18th century wing is the dominant feature in views from The Street. On ground below the Uplands is Maypole Barn*, a weatherboarded former barn that accessed the adjacent field which is now occupied by modern bungalows of Maypole Meadow. There was a tannery on this site in the 19th century which was probably active on site since at least the 17th century. This is set behind brick and flint boundary walls and driveways and does not reflect the pattern of historic development on The Street. Walnut Tree Place*, a terrace of red brick cottages built in 1884, re-establishes a strong line of building at the road side above Botesdale Market Place with Walnut Tree House (Dunkley's Garage) and the mid-18th century Old Post House* opposite. The top of the hill opposite The Uplands is marked by two houses of similar size and status. The Homestead[†] is a 17th century house with a long range of service buildings to the rear and an attractive front elevation with three dormer windows behind a hedge and railing to the street and a roadway to the rear that gave access to fields before the early 19th century. It is next to Ridge House[†], an elegant symmetrical facade of around 1840 built on an earlier timber frame rendered to give the impression of masonry and with a small barn and stables to the rear.

3.12.14 The strong line of building close to the road on the north side of The Street from Marsden Terrace to Holme Cottage is echoed on the southern side by Cloister Cottage*, a traditional single-storey house with a tall tiled roof; Rayleigh House[†], an 18th century timber-framed house rendered and in the tradition of vernacular building; Kent House*, a more formal brick building possibly dating from 1761 and Prospect



View east from Garden House Lane

House*, which is raised on a high brick and flint plinth and set end on to the road at the end of the group. Pump House[†] is set back from the road and is considerably older, dating from the early 16th century and flanked by Prospect and Pavilion House*, an unusual early 20th century building with a large former grocers' shop front set between shaped parapet walls in red brick. Elm Cottage[†] is a long, low 15th century house encased in early 19th century brick, while The Gables/Gable End dates from the mid-16th century with a 'Dutch' gable in patterned brick at one end and three prominent gables with carved Victorian bargeboards to the road side. The latter in particular contributes to the increasingly dense semi-urban feeling of this part of The Street where there are few views out to

countryside on either side and there is modern building behind frontage houses along the whole south eastern side of the road.

3.12.15 Summary

Between the group of buildings at the centre of Rickinghall and the dense roadside development near Botesdale Market Place The Street features individual and small groups of historic buildings mostly parallel with and close to the road. There are some views through to countryside between them at the western end but modern development lies behind them along much of the southern side of The Street.

3.13 Rickinghall Area 13: Candle Street



3.13.1 Candle Street is historically connected to the larger village at Rickinghall but is very different in its character as an historic settlement. It is not part of the linear system of roads along the side of the river valley where Rickinghall and Botesdale are to be found but is in a shallow valley to the south. The parish church of St Mary, Rickinghall Superior[†] stands beside Rectory Hill to the south of the A143. The village consists of a scatter of houses along Kiln Farm Lane, a road leading from the parish church down into a shallow valley with a stream which flows towards Water Lane in Rickinghall. The road previously continued east to connect with Briar Lane but is now only a track beyond Kiln Farm called Summer Lane. This gives the settlement a coherent feeling with the church and main road junction at one end and the farmstead at the other.

3.13.2 The current church of St Mary dates from the 14th century with the nave rebuilt and a porch added in the 15th century. The tower is tall, square and grand with buttresses rising

up the corners and decorative panels and battlements at the top. The church sits at the centre of its churchyard, bordered by a low flint wall to the Rectory Hill side. The church was clearly built here because it is a pronounced hilltop site and the land falls away quite steeply on the south and west sides. While the tower is a landmark because of this elevated position the church itself is often partly hidden from view by the sloping ground and trees around it. The view of the east end and the large chancel window from Rectory Hill is one of the few close-up views of the building available. The churchyard has an intimate rural quality due to its small scale and fringe of trees. It contains several important historic memorials.

3.13.3 Kiln Farm Lane drops steeply from the Rectory Hill junction beside the church, the building almost hidden above steep banks at the top of the road. Buildings are widely and informally spaced along the road below it. On the south side of the Lane are numbers 1 and 2 Kiln Farm Cottages* a long, two-storey building in painted render with a steep tiled roof at an



View from Church to Candle Street

angle to the road and set back from it. This may have origins in the 17th century, though does not appear on the early 19th century enclosure map. There is a considerable gap with open fields behind hedges between this and Kiln Cottage[†] (formerly Kiln Farm House), on the north side of the Lane. This is a 17th century timber-framed and thatched building. Formerly a public house, it is encased in brick at one end and is only a single-storey high with accommodation in the roof. It is set close to the road, but presents its gable end to it and is set behind hedges giving it a modest, low key presence.

3.13.4 Numbers 3 and 4 Kiln Farm Cottages are on the southern side of the Lane with fields to the east, Kiln Farm to the west and a garden on the road side. This was originally a single house and dates from the later 16th century, with a later extension at one end from the late 17th or early 18th centuries. The timber frame construction is mostly hidden by modern brickwork under a thatched roof and with single-storey extensions on the rear which face the Lane. Opposite but set back along a driveway and garden hedges, is Cherry Tree House (formerly Kiln Cottage) which dates from around 1600. This also a timber-framed building which has been encased in brick and the roof tiled. It faces the Lane but is a u-shape with large wings to the rear. The driveway was formerly the track to Rickinghall which joined Water Lane and still continues as a public footpath running parallel with the course of the stream.

- 3.13.5 Kiln Farm is to the south of Kiln Farm Lane where the Lane turns into the farm track leading up out of the valley in which Candle Street lies. The farmstead marks the western extent of historic building in Candle Street and consists of a courtyard arrangement of traditional farm buildings converted to residential use in the 1990s with the farmhouse beside them. Modern farm buildings are found to the south of the farmhouse and fields surround the whole complex.
- 3.13.6 A former threshing barn called Summer Barn and tall brick garden wall form the northern side of the farm yard group and flank the farm track with a tall gable end facing up Kiln Farm Lane. The barn is set on a tall red brick plinth with black weather boarding above and few, small windows on the side facing the track. The brick wall continues along the eastern side to the entrance into the farmyard.
- 3.13.7 A large range of traditional farm buildings are set on the eastern side of the yard called September Barn making an L-shaped group they form with the black boarded Summer Barn. All have pitched tiled roofs and weatherboarded walls. The farmyard wall encloses the eastern side of this complex, containing a garden area as well as the former farm buildings. The farm yard itself is subdivided and planted to create domestic curtilage for the converted buildings. The farmhouse to the south is timber-framed and dates from the 17th century. It was extended in the 18th century, making it an L-shaped building, and the roof raised to a full two storeys under a steep tiled roof in the 19th century. The wing to the house faces towards the farm yard and forms its southern side.
- 3.13.8 Summary

Candle Street is a small rural settlement of scattered houses along Kiln Farm Lane defined by the parish church of St Mary at the top of the hill at one end and the buildings of Kiln Farm in the valley bottom at the other. All the houses are modest traditional buildings with a few small outbuildings with significant open spaces around and between them. The farmstead comprises both traditional and modern farm buildings but is still surrounded by open fields as are the houses. Boundary walls to the church and farm are of brick and flint while the houses and Lane have hedges.

4: Historic Buildings, Materials and Detailing

4.1 The historic buildings of Botesdale, Rickinghall and Candle Street display a consistent use of scale and forms of building, with use of traditional external building materials and details. There is also a consistent use of materials used in forming boundaries between the buildings and spaces. In the



View from Botesdale towards Rickinghall

parts of these settlements where traditional buildings are the majority this creates a consistent character and even in those areas where there is substantial modern building replacing historic properties or occupying spaces between and around them they tend to use exterior materials approximating traditional ones and the forms of building in some ways follows historic precedent.

4.2 Traditional buildings feature pitched roofs and those pre-dating the 19th century are steeply angled, usually around 50 degrees. This is the pitch at which thatching straw is



Old Timbers & Flint Cottage, Rickinghall

traditionally laid, but roofs of this angle are also seen which are of a later date and might have originally been built with tiled roofs. Several thatched roofs survive but a greater number of historic roofs are covered in tile. Both pantiles and plain tiles can be found. From the early 19th century slate allowed roofs to be shallower and still shed water effectively so buildings of this period often have shallower

pitched roofs of about 30 degrees. Brick chimneys often stand some height above traditional roofs. This was consciously done to ensure sparks issued above the thatch, to provide a better updraft (particularly in sheltered areas or when amongst other buildings) or for reasons of fashion and architectural design.

4.3 The majority of pre-19th century buildings were constructed with timber frames and the exterior covered in render and painted (or originally limewashed). Some timber framing was left exposed, often for decorative effect, such as decorated corner posts or projecting jetties, for example Church Farm House in Rickinghall and doorways (St Catherine's near Botesdale Market Place). The plaster render was often fashioned into pargetting

(moulded relief decoration), either simple shapes or complex images. For example Gable End, The Street, Rickinghall and a modern interpretation at Cherry Tree House, Cherry Tree Lane, Botesdale. Buildings with fully brick-built walls emerged in the later 18th and 19th centuries but there are many examples of brick cladding to earlier timber framing. The local brick is mainly deep red in colour but gault brick with its pale yellowish colour is found on fashionable 19th century houses, such as Osmond House on Botesdale Market Place. Some brick buildings are rendered, either smoothly or with a textured finish or painted.

- 4.4 Flint is the only building stone found in the surrounding area and is widely used. In most traditional buildings it was used to construct a low plinth on which the timber frame sat though some smaller buildings have flint walls. The exceptions to this are the parish churches and Chapel of Ease. Flint was used roughly coursed as a walling material but also knapped (broken to shape it). The latter technique was used on some domestic buildings but could form highly sophisticated decorative detailing and on the churches was combined with imported stone to spectacular effect such as at the Chapel of Ease.
- 4.5 Weatherboard cladding is occasionally seen in the villages, but this is almost entirely found on former agricultural or industrial buildings or some modern outbuildings adopting this style. Clay lump is another traditional material mainly dating from the later 18th and 19th centuries and chiefly used in extensions to earlier houses and modest out buildings with a limewashed or tar-painted finish.

- 4.6 The exterior colour washing of traditional houses is a renowned feature of Suffolk and is reflected in the widespread practice of painting the rendered walls of modern buildings designed with a broadly traditional appearance. There is a range of colours found in Botesdale and the Rickinghalls from the more traditional white and reddish hues to brighter pinks



The Old Saddlers, Market Place, Botesdale

and blues which are drawn from modern paint ranges. Tar was applied to clay lump or weatherboarding, a black finish which has inspired the use of modern paint on agricultural buildings such as Summer Barn in Candle Street.

- 4.7 Though the historic buildings in Botesdale and the Rickinghalls date from the medieval period to the late 19th century the overwhelming majority were re-fronted or the rendered facades changed during the 18th and 19th centuries. A result of this is the consistent use of vertically sliding sash windows on the street front elevations of buildings of all ages. There are important examples of mullioned windows from the 17th century and earlier,

but sash windows predominate and most have a vertical orientation. This along with simple door cases often of the later 18th or 19th centuries help give a remarkable degree of consistency to many of the historic buildings and give groups of them greater coherence. Casement windows are also widespread and often as part of the re-facing of earlier buildings. Like the sash windows they are divided into



The Hollies, Diss Road, Botesdale

small panes with timber glazing bars. Porches tend to be simple and when used on houses on the market place in particular are often simple bracketed covers not projecting out onto the pavement (for example Bridewell House). Grander examples are to be seen, but often on larger houses (Ridge House) and those set back from the road.

- 4.8 The long history of Rickinghall and especially Botesdale as trading centres is evident from the large numbers of former shop fronts seen on The Street. Many are simply larger windows in a traditional style. Small projecting bay windows are common (as at Liege Cottage) while some can be large (Chilvers) and spectacular (The Greyhound). Many former shops have seen their windows replaced by modern ones which replicate the form of the original if not its fine detailing (Pavilion House being a good example).
- 4.9 Front gardens are relatively unusual on The Street but more common on other roads and in Candle Street. They are often enclosed by wall of flint with bricks at the edges to give support is the most common traditional construction for the more modest properties with red brick used for garden walls in the 19th century including some low, modest boundaries and larger walls such as those at the western end of Back Hills. Some houses feature boundary railings in cast or wrought iron set on low brick plinths, in particularly those with formal facades like Linden House.



The Street, Botesdale



Back Hills, Botesdale

APPENDIX 1 — LISTED HISTORIC BUILDINGS

Grade II* Listed Historic Buildings in Botesdale (no Grade I)

CHAPEL OF ST BOTOLPH, THE STREET, CROWN HILL, BOTESDALE

6/30 Chapel of St. Botolph

29.7.55 (formerly listed as St. Botolph's Chapel)

Chapel of ease. Founded late C14 or early C15 as a chantry, licensed for an altar and font 1412; rebuilt c.1500, subsequently endowed and again made a chantry by J. Sherife; converted to use for a Grammar School founded by Sir N. Bacon in 1576; repaired early C19, reverted to ecclesiastical use in 1883. Flint rubble, knapped to front, with brick and ashlar dressings. Machine tiled and pantiled roof continuous with that of Chapel House (q.v.) 4 bays, nave and chancel in one. Entrance bay to west has an original moulded panelled door, pointed arch with continuous roll and hollow mouldings, hoodmould, C19 red and white brick voussoirs; above entrance a stone and flushwork inscription interrupted by a C19 2-light neo-Perpendicular gallery window is said to have originally run as follows: "Orate pro animabus Johannis Schrebe et Juliane uxoris ejus orate pro anima Bregyt Wykes". To left three 3-light Perpendicular windows with cusped headed lights, hoodmoulds, red brick voussoirs. Offset stone plinth, sprocket eaves, tall 2 stage buttresses, diagonal to east end which has a 4-light Perpendicular window with ogee cusped headed lights, coped gable parapet with ridge cross, bell on ridge to west. To rear 3-light Perpendicular windows as to front; entrance bay has a blocked pointed arch, continuously roll, hollow and wave moulded with a hoodmould, above a later 2-light casement; plinth, buttresses as to front. Interior: to west a blocked triple moulded pointed arch for unbuilt tower. 8 bay roof with arch braced cambered collars, butt purlins, ridge piece, chamfered main timbers, on ends of short wallposts are later panels of varying shapes with masks to west. Original screen separates west end or entrance bay from main body of chapel, eight 4-centred arches, central opening with restored arches, roll and wave moulded on west side. Late C17 gallery on broad joists, panelled frontal with moulded muntins, at top of stairs are 6 original turned balusters. C17 reredos panelling with C19 brattishing, along north wall early C19 raised dado panelling. C19 seating and octagonal font. (Papal Register, vol.6, 16 June 1412).

ST CATHERINES, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/37 St. Catherines

House, latterly 2 dwellings. Mid C15, altered early C16, stack inserted, altered and extended early to mid C17, altered C19 and C20. Timber frame, plastered. Steeply pitched pantiled roofs. Originally a double ended hall house; all trace of upper cross wing has disappeared, 2 bay lower cross wing survives; 2 bay hall with cross passage was probably part storeyed at lower end originally, floor inserted, raised and reroofed in C16 and C17. 3 bays added in front of lower cross wing to form an L on plan. Now all 2 storeys. Hall bays set well back have cross passage entrance blocked with early C16 4-centred arched door surround exposed, cavetto moulded with carved dragons in spandrels, above a small C20 window to stairs inserted in cross passage, C20 2 and 3-light glazing bar casements. Right gable end added external stack to front of ridge. Cross wing extending forward to left has lower eaves and ridge, a C19 entrance into C17 extension, a recessed half glazed door, reeded jambs, lozenges to panelled frieze, cornice; flanking 2 and 3-light casements, above entrance a 4:8 pane architraved sash. Axial ridge stack in C17 bay nearest original cross wing. Front gable end C20 bow window and 2-light casement. Left return casements, a step down in plinth to earlier build, at rear angle on cross wing roof is a secondary hip. To rear hall bays have C17 stack inserted in cross passage rising behind ridge, a half glazed door to left of original cross entry, french windows, 2 and 3-light glazing bar casements. Interior: lower cross wing has 2 pointed arched service doorways, on hall side of post between doorways is a large mortice for a brace springing from above head height, cross wing was jettied to front with a bracket to every third joist, stairs were to front right. Hall is much altered with open truss posts of rebated section, inserted chamfered jowled storey posts, stop chamfered axial binding beam and mid-rail. Early screen between hall and passage with chamfered muntins and raised panels. In cross passage towards front is late C17 dogleg staircase with S-shaped splat balusters, partially restored, square newel post, moulded hand rail. First floor: cross wing has parts of diamond mullioned window openings, straight arched braces in walling, jowled posts to a chamfered cambered tie beam to open truss with an octagonal crown post, triple roll moulded cap and base with double roll moulds on shaft, 4-way arched braces, bridled scarf joint in collar purlin. Hall chamber has some close studding, traces of corbelling on open truss posts, raised with straight through tension braces and C16 or C17 cambered tie beams; hall roof has 2 C16 chamfered arch braced cambered collar trusses of large scantling with unused mortices at lower and upper end of hall excluding cross passage, probably reused in a C17 clasped purlin roof. C17 bays have an indented bar stop chamfered axial binding beam, single butt purlin roof with cambered collars.

STREET FARMHOUSE, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/28 Street Farmhouse with attached Outbuilding

Inn, latterly 2 dwellings and a farmhouse, now a house. Early C15, extended early C16, floor and stacks inserted C17, extended C18; refronted, partially reroofed and altered early C19 for G. St Vincent Wilson of Redgrave Hall (not listed), '1833 G St.V.W.' datestone on outbuilding. Timber frame, plastered, refronted in red brick. Plaintiled roofs. Early large open hall of 2 unequal bays with lower end to right, no traces of original service bay or crosswing; C16 additions to left consist of a 3 bay cross wing projecting slightly forwards and possibly replacing an earlier upper cross wing, a 3 bay originally jettied range with a narrow cross passage bay to left and to far left a short 2 bay 'service' cross wing; stacks inserted in hall upper bay and in formerly jettied range; an C18 dairy bay added to far left. Now all 2 storeys with an attic in original hall. Main entrance in C19 red brick front is at upper end of hall range, architraved double 6 panelled doors, shaped brackets to a pedimental hood with a panelled soffit. To right a recessed 16 pane sash with a slightly cambered gauged brick head, first floor transomed 3-light part opening metal frame glazing bar casement with a similar head. Continuous offset plinth, boxed eaves. Projecting slightly to left is early C16 3 bay cross wing with a ground floor 16 pane sash, two first floor metal frame cross casements, gauged brick cambered heads, bargeboards to gable, slightly lower ridge. A pilaster strip to left where former jettied range has been underbuilt and 'service' cross wing has been subsumed into a broad 2 bay frontage with ground floor 3 and 4-light metal frame part opening glazing bar casements with cambered heads, first floor cross casements, roof half hipped to left. An axial ridge stack in right bay of former jettied range, cap rebuilt in white brick, to rear of early upper bay is a second inserted stack. Lower C18 dairy to far left with a kitchen stack adjoining main build. Right gable end is red brick with wavy bargeboards. To rear early bays have ground floor red brick, a C19 6 panelled door with a fanlight opposite main entrance, a 2-light gabled dormer in hall upper bay; cross wing has a 2-light glazing bar casement over a lean-to outshut which continues behind former jettied range, C19 overhanging first floor. Interior: early C15 hall bays; frame concealed on ground floor, first floor very close studding of large scantling with a large reverse curved tension brace in upper end wall, wall plates have splayed scarf joints at open truss where posts have moulded heads, arched braces removed, double wave moulded cambered tie beam with grooved soffit, octagonal crown post with elaborately moulded brattished cap and broached base, large 2-centred arched 4 way braces, a longitudinal brace at lower end, smoke blackened rafters with tenoned soulaces to collars. Early C16 build: 3 bay crosswing; frame concealed on ground floor with a partition to left removed, rebated corner posts, first floor entrance into rear bay to right with a 4-centred arched door head, close studding, 4-centred arched braces from posts to chamfered cambered tie beams, 2 slender octagonal crown posts, simply moulded brattished caps and bases, 2 way arched bracing to collar purlin with a bridled scarf joint, downward curved braces from crown posts in end walls, no blackening. 3 bay formerly jettied range, jetty had brackets to every third joist, close studding, stop chamfered axial binding beam on 4 centred arched brackets, 1 removed, inserted stack has a stop chamfered fireplace bressumer, first floor entrance to rear of cross passage bay to left with a 4-centred arched door head, a 2-light cavetto mullioned window opening, reverse curved tension braces in left end wall, cambered tie beams, crown posts removed, stack cuts collar purlin, no blackening. 2 bay service cross wing has rebated corner posts, altered roof retaining central truss with 4-centred arched braces from posts to chamfered cambered tie beam, a square crown post with 2-way arched bracing, no blackening. Attached to rear right a flint and red brick wall with a door links to stable outbuilding, flint and red brick, pantiled roof. Datestone in gable facing house, inner elevation has 3 boarded doors and 3 windows all with cambered heads, flint outer elevation has a 2-light window. Attached to rear of house is a C19 iron pump with a timber casing. Formerly known as The White Hart and from c.1700 as White Hart Farm (East Anglian Miscellany, 1925, pp.62-4)

THE PRIORY WITH ATTACHED OUTBUILDINGS AND GARDEN WALLS, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/29 The Priory with attached Outbuildings and Garden Walls

29.7.55 (formerly listed as The Priory)

House. Late C15 or early C16 origins, altered and extended early C17 and c.1730, refronted c.1770, altered and extended in early C19 and 1877 for A. Pearse, M.D., datestone to rear left. Timber frame, rendered; largely rebuilt and extended in various red bricks. Steeply pitched pantiled roof with slate roofed additions. Originally probably an open hall though early plan is obscure; remodelled as a 3 cell range. 2 storeys and attic. 5 bay symmetrical facade: steps up to central entrance, recessed part raised fielded 6 panelled door. Roman Doric porch with fluted columns; 2-light glazing bar casements with Gothick glazing, gauged brick flat arched heads, early C18 ornamental brick surround to central window on first floor, rusticated jambs, apron with torus moulded sides, guttae below; offset plinth, plat band with cyma moulded underside, boxed eaves. Central small box dormer with 3 Gothick lights. C18 left or service end internal stack with moulded kneelers to coped gable parapet. Right gable end 2 storey 5 sided bay window, architraved glazing bar sashes, ground floor blind boxes, first floor modillioned cornice, panelled pargetting between storeys, gable above has exposed double purlins. 1877 bay added to left or service end has a ground floor 2-light lattice leaded window with a segmental head, gable end first floor canted oriel window, stack at rear corner. To rear: rendered behind parlour with an C18 external stack with offsets, behind hall an external stack in a C19 2 storey lean-to with an architraved door and a 2-light Gothick margin glazed casement; a short pantiled 2 storey stair wing to right of centre surrounded by later accretions. Extending into garden behind is an early C19 2 bay 2

storey wing with a slightly projecting ground floor, 16 pane sashes, hipped slate roof, service or outer return of this wing is rendered with a late C19 brick lean-to outshut with a half glazed door, formerly a Doctor's waiting room. Behind C18 service end an early C19 slate roofed bay with an axial end stack. Late C19 bay has a lower 2 storey gabled wing to rear with 2-light casements, datestone. Interior: in 'hall' a C17 ovolo moulded cross axial binding beam on C18 panelled pilasters, architraved fireplace; parlour has C18 lugged fireplace surround, raised dado panelling, cornice, service end C17 stop chamfered joists and cambered fireplace bressumer. Early frame largely concealed, on first floor a post with a rebated section and a large arched brace, chambered wallplate, traces of a large early hall window over service end; later roof to right has lower staggered tenoned purlins, upper clasped purlins, collars to principals, reverse curved and straight windbraces. Extending from largest rear addition is red brick garden wall about 40m long returning about 20m to south west to enclose bottom of garden, offset plinth, about 2m high, glass houses towards front. From service side of this wall are privy and stabling red brick lean-to's. To north east is red brick and flint wall returned along Chapel Lane and Mill Road enclosing a vegetable garden about 25m square; attached C19 coach house projecting into service yard, flint with red brick dressings, hipped slate roof, 2 storeys, 2 coach doors with cambered heads, a hay loft door and a 2-light casement, to rear a stable door and dovecote, openings, 1 storey tack room outbuilding towards front with 2 doors to yard. An unusually complete group of service buildings.

Grade II Listed Historic Buildings in Botesdale

K6 TELEPHONE KIOSK, BOTESDALE

6/166 K6 Telephone Kiosk

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

SEVEN BELLS and BELL VIEW COTTAGE, THE STREET, (SOUTH EAST SIDE), BOTESDALE

6/38 Seven Bells and Bell View Cottage

House, latterly with a shop, now 2 dwellings. Early C17, altered C18, altered, raised and extended mid to late C19. Timber frame, plastered with some scoring to resemble ashlar. Black glazed pantiled roof with plaintiles and red pantiles to rear. 3 cells with a 3 bay service wing to rear left to form an L plan. 2 storeys. Lobby entrance probably replacing an original cross entry with steps up to an architraved door to right of centre. Flanking architraved glazing bar sashes with hoodboards. Left or service bay has steps up to a half glazed architraved door and a large architraved 8-light former shop window. First floor 3:6 pane architraved sashes, boxed eaves. Axial ridge stack to right of centre between hall and parlour has 3 conjoined hexagonal shafts. Right gable end C20 entrance porch. To rear right a C19 flint and clay lump lean-to, to centre a lower lean-to outshut and a dormer window. Service wing extends to rear left with a stack on outer slope of first or kitchen bay, rebuilt capping, inner return has 2 doors and mixed casements. Interior: parlour altered with C18 fireplace and chamfered axial binding beam, hall has a C17 cyma moulded indented stop chamfered fireplace bressumer, former shop in service bay has an applied cyma moulded cornice, stop chamfered axial binding beams in service wing.

THE MALTINGS, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/36 The Maltings

House. c.1600, extended early C19, altered C20. Timber frame, plastered. Steeply pitched plaintiled roof, shallow pitch and slates on addition. 4 bay 3 cell cross entry plan with 1 bay added to front at right angles. 2 storeys and attic with 2 storey addition. Left return or front of early range has a boarded door into service bay to rear, a 4-light part opening glazing bar casement to hall, first floor 2-light glazing bar casements. Original axial ridge stack between hall and parlour. Parlour gable end to road has a ground floor C19 sashed canted bay window, attic 2-light casement, bargeboards. An entrance to right where main range meets C19 addition with a projecting ground floor canted bay window, three 16 pane architraved sashes, hipped roof, a 2-light casement above. Right end extruded stack towards front with a broad base. To rear inner return of main range has a boarded cross entry door, C20 casements; C19 bay has weatherboarding with a door, part recessed ground floor with 2 leaded lights, first floor 16 pane sash. Interior: a stop chamfered cross axial binding beam and a bar stop chamfered axial binding beam, C18 key blocked archways, edge halved scarf joints in wall plates, stop chamfered tie beams. Single clasped purlin roof with S-curved collars, reverse curved arched windbraces.

BRIDEWELL HOUSE, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/35 Bridewell House (formerly - 29.7.55 listed as Bridewell Cottage and under Bridewell Lane)

House, latterly with a shop. Early C17, altered and extended mid C19. Timber frame, roughcast. Steeply pitched pantiled roof. 5 bay 2 cell plan with end stack, now truncated; 2 bays added to rear right. 2 storeys with attic to front. Ground floor: central entrance, a half glazed, half panelled C19 door, shaped brackets to projecting hood; to left a slightly projecting former shop front with a tall architraved 3:3 pane sash, cornice; to right a C20 3-light canted bay window. First floor two 3:3 pane architraved sashes. Right gable end first floor and attic casements. To rear a 2-light dormer and a slate roofed lean-to outshut. C19 addition to rear right projects slightly on return, ground floor casements, first floor tall architraved glazing bar sashes, end stacks on outer slope, slightly extruded to rear in a lean-to outshut, roof continues over a lean-to addition on inner side. Interior: close studding, stop chamfered binding beam, 5-light diamond mullioned window opening, collars to principals clasping purlins, reverse curved arched windbraces. Included for group value.

NOS. 5 AND 6 (HARWELL HOUSE) WITH ATTACHED OUTBUILDING, MARKET PLACE (SOUTH EAST SIDE), BOTESDALE

6/14 Nos. 5 and 6 (Harwell House) with attached Outbuilding

House, latterly 3 dwellings and now 2. Early C18, altered and extended mid C19. Red brick, Flemish bond with vitrified headers. Plastered timber frame to rear. Black glazed pantiled roof with plaintiles to rear. 3 cell cross entry plan with service end to left. 2 storeys. Front largely rebuilt in C19. To left of centre in cross entry position a recessed architraved 6 panelled door, a half glazed door to far right, a blocked door to left. 4 ground floor and 3 first floor recessed single glazing bar sashes. All openings have cambered heads. Offset plinth, rendered plat band, boxed eaves. Stepped kneelers to coped gable end parapets. Internal stacks to rear, axial to right of centre and cross axial to left. Left gable end has 2 plat bands, blocked openings. To rear a gable behind service bay, to centre a 4 panelled door and a C19 slate roofed lean-to addition for stairs, to right a 2-light box dormer. Interior: diagonally set corner fireplaces, indented ogee stop chamfered binding beams. Attached to rear left is a late C16 or early C17 outbuilding, formerly stabling to the Greyhound Public House (q.v.). Timber frame, rendered and weatherboarded, steeply pitched corrugated sheet roof, 2 bays, originally longer; a door towards rear and an upper 18 pane casement, close studding with mid-rail, clasped purlin roof.

THE GREYHOUND PUBLIC HOUSE, MARKET PLACE (SOUTH EAST SIDE), BOTESDALE

6/13 - The Greyhound Public House

Inn. Late C15, floor and stack inserted, part rebuilt and extended c.1600; refronted, part rebuilt and extended mid C19. Timber frame, plastered, part cased in red and white brick with some clay lump, weatherboarding and Fletton brick. Plaintiled and black glazed pantiled roofs with red pantiles to rear. Originally a large 2 bay open hall with an upper cross wing, stack inserted in hall lower bay, cross wing remodelled in series with hall. A 3 or 4 bay separate service range to rear is linked by rebuilding of presumed original service bay to form a large L on plan with further outbuildings attached to rear. Now all 2 storeys. Hall and upper end to right refronted with 5 windows, banded and panelled red and white brick, a half glazed door to left in original cross entry position, 3-light glazing bar casements all with hoodmoulds. Early inserted stack to left of centre with a C19 oversailing cap. Right end plastered with a rebuilt extruded stack. Rebuilt service end to left has a large projecting C19 Gothic bay window on ground floor, 3:2:3 lights, central entrance replaced, moulded capped shafts with pointed arched glazing, panelled pilasters, entablature. First floor smaller projecting rectangular bay window with a C19 architraved tripartite sash, outer rusticated pilaster strips, modillioned eaves cornice. Fletton brick left gable end with an extruded stack. Main range to rear has a catslide roof over an early lean-to outshut. Extending to rear left is lower 2 storey service range of c.1600, scattered casements, first floor weatherboarding to former projecting gallery over open ground floor, 2 cross axial stacks towards rear with C19 oversailing caps; a further bay added to rear in C19. Returning at right angles to enclose service yard is a converted C19 coach-house, 3 bays, 2 storeys, C20 garage doors, 3 first floor architraved sashes. Hipped roof. Right end flint and weatherboarding, Fletton brick casing to rear. Interior: frame largely concealed, hall upper bay has inserted ceiling with cyma and double roll moulded beams crossed to form 6 panels, behind this bay a reset double brattished beam, mortices for partition to former cross wing which extended further to rear, an arched brace to a stop chamfered binding beam in secondary rear wall, rebate for a door, to front a rebated post. First floor arched braces to stop chamfered cambered tie beams. Hall has a crown post roof, large cross-quadrate post with offsets to square base, no capital, 4-way segmental pointed arched braces, smoke blackened rafters, roof rebuilt in lower bay. Parlour roof rebuilt with double butt purlins, cambered collars to principals. Service range has a stop chamfered cross axial binding beam, arched braces to a cambered tie beam, side purlin roof.

TUDOR COTTAGE, MARKET PLACE (SOUTH EAST SIDE), BOTESDALE**TUDOR HOUSE, MARKET PLACE (SOUTH EAST SIDE)**

6/12 Tudor House and Tudor 29.7.55 Cottage (formerly listed as Tudor House and Premises adjoining Tudor House)

Two dwellings with a shop, originally possibly shops with a house added. C16, extended early C17, altered early C18, C19 and C20. Timber frame, plastered. Steeply pitched pantiled roofs. 6 bay, 4 cell apparently unheated main range with taller 2 bay lobby entry house added to left. All 2 storeys with attic in addition. C16 range has 4 windows with entrances between each pair. Ground floor: to left a part glazed and boarded architraved door, an architraved sash and a 3-light glazing bar casement; to right a 3 panelled door, an early C19 reeded doorcase with lozenges in frieze, 16 pane architraved sashes. First floor 2-light glazing bar casements. C17 addition has entrance to right with an early C18 6 raised panelled door, architrave, good acanthus console brackets to dentilled hood, 3:9 and 3:6 pane architraved sashes, ground floor hoodboards, boxed eaves, ridge stack to right. Left end has brick to ground floor and an attic light. To rear lean-to additions and to right a flint and brick outbuilding with C16 origins, arched bracing in front wall, a C19 stack. Interior: frame largely concealed and partially altered, roughly central in main range is part of an original internal doorway retaining a chamfered 4-centred arched spandrel, stop chamfered binding beams and traces of close studding, cranked arched braces to cambered tie beams, a reverse curved arched brace in walling. C17 build has an early C19 fireplace, a chamfered axial binding beam, reverse curved arched braces in walling, side purlin roof originally with a gable to front. An unusual building, original plan and function are obscure.

OSMOND HOUSE, MARKET PLACE (SOUTH EAST SIDE), BOTESDALE

6/11 Osmond House 29.7.55

House, now with flats and a teashop. Early C19. White brick and plastered timber frame, some red and yellow brick. Slate roof. 3 bays. 3 storeys with cellar. Steps up to central entrance: part raised fielded 6 panelled door, oval and diamond traceried fanlight, panelled reveal, loosely Doric doorcase has inner semi-round reeded surround, frieze blocks and mutules, outer pilasters with guttae to dentilled pediment. Small cellar openings have gauged brick heads, ground floor 16 pane recessed sashes with gauged brick flat arched heads of yellow brick, stone sills, first floor similar 4:8 pane sashes, second floor similar 4:4 pane sashes. Mutule eaves cornice. Axial ridge stacks in outer bays. Brick left return, red towards rear. Timber frame on offset plinth to right end and to rear, mixed fenestration. To rear French windows, a lean-to addition and an external stack. Interior: dogleg staircase with slat balusters, moulded and wreathed handrail, turned newel post, cheekpieces.

OAKDENE and GENERATIONS, inc SHIRLEY'S LADIES HAIR STYLIST, THE STREET (SOUTH EAST SIDE), CROWN HILL, BOTESDALE

6/34 Oakdene and "Generations" - including Shirley's Ladies Hair Stylist

Two houses, now 2 shops and 2 dwellings. Earlier house to left is early to mid C16, extended early C17, refronted mid to late C19, altered C20. Timber frame, brick front; all whitewashed and plastered. Plainted roofs. 4 bays, possibly part open originally with narrow cross passage bay and storeyed service bay to left; 4 bays added to rear to form an L on plan. 2 storeys. Half glazed door in cross passage position to left of centre, to left a C19 canted small pane shop window and a first floor 2-light casement. To right 2 bays of recessed C19 cross glazing bar sashes with cambered heads. Roof rises to higher ridge to left as part of Crownleigh House (q.v.). To rear an added stack behind upper bay in a later brick, slate roofed, 2 storey lean-to addition. Added range behind service bay and cross passage has axial ridge stack towards front with multiple conjoined diagonal shafts, inner return has 2 entrances, C20 casements. Interior: front range service-bay has close studding and a stop chamfered axial binding beam, first floor 4-light diamond mullioned window opening, stop chamfered cambered tie beams. Crown post roof with square posts to closed trusses at both ends of hall bays, arched braces to collar purlin, no blackening, open truss removed, rafters renewed. Later range has a stop chamfered cross axial binding beam on reused wave moulded storey posts, a 3-light diamond mullioned window opening, reverse curved arched braces in walling at rear angles, collars clasp purlins. "Generations" not inspected. Second house to right is C17. Timber frame with a brick front, all whitewashed and plastered. Pantiled roof. 2 broad cells. 2 storeys. Ground floor: to left an entrance and a C20 casement with cambered heads; to right an early C19 shop front, a half glazed door with reeded jambs, flanking canted bay windows, a continuous entablature with outer reeded pilasters. First floor 3:3 pane sashes. Embattled parapet. Central ridge stack. To rear right a 1 storey wing. Interior: double butt purlin roof, otherwise not inspected.

CROWN HILL BAKERY, THE STREET (SOUTH EAST SIDE), CROWN HILL, BOTESDALE

6/32 Crown Hill Bakery

House with shop, latterly a public house. Early to mid C16, extended C17 or C18, raised C19, altered C20. Timber frame, roughcast. Machine tiled roof. 4 bay 3 cell cross entry plan. 2 storeys. Half glazed doors to right of centre in cross entry position and to left into shop with a large pane window, C20 3-light casements. Axial ridge stack to left of centre between hall and parlour, possibly inserted in original smoke bay, rebuilt capping. To rear right an added pantiled bay, lean-to addition to rear centre, bakery outbuildings to rear left. Interior: frame largely concealed, chamfered axial binding beams with an arched brace in cross passage to service end binding beam, traces of close studding, a large arched brace in right end wall, a closed truss at lower end of 1 bay hall chamber with reverse curved arched braces, cambered tie beams. Square crown posts in closed trusses at upper end of hall chamber and in right end wall, reverse curved tension braces to tie beams, mortices for braces to collar purlin. Eaves raised with a C19 side purlin roof.

CROWNLEIGH HOUSE, THE STREET (SOUTH EAST SIDE), CROWN HILL, BOTESDALE

6/33 Crownleigh House

House. c.1600, extended early C18, refronted mid C19. Timber frame, red brick front with white brick dressings, plastered to rear. Steeply pitched pantiled roof. 5 bay 3 cell lobby entry plan. 2 storeys. Ground floor: steps up to a recessed part glazed, part raised and part fielded 6 panelled door to right of centre, recessed glazing bar sashes. First floor 3:3 pane sashes. All openings have cambered heads. Axial ridge stack to right of centre. Right bay part built over earlier end bay of Oakdene (q.v.). To rear right an C18 gabled bay with part opening metal frame casements, external stack to rear. To rear centre a boarded door and an C18 thick glazing bar sash window. Interior: stop chamfered cross axial binding beam, jowled storey posts, newel stair behind stack. First floor: main chamber to left has crossed runout ovolo moulded binding beams with a central Tudor rose boss, cavetto and ovolo moulded heavy plaster cornice; chamfered jowled posts with rebated section and a stop chamfered axial binding beam to right. Cambered collars and halved principals clasp purlins, cranked arched windbraces.

CHAPEL HOUSE, THE STREET, CROWN HILL (SOUTH EAST SIDE), BOTESDALE

6/31 Chapel House

House, built as accommodation for adjacent Grammar School founded by Sir N. Bacon in 1576; on earlier foundations, possibly those of late C14 or early C15 chantry chapel, see St. Botolph's Chapel (q.v.); converted and altered late C19. Timber frame, rendered with red brick end wall and later red brick casing to rear. Steeply pitched machine tiled roof continuous with that of St. Botolph's Chapel. 7 bay, 3 cell plan probably with a lobby entry originally. Tall 2 storeys and attic with cellar. In cross entry position steps up to a boarded architruved door with shaped brackets to hood, flanking cellar windows, offset plinth, to left 2 transomed 4-light part opening metal frame casements with hoodboards. First floor has similar smaller casements, at eaves projecting timbers to right and centre with mortices for oblong and diamond mullions suggesting oriel windows of 5 and 7-lights. Axial ridge stack to left of centre with a C19 cross axial addition, original internal axial stack to right is part of English bond gable end wall with 2 recesses in attic, C19 rebuilding towards head. To rear 3 and 4-light casements in brick casing, two 3-light gabled dormers, boarded cross entry door and half glazed lobby entry door in C20 porches. Interior: early red brick in cellar with splayed window embrasure, ground floor chamfered door jambs into service end with an early 3-panelled

door, large plain binding beams to high ceilings, C18 panelling in hall, stop chamfered fireplace bressumer in parlour, early C19 stair with slat balusters in front of stack. First floor stop chamfered doorways from stairs to chambers, arched braces to tie beams, stop chambered cross axial binding beams, double butt purlin roof with cranked windbraces to upper purlins, collars to principals.

BOTOLPH HOUSE WITH FRONT RAILINGS, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/26 Botolph House with Front – Railings

House. Early to mid C17, remodelled early C19 for R. Sword; 'RS 1824' on an outbuilding (not listed). Timber frame, pebbledashed. Steeply pitched hipped slate roof. 3 cell lobby entry plan. 2 storeys. 5 window front. Ground floor: entrance in a C19 gabled porch to right of centre with a part raised 6 panelled architraved door, wavy bargeboards, small stained glass round headed lights in returns; to centre a C20 canted bay window of 4:12:4 lights, elsewhere architraved glazing bar sashes. First floor 3:6 pane architraved sashes, eaves cornice. To right of centre an axial ridge stack, cap rebuilt in white brick, early C19 ridge stack to left of centre. Right end early C19 ground floor bow window to parlour, 3 glazing bar casements with blind boxes, projecting cornice with wave moulding, leaded semi-conical head; first floor 2-light casement. To rear mixed casements, a boarded door at service end, a lean-to to right with a 16 pane sash. Interior: indented stop chamfered axial binding beams, early C19 reeding in parlour, double butt purlin roof. Attached at front left are early C19 iron railings on a low white brick plinth, colonnettes with acorn finials, panels with wrought iron anthemion ornament, spear headed rails; flanking front gate are chamfered timber posts, moulded caps with acorn finials; to right railings curve around bow with a second gate, openwork piers with quatrefoil ornament, moulded caps with acorn finials.

SUMMER HOUSE ABOUT 20 METRES NORTH EAST OF BOTOLPH HOUSE, THE STREET (SOUTH EAST SIDE), BOTESDALE

6/27 Summer House about 20m - north east of Botolph House

Summer house for Botolph House (q.v.). c.1824. Brick or timber frame, cement rendered. Slate roof. Gothic style. A central entrance with an ogee arch, moulded boards to archivolt; flanking small pointed arched small pane windows; cornices to pedimental head and in apsidal interior.

ROSEDENE WITH SIMONDS OF BOTESDALE, THE STREET (SOUTH EAST SIDE), BOTESDALE

1/25 and 6/25 Rosedene with Simonds of Botesdale

House with offices. Early C17, altered and extended early C19 and C20. Timber frame, roughcast and rendered. Steeply pitched plaintiled and machine tiled roofs with some glazed pantiles. A long 2 cell main range with a slightly projecting 2 bay parlour cross wing to left, a 2 cell unit house behind parlour, slightly projecting cross wing addition at service end to right all forming a large L on plan. All 2 storeys. Main range ground floor: half glazed doors to left and to right of centre in lobby and cross entry positions, architraved with a bracketed hood to left, pilasters to right, a C20 3-light casement and garage. First floor two 4:4 pane architraved sashes with hoodboards, early C19 timber triglyph frieze to modillioned cornice. Main axial ridge stack to left of main range between hall and parlour has 3 conjoined hexagonal shafts with 1 shaft added to left. Parlour cross wing to left has ground floor French windows, first floor 4:4 pane sash, exposed plates and double purlins. Later cross wing to right has shallow pitch to roof, C20 openings, set back to right a further remodelled bay. Unit house to rear left has an entrance in return, central ridge stack, external stack to rear, C19 reroofing. Main range to rear has varying rooflines with service bay raised in C19, catslide roofed lean-to outshuts behind hall and over stairs behind stack. Interior: frame concealed, hall has cased crossed binding beams, small late C17 staircase behind stack has splat barley sugar balusters, broad moulded handrail, capped square newel posts; unit house has a stop chamfered axial binding beam, some close studding and a chamfered wall plate. Garage buildings attached to right end and to front are not of special interest.

TOLLGATE HOUSE, THE STREET (NORTH WEST SIDE) BOTESDALE

2/15 Tollgate House (formerly 26.5.76 listed as Tollgate Cottage)

House, former lodge to Redgrave Park Estate; probably used latterly as a tollgate house. c.1770, possibly by Capability Brown for R Holt, altered and extended C20. White brick. Slate roof. Octagonal on plan. 1 storey. 6 faces have gauged brick round relieving arches in which are gauged brick round headed 2-light glazing bar casements with simple traceried heads, facing Botesdale a window replaces an entrance. Oversailing course at eaves, 8 sided roof rises to a small octagonal ridge stack. To rear roof catslides over a red brick lean-to addition with an external stack on right side, further addition to rear left with an entrance. Interior not inspected. (D. Stroud, Capability Brown, 1975, pp112-13)

THE HOLLIES, THE STREET (NORTH WEST SIDE), BOTESDALE

1/16 The Hollies 29.7.55

House. Early C19, brick fronted c.1920. Timber frame with colourwashed white brick end walls, refronted in red brick, rendered to rear. Black glazed pantiled roof. 3 bay double depth plan. 2 storeys. Ground floor: step up to central entrance, part raised, fielded 6 panelled door, traceried semi-circular fanlight, panelled pilasters, lozenges to reeded key blocked arch, outer early C20 brick arch, 16 pane architraved sashes. First floor: 4:4 pane sashes in moulded frames, now recessed. Boxed eaves, outer pilaster strips. 4 internal

end stacks. Left return has a part glazed door into rear section. To rear on ground floor an entrance with a 6 panelled architraved door to right of centre, a large 16 pane part opening metal frame casement and a 3-light casement, first floor glazing bar sashes, hoodboards. Outbuildings attached to right end and to rear right.

FAIRHAVEN, 1, 2 AND 3, THE STREET (NORTH WEST SIDE), BOTESDALE

1/17 Nos. 1, 2 and 3 Fairhaven

House, now 3 dwellings. c.1600, extended C17, refronted and part raised C18, altered and extended or part rebuilt C20. Timber frame, brick front, all rendered and whitewashed. Steeply pitched pantiled roofs. An L on plan: early 2 or 3 cell lobby entrance range had gable end to road, 2 cell addition to front left was refronted as 5 bays. 2 storeys. Central half glazed door, flanking cross casements, plat band, first floor 2 cross casements to left and an architraved sash to right. Boxed eaves, roof hipped to right to earlier build. Right return has 2 entrances with boarded doors in C20 gabled porches, 2 light casements; towards front on return ridge an axial stack, large base with 3 conjoined diagonally set shafts, a C19 ridge stack towards rear; rear bay is a C20 rebuilding or addition. Inner elevation has a boarded door in original lobby entrance position. Interior: No.1 to left has altered frame with some exposed studding, raised roof. No.2 has a chamfered cross axial binding beam on arched braces from storey posts, 4-centred arched door-head to original entrance behind stack, early newel stair behind stack. No.3 has some exposed close studding, stop chamfered wallplates, clasped purlin roof with arched windbraces.

GLENSIDE, THE STREET (NORTH WEST SIDE), BOTESDALE

1/18 Glenside

House, latterly with a cafe. Early C16, stack and floor inserted and reroofed early C17, part rebuilt and altered C19 and C20. Timber frame with some red brick. Plastered. Steeply pitched pantiled roof. Originally a small 2 bay open hall with a storeyed lower bay towards road, stack inserted in cross passage, presumed storeyed upper bay demolished. 2 storeys. Front gable end has C20 openings with a door and a shop window, C20 casements to left return of red brick with a lobby entrance in original cross passage position, French windows towards front. To front of centre an axial ridge stack with 3 conjoined diagonally set shafts. A 1 storey clay lump and timber framed outbuilding attached to rear. Interior: frame largely concealed, inserted stop chamfered cross axial binding beam and stop chamfered fireplace bressumer in hall, some exposed studding, large arched braces to sharply cambered tie beams, reverse curved arched braces in closed truss, edge halved scarf joints in wallplates to rear suggesting a further bay, C17 side purlin roof.

PANTILES, THE STREET (NORTH WEST SIDE), BOTESDALE

1/19 Pantiles

House, latterly a public house. Mid C17, altered and extended C20. Timber frame, plastered. Steeply pitched pantiled roof. Small 3 cell cross entry plan with stack to rear. 2 storeys. Entrance to right of centre with 6 panelled door and bracketed hood, C20 2-light glazing bar casements. Axial stack is internal in rear slope of roof to left of centre between hall and parlour, double offsets, rebuilt cap. Lean-to outshut to rear left, C20 addition to rear centre. Interior: indented stop chamfered axial binding beams, stop chamfered mid-rail, cyma moulded jowled posts, cambered collars clasp purlins. Formerly the Queen's Head Public House.

NUMBERS 1 AND 2 HILLTOP WITH COOK'S STORES, THE STREET (NORTH WEST SIDE), BOTESDALE

6/20 Nos 1 & 2 Hilltop with 29.7.55 Cook's Stores (formerly listed as Hilltop House)

House, now 2 dwellings, with shop. Early C19, altered C20. Clay lump on brick plinth. Slate cladding to front fixed with iron bolts. Rendered. Slate roof. 3 cells. 2 storeys. Ground floor: entrance to left of centre has steps up to a recessed part raised fielded 6 panelled door, lattice traceried fanlight, reeded architrave with lozenges in frieze, cornice; flanking part opening C19 metal frame oriel windows of 1:3:1 lights. To right is shop with a recessed half glazed door with a reeded architrave as to left, large shop window of 9 x 5 panes, central 5 panes slightly bowed, reeded architrave with cornice. First floor: 3 C20 3-light casements, triglyph frieze to eaves. Left end internal stack, ridge stack to right of centre. Right end added external stack in an original brick and pantiled lean-to with part of shopfront and a door. To rear a catslide roof over a continuous lean-to, a 1 storey and attic wing with 2-light casements, a loft door and a pantiled roof. Interior: iron joists.

CROWN HILL COTTAGE, THE STREET (NORTH WEST SIDE), CROWN HILL, BOTESDALE

6/21 Crown Hill Cottage

House, formerly part of a coaching inn. c.1600, altered C20. Timber frame, plastered. Steeply pitched pantiled roof with some black glazed pantiles. 2 bays with end stack. 2 storeys with cellar. Steps up to entrance to left, ground floor 4-light and first floor two 2-light C20 lattice leaded windows. Originally external axial ridge stack to right is behind a C19 extension of adjacent Crown Hill House (not listed). Left end exposed plates and purlins with a shaped bracket to rear. A lean-to outshut to rear. Interior: chamfered cross axial binding beam, stop chamfered moulded storey posts, traces of 3-light diamond mullioned windows, butt purlin roof. Large cellar with a barrel vaulted chamber to rear. Originally external left end wall now visible in Church View Cottage (q.v.) has panelled pargetting. Formerly part of the Crown Public House.

CHURCH VIEW COTTAGE, THE STREET (NORTH WEST SIDE), CROWN HILL, BOTESDALE

6/22 Church View Cottage

House, latterly 2 dwellings and a shop. Early to mid C17, extended and altered C18 and C19, altered C20. Timber frame, roughcast in panels with beaded surrounds; flint and brick additions to rear. Steeply pitched painted roofs with pantiles to rear. 2 cells with end stack. 2 storeys. Ground floor: two half glazed half panelled doors to centre with a step up, former shop door to right is a half door, architraves with cornices; outer flat headed canted bay windows, that to left has dual margin glazed sashes, that to right for former shop has 3 C20 lights. Two first floor 3:3 pane architraved sashes. Boxed eaves. Left end rebuilt internal cross axial stack. To rear left an C18 1 bay 2 storey addition with a part opening 3- light casement, pantiled roof, beyond a C19 flint addition with segmental headed casements, an end stack and a corrugated sheet roof; to rear right a slate roofed lean-to. Interior: altered close studding with reverse curved arched braces in walling, a first floor doorway has indented bar stop chamfered jambs; through tension bracing in added bay to rear.

ANGEL HOUSE, THE STREET (NORTH WEST SIDE), CROWN HILL, BOTESDALE

6/23 Angel House

House with shop, formerly a public house. Early C18, altered C20. Timber frame, plastered with some colourwashed brick to rear. Painted roofs. 4 bays with service and stair bays to rear to form an L on plan. 2 storeys. Steps up to central entrance, a glazed door, architrave with cornice. Part opening glazing bar cross casements, a blocked cellar window. Boxed eaves. Right end internal axial ridge stack, roof hipped to left with a cross axial stack. To rear left a slightly lower service bay with outer brick casing, 2 light casements, internal end stack; to rear centre narrow stair bay. Interior: an early C19 lugged fireplace surround, stop chamfered cross axial binding beams to rear, C19 open well staircase. Formerly the Angel Inn.

LIEGE COTTAGE, THE STREET (NORTH WEST SIDE), CROWN HILL, BOTESDALE

6/24 Liege Cottage

House, formerly with a shop. C18 and possibly earlier, altered C19. Timber frame, roughcast. Hipped black glazed pantiled roof. 3 cell lobby entry plan. 2 storeys. Ground floor: boarded architraved door to left of centre, to left a 3:3 pane architraved sash, to right a 3-light glazing bar casement, hoodboards, to far right a large and shallow 4 pane canted bay former shop window. Three first floor 3:3 pane architraved sashes, beading to coved eaves. Towards left between hall and parlour an axial ridge stack. Left end French windows and a first floor 16 pane sash. Lean-to outshut to rear. Interior not inspected.

HONISTER HOUSE, MARKET PLACE (NORTH EAST SIDE), BOTESDALE

6/9 Honister House (formerly 29.7.55 listed as Premises occupied by Chilvers (Drapery Stores))

House, formerly 2 dwellings with a brush factory. Mid C17 with C16 origins, altered c.1830, extended later C19. Timber frame, plastered, some weatherboarding. Steeply pitched pantiled roofs. 2 cell, 3 bay, 2 storey and attic main block; 2 bay, 2 storey section to right has earlier origins, C19 former factory additions to far right. Main block has a central entrance, early C19 vertically panelled door with a pointed arched head, plain surround, elaborate doorhead in a loosely Tudor style, pendant drops, jewel lozenges, pulvinated frieze and dentillations to a cyma cornice. Flanking early C19 3- light cavetto mullion and transom glazing bar casements with hoodmoulds, three 2-light gabled dormers, external white brick end stacks, that to left as part of Drapery Stores (q.v.), that to right with a rebuilt cap. Lower 2 bays to right have an entrance in a C20 porch to right, glazing bar casements, moulded coved eaves, rebuilt cross axial ridge stack to right of centre. Former factory to right is as a 2 bay 2 storey house with a shallower roof pitch, central boarded door, glazing bar casements, top hung on first floor. Right end lean-to with a former coach-house beyond with segmental headed double doors. To rear from main range a central 2 storey lean-to with a first floor leaded cross casement, 1 storey lean-to to right; behind lower build a 1 storey and attic part brick gabled bay projects; C19 addition has 2 external stacks and beaded weatherboarding to rear. Interior: early C19 slung dogleg staircase with slat balusters, bar and indent ogee stop chamfered cross axial binding beams, butt purlin roof with tension windbracing, in lower section an edge halved scarf joint, frame largely concealed.

RAILINGS TO FRONT OF HONISTER HOUSE, MARKET PLACE (NORTH EAST SIDE), BOTESDALE

6/10 Railings to front of - Honister House

Front garden railings to Honister House (q.v.). c.1830. Cast iron on a low brick base. 10 sections. Octagonal standards with moulded heads, spear headed railings. Gates to right and to left return have open work iron piers with quatrefoil ornament, acorn finials. Included for group value.

PREMISES OCCUPIED BY CHILVERS (DRAPERIES STORES), MARKET PLACE (NORTH EAST SIDE), BOTESDALE

6/8 Premises occupied by 29.7.55 Chilvers (Drapery Stores) (formerly listed as Premises (Drapery Stores) 15 yards North GV of Pulborough House)

Drapery stores. Early C19, reduced in height early C20. White brick with some red brick, stuccoed ground floor. Shallow hipped slate roof. 3 bays. 2 storeys with cellar, formerly 3 storeys. Ground floor shop facade has 3 large 16 pane windows flanked by 4 pairs of stucco pilasters, inner recessed 4 panelled doors with rectangular fanlights, fascia board with cornice. First floor 3 recessed glazing bar sashes with gauged brick

flat arched heads. Boxed eaves. Right return has continued shop front, a 16 pane window with flanking pilasters, first floor sash. To rear right a broad extruded white brick stack adjoining Honister House (q.v.). Left return is red brick, a cellar window with a cambered head. To rear left a lower 2 storey red brick and pantiled bay with a 24-pane former butcher's shop window with pilasters and entablature. First floor 3-light casement, a projection for a cellar entrance with a large door.

NUMBER 1 AND ADJOINING PREMISES, 1, MARKET PLACE (NORTH-WEST SIDE), BOTESDALE

6/6 No 1 and adjoining 29.7.55 Premises (formerly listed as Premises occupied by C.W. Ray (Saddler), Premises occupied by W. Bullock (Carpenter) and Premises adjoining those occupied by W. Bullock) House, latterly 3 dwellings and shops, now 2 dwellings. Late C15 or early C16, remodelled and extended 1637, date formerly in a pargetted panel; extended early C18 and C19, altered C20. Timber frame, plastered. Brick and clay lump repair and additions. Steeply pitched pantiled roofs. Originally probably 3 cells, possibly with an open hall or all storeyed with a smoke bay, a double jettied 2 bay upper cross wing to left; unit house or service additions to right, C18 additions to rear. All 2 storeys. Ground floor: main range has entrance to left of centre in probable cross entry position, a C19 half glazed door with traceried glazing, reeded doorcase with lozenges in frieze; to left or hall an architraved 16-pane sash; parlour to far left has a boarded door and an architraved fixed 12-light former shop window, original corner post with 3 roll moulds, C17 brackets to jetty, storey heights in crosswing possibly altered in C17; added bays to right have C20 casements and a door. First floor: 2 and 3-light glazing bar casements over entrance and hall, boxed eaves, over parlour a 3:2 light architraved sash, brackets to exposed plates, bargeboards, slightly taller ridge on cross wing. Main cross axial ridge stack in original smoke bay to left of main range between hall and parlour has 3 conjoined diagonally set shafts. Right end internal stack with rebuilt capping. Left return 18 pane part opening former shop window, 2-light glazing bar casements, irregular C17 brackets of thin scantling to jetty. Main range to rear has lower eaves, a C20 lean-to and a first floor part opening, part leaded cross casement. Behind hall and stack is early C18 gabled stair bay. Interior: frame much altered in C17 and subsequently, traces of close studding, cross axial binding beams, an arched brace to binding beam in parlour; hall chamber cambered tie beam with rebated soffit, mortice for crown post, entirely re-roofed in C17 with one unblackened closed truss crown post surviving at upper end of hall chamber. Hall has a late C18 Neo-classical fireplace taken from Redgrave Hall (demolished) with caryatids, musical symbols. Early C18 dogleg staircase with pierced S-shaped balusters, capped newel posts, archway on first floor landing. Cellar of flint with some ashlar. Frame concealed in adjoining dwelling. Attached to rear of parlour cross wing are C18 brick and clay lump 1 storey outbuildings, part whitewashed, blocked and altered openings, re-roofed to rear, a ridge stack towards front with a rebuilt cap, brick rear gable end

THE OLD COCK HOUSE, MARKET PLACE (NORTH WEST SIDE), BOTESDALE

6/7 The Old Cock House

Former public house, now 2 dwellings. Late C16, extended mid C17, C18 and C19, altered C20. Timber frame, plastered. Steeply pitched pantiled roof. Two 2-cell builds with central stacks, that to right is C17 and possibly a rebuilding of original service bay, an C18 bay to left. 2 storeys. 3 blocked doors, C20 3 and 4-light glazing bar casements. Axial ridge stacks with rebuilt caps between cells of each build. Right end lean-to outshut with a part opening 3-light casement. Left end C18 bay has a shallower roof pitch. To rear 3 dormers in C17 build, to rear left a C19 brick former coach-house, extended in C20. Interior: C16 build has chamfered cross axial binding beams and storey posts, a stop chamfered fireplace bressumer, traces of close studding, cambered collars and halved principals clasp purlins, cranked arched windbraces. C17 build has some through tension bracing, single butt purlin roof.

BOXTREE COTTAGE and LINDEN COTTAGE, CHERRY TREE LANE (WEST SIDE), BOTESDALE

6/2 Linden Cottage and Boxtree Cottage

House, now 2 dwellings. Mid to late C16, altered early C19 and part rebuilt mid C20. Timber frame, plastered with Fletton brick rebuilding. Steeply pitched pantiled and corrugated sheet roof. A long range of 4 cells, probable service end to left rebuilt, extra cell is beyond probable parlour to right. 2 storeys. Linden Cottage to right has a raised 6-panelled door with a C19 pedimental doorcase, C20 2-light casements and panelled pargetting. Boxtree Cottage to left has a fielded 4-panelled architraved door in probable cross entry position, 2-light glazing bar casements, early panelled pargetting, C20 brick to left with an internal stack. Original central axial ridge stack between hall and parlour. Right gable end 1 bay 1 storey pantiled addition. To rear a first floor 5-light diamond mullioned window is exposed. Interior: Linden Cottage has close studding with mid-rail, stop chamfered fireplace bressumer and cross axial binding beam, 5-light diamond mullioned window openings, jowled storey posts and posts to cambered tie beams with arched braces mostly removed. Queen post roof over all but rebuilt bay has jowled posts with cranked arched braces to plates/purlins. Boxtree Cottage interior not inspected.

WAYSIDE COTTAGE, CHERRY TREE LANE (WEST SIDE), BOTESDALE

1/3 Wayside Cottage

House. C17, altered and extended early C19. Timber frame, plastered. Steeply pitched pantiled roof. Small 3 cell lobby entry plan. 2 storeys. Entrance to right of centre, a C20 door in an early C19 doorcase, fluted half columns with capitals concealed, panelled frieze. 4:8 pane flush frame architraved sashes, larger on ground floor with hoodboards. Boxed eaves. Axial ridge stack to right of centre. To left or service end

a pantiled lean- to outshut. Right end 1 storey C20 addition. First floor 2-light casement, exposed plates and purlins. To rear a continuous clay lump lean-to addition. Interior: some exposed framing of small scantling on ground floor, first floor not inspected.

THE BRIDEWELL WITH FORECOURT AND GARDEN WALLS, BRIDEWELL LANE (NORTH EAST SIDE), BOTESDALE

2/1 and 6/1 The Bridewell with 29.7.55 Forecourt and Garden Walls (formerly listed as Bridewell House) House, former Bridewell. c.1810, altered C19 and C20. Red brick. Hipped machine tiled roof. 3 bays. 2 storeys. Central entrance with steps up to a part raised and part glazed fielded panelled door, architrave with blocked semi-circular fanlight, later hipped open porch on octagonal timber uprights. Glazing bar sashes in shallow reveals, gauged brick flat arched heads, timber sills; first floor outer 16 pane sashes. Offset plinth, dentilled brick eaves. Returns have extruded axial stacks with double offsets, mixed casements and sashes with cambered heads. To rear an extruded kitchen stack in a continuous pantiled flint and brick lean-to outshut. Interior: mid C19 staircase with slat balusters, moulded and ramped handrail. Attached to rear lean-to at sides are rebuilt outshuts linking to original walls of 3 to 4 metres in height with rounded coping, offset plinth, some pilaster strips. The walls enclose a garden to rear of about 25 metres square and continue forward about 25m to sides of forecourt. At front small ramps up to piers with ball finials, iron railings on low quadrant spur walls further forward.

JACOBITES, THE COMMON, BOTESDALE

2/5 Jacobites

House, latterly 2 dwellings. c.1600, extended and altered C20. Timber frame, plastered. Thatched roof with pantiles on additions. 2 cell plan, probably with a lobby entrance originally. 1 storey and attic. To centre a small 3- light casement with a hoodboard probably replacing entrance, flanking C20 2 and 3-light casements, earlier 2 and 3 light glazing bar casements above, part opening and larger to left, above eaves 2 further lights to each cell. Central axial ridge stack. 1 storey addition to right has a part glazed boarded door. Right end gable is weatherboarded with a 2-light attic casement. 1 storey addition to left has 2 and 3-light glazing bar casements, extruded end stack. Interior: stop chamfered axial binding beams, stairs in front of stack. First floor reverse curved arched bracing in walling at angles, cambered collars clasp purlins.

BOTESDALE LODGE, THE COMMON, BOTESDALE

2/4 Botesdale Lodge 29.7.55 (formerly listed under Botesdale Green)

Large house. Mid C16 in 2 phases, extended c.1810 for T. Cay. Timber frame, plastered. White brick additions. Steeply pitched plaintiled roofs, roof to front block not visible. Earlier builds form an L with 2 ranges of 2 cells each, 5 bay front block with 2 bays to rear all added as an interlocking L to form an irregular rectangle on plan. All 2 storeys. Early C19 facade has central entrance bay breaking forward, glazed segmentally pointed entrance arch with hoodmould; inner door, pilaster strips. Outer bays have tall 2- light glazing bar casements with cusped Gothic heads, hoodmoulds. First floor cross casements with hood moulds; plat bands, coped parapet, outer pilaster strips. 1 bay returns with pilaster strips. Stacks to rear between outer bays, that to left is larger with early base in C16 2 cell range. To left of centre a 9-panel studded cross entry door above which a shield of arms of Trinity College, Cambridge; 3 light casements, central on ridge an octagonal bellcote with a weather vane finial; some exposed roof timbers, single side purlins with cranked arched windbraces. Returning to rear parallel with front block is second early range, part open to rear, axial ridge stack towards first C16 range. Behind front block to right 2 bays linking to C16 builds, sash windows, hipped slate roof. Interior: entrance hall has Gothic corbelling as cornice, swept dogleg staircase with cast iron balusters in a top-lit apsidal stair well; otherwise not inspected. (East Anglian Miscellany, 1923, pp.76-80; RCHM).

Grade I and II* Listed Historic Buildings in Rickinghall Inferior

CHURCH OF ST MARY, BURY ROAD (NORTH SIDE), RICKINGHALL INFERIOR

GRADE I

1/107 Church of St. Mary

Parish church. C12 tower, otherwise late C13 and early C14 with C15 alterations. Refitted 1858-9 by J.D. Wyatt, windows restored 1870 and 1891. Flint rubble, part cement rendered; ashlar and red brick dressings with some knapped flintwork. Machine tiled and plaited steeply pitched roofs. Short 3 bay nave with separately roofed south aisle/chapel of equal dimensions, chancel, south porch, west tower. Round tower of coursed flint rubble: lower stage has a restored 2-light C14 window, curvilinear tracery in a segmental pointed arched head, above are 2 lancets, one cusped; string course to C14 octagonal belfry, four 2-light openings with cusped Y tracery in segmental pointed arched heads, ashlar quoining, string course with 4 gargoyles to embattled parapet with cusped and finialed flushwork panels, blank shields in octafoils, crocketed finials; tower to east shows line of steeper and taller C14 roof. Nave to north is cement rendered, 3 Perpendicular windows with hoodmoulds, brick voussoirs; those to centre and east are tall and 3-lights, that to west is 2-lights over an entrance with a segmental pointed arch, inner chamfer and outer wavemould, mask stopped hood mould, four 2 stage buttresses, exposed wallplate, coped gable parapets to east and west with a finial to east. South aisle: two 2-light late C13 windows to south towards east end, Geometrical tracery in pointed arched heads, trefoiled lights with bud cusping, 3 quatrefoils at head, that to east has richer tracery with leaf carving in spandrels of cusping, mask stopped hoodmoulds; to returns 2 stage diagonal buttresses with knapped flint, ashlar pinnacles with cusped and crocketed gablets with grotesque masks, crocketed spirelets; aisle to east has a large 5-light window with a pointed arched head, cusped pointed lights with leaf carved spandrels, tracery renewed as rectilinear, mask stopped hoodmould, offset at sill level, coped parapet with ridge cross; aisle west window is 3-lights in a pointed arched head, restored curvilinear/intersecting tracery, coped gable parapet with finial. C14 south porch from west bay of aisle is 2 storeys, upper level rebuilt in C16; C14 entrance arch, outer hollow dying into filleted roll mould, inner filleted roll and hollow dying into chamfer, filleted hoodmould; above arch is a flushwork frieze with damaged MR and IHS crowned monograms, C16 knapped flint to chamber with a cusped 2-light window with a depressed arched head, shallow coped gable with broken ridge cross; 2 stage diagonal buttresses to returns each with 2 small Y traceried pointed arched openings and a quatrefoil, C16 flint above; inside porch side walls have low double arcades with hollow moulded segmental pointed arches on small restored semi-octagonal shafts with moulded caps and bases, stone seats to sides, C16 roof with roll and hollow moulded binding beam and joists; C14 inner entrance, a pointed arch with 2 continuous quadrant mouldings, mask stopped hoodmould. Chancel: to east an offset plinth and string course below restored 3-light C14 window, pointed arch, complex curvilinear tracery, mask stopped hoodmould, 2 stage diagonal buttresses with cusped gablets, moulded kneelers to coped gable parapet; to north a C15 or C16 2-light window with cusped ogee headed lights, square head and hoodmould; to south two 2-light C14 Y traceried windows in pointed arches, that towards west has cusping, that to east is plain with a mask stopped hoodmould, central low side door with a restored 4-centred arched head, roll moulded jambs. Interior: C12 plain round tower arch with impost bands, above tower arch a blocked C12 round opening; C14 broad and pointed chancel arch, double hollow mouldings, semi-octagonal responds with moulded caps and bases, capital to north has stiff leaf carving, outer hollow moulds with cusped stops. 4 bay nave arcade has complex piers of quatrefoil section with outer fillet and inner spurs, moulded bases and ring capitals, hollow moulded pointed arches with outer quadrant mouldings, to aisle C19 masks at springings. 6 bay nave roof, restored C15 or C16 false hammerbeam with arch braced brattished collars, double brattished wallplates and hammerbeams, moulded braces, butt purlins and ridge piece; aisle and chancel roofs are ceiled. In south aisle: richly moulded rear arch to east has filleted roll leaf stopped hoodmould, double shafted jambs, vine scroll frieze at sill, hoodmould continues as impost band and hoodmould to south with a filleted roll moulded jambs to south east window, a moulded base to west, to west end a filleted roll leaf stopped hoodmould with a filleted roll mould at sill level; in aisle south wall a blocked banner stave cupboard with a 4-centred arched head; towards east end of aisle a restored angle piscina, trefoiled openings, dogtooth and ball flower mouldings, stiff leaf cap to shaft, crocketed and finialed gablets, adjacent dropped sill sedilia. Nave north door and chancel north window have simply moulded rear arches. Chancel south wall has a simpler C14 angle piscina, caps and bases to shafts, trefoiled pointed arched headed opening, octafoil bowl, adjacent dropped sill sedilia. Octagonal C14 font in south aisle, moulded base, 7 of 8 faces on bowl have pointed arched 3-light 'windows' with curvilinear and Y tracery. Two C17 oak chests, one with a carved 3 panel front, a C17 Communion table with turned legs, a C17 chancel chair, an C18 bier. C19 reredos reusing traceried panels with carved spandrels and cusping from C15 screen, C19 painted figures; C19 seating, pulpit, reading desk by Burrell, brass lectern, Communion rails, floor tiling. In nave and chancel simple C19 marble mural memorials, in nave to west a tablet with a cornice to J. Amys, d.1767. Late C19 glass in chancel to east and south west, some C17 and C18 fragments in chancel south east window.

**BROOMHILLS, MILL LANE (SOUTH EAST NW SIDE), RICKINGHALL INFERIOR
GRADE II***

1/118 Broomhills (formerly 15.11.54 listed as Broom Hills)

Large house, formerly Dower House of Redgrave Hall (demolished). c.1700 probably for Sir J. Holt, extended C19. Red brick with vitrified headers, plastered timber frame to rear. Clay lump and red brick additions. Steeply pitched plaited roofs with pantiles to rear. 7 bay front range with original stair bay and 2 service additions to rear. 2 storeys and attic. Vitrified headers to most of symmetrical facade with red brick bands around openings: central entrance with glazed doors, lugged architrave with an early C19 pseudo-Doric pedimented entablature; glazing bar cross casements, part opening metal frames, gauged brick flat arched heads, first floor central blind window; offset plinth, plat band, boxed eaves, 3 gabled 2-light dormers. Internal end stacks with an internal cross axial stack between hall and parlour to right of centre. Moulded kneelers to coped gable end parapets, continued plat bands, right end has 2 small attic lights with gauged brick flat arched heads, left end has 2 small first floor leaded lights with gauged brick flat arched heads. Original stair wing to rear centre has irregular fenestration, hipped roof. To rear right is rendered clay lump service wing, 4 bays, 2 storeys, mixed sashes and casements, a half glazed door towards front on outer elevation, an entrance on inner elevation, 2 ridge stacks. To rear left projecting beyond end of main range is 2 bay brick kitchen addition, a lean-to to front angle with an entrance, mixed casements and a tripartite sash, gable end coped parapets, central ridge stack, a lean-to to rear. Interior: large through tension bracing in rear wall, parlour has a chamfered axial binding beam, C18 raised panelling reset from Pond Hall, Botesdale (not listed) with box cornices, a fireplace with an egg and dart lugged architrave, flanking cupboards with key blocked round arched heads; stop chamfered cross axial binding beams, C19 dogleg staircase in original stair bay with stop chamfered wallplates. Staggered tenoned purlin roof with collars to principals. (East Anglian Miscellany, 1926, pp.54-56).

**HAMBLYN HOUSE, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR
GRADE II***

6/124 Hamblyn House

Public -house, latterly a mill owner's house with shop. Mid C17, part rebuilt and extended c.1720, altered C19 and C20. Timber frame, plastered with a red brick front to added range. Steeply pitched plaited and machine tiled roofs. 4 bays of a 3 cell cross entry range with service end rebuilt as a 4 bay 3 cell cross range to left to form an L on plan. 2 storeys and attics. Cross passage entrance to left of early range: a large raised fielded 6 panelled door, inner half glazed and half raised panelled doors, a projecting hood on large early C18 scrolled brackets with bay leaf carved soffits. 3 ground floor windows to left are C20 lattice leaded casements. 4 first floor 5:10 pane architraved sashes, boxed eaves. To right of centre an axial ridge stack between original hall and parlour with a broached base and 3 conjoined hexagonal shafts. Right gable end attic light, exposed double purlins. To left early C18 range projects slightly with a shaped gable front of Flemish bond red brick: on ground floor a C20 transomed 5-light lattice leaded casement replacing earlier shopfront, plat band, 2 first floor C20 glazing bar sashes with gauged brick flat arched heads, attic 2 -light casement with a gauged brick flat arched head, kneelers to coped shaped gable with lower convex curves, steps up to upper concave curves, a pedimental head. Left return has some exposed framing on first floor with through tension bracing, behind front cell a lean-to outshut and a ridge stack, towards rear a boarded architraved door with a fanlight, C20 sashes and casements. Rear gable end external C20 stack, exposed plates and double purlins. To rear a half glazed door with a fanlight into main range cross passage through a full height early C18 gabled stair bay from later range with a gabled dormer. Main range to rear has a C19 lean-to with 2 single glazing bar sashes and a C20 addition. Interior: C17 range has indented stop chamfered cross axial binding beams, exposed studding of small scantling, a chamfered segmental headed round backed fireplace, cyma moulded heads to posts. Early C18 range has a good original dogleg staircase of 4 flights, elaborate turned balusters, square capped newel posts, broad moulded hand-rail; first floor front chamber has a bolection moulded overmantel to a panelled fireplace surround, box cornice. The house formerly had a C19 mill building attached to its left end. Partially within and formerly listed in Rickinghall Superior Civil Parish (q.v.).

Grade II Listed Historic Buildings in Rickingham Inferior

RICKINGHALL VOLUNTARY CONTROLLED PRIMARY SCHOOL, HINDERCLAY ROAD (WEST SIDE), RICKINGHALL INFERIOR

1/116 Rickingham Voluntary - Controlled Primary School

School. '1853 Rickingham National School' on datestone, built for £700. Knapped flint with red brick dressings. Steeply pitched fishscale patterned tiled roofs. In a Gothic style, a large 1 storey school room with a T plan 2 storey schoolmaster's house to right. Entrance to right of school room in a low projecting gabled porch, a boarded straphinged door in a chamfered gauged brick pointed arch, moulded kneelers to parapet, small return buttresses and pointed arched windows. To left school room has 3 tall paired lancets breaking eaves with chamfered gauged brick pointed arched heads, intermediate buttresses, 3 gables with kneelers to parapets, datestone with a pointed head in middle gable, on ridge to centre is a small octagonal timber bellcote with pointed arched openings, a leaded spire finial with weathervane. To far left a lower bay projects forward with a gable to front, triple lancets, that to centre taller, parapet, buttresses to returns. Left gable end has triple lancets, that to centre taller, parapet. To right of entrance and projecting slightly further forward than school room is slightly taller house with a gable fronted bay, paired lancets with gauged brick heads, taller on first floor, part opening casements, a blind slit in attic, kneelers to coped parapet. On ridge where house meets school room a cross axial stack with offsets to an oversailing cap. To right a further bay at right angles with a cross axial ridge stack, a lean-to in inner angle to front with a pointed arched door, buttress, parapet. Right gable end ground floor projecting 4- light bay window, first floor paired lancets, parapet. To rear cross gabled bay is flint rubble, a lean-to behind right bay. Schoolroom to rear has a gabled dormer, a plain red brick addition and extending to left another plain red brick addition with triple lancets in left gable end. Interior not inspected.

SNAPE HILL HOUSE WITH ATTACHED CRINKLE-CRANKLE WALL, HINDERCLAY ROAD (WEST SIDE), RICKINGHALL INFERIOR

1/117 Snape Hill House with 15.11.54 attached Crinkle-Crankle Wall (formerly listed under Bury Road)

Large house. C17 or C18 origins, extended and altered c.1820, part raised late C19. White brick with stone dressings, some roughcast timber frame and red brick to rear. Steeply pitched hipped plaited roofs with slates and black glazed pantiles to rear. An L shaped front block interlocking with an L shaped earlier service block to rear to form a half H on plan. 2 storeys, raised to 3 to front; 2 storey and attic service block. 5 bay front: central entrance in a later C19 closed Tuscan porch, part raised 6 panelled door, engaged columns and outer pilasters, blocking course. Single glazing bar sashes with gauged brick flat arched heads. Dentilled stone cornice to added attic with a band below smaller single glazing bar sashes with gauged brick flat arched heads, stone cornice to parapet. 2 stacks with oversailing caps to rear between outer bays, that to left on returned ridge. Left return has a full height canted bay window with French windows towards front, tripartite glazing bar sashes with cambered heads and blocked cellar windows towards rear. To rear an internal end stack, a roughcast 2 storey canted bay with a short 1 storey brick outbuilding at an angle, a boarded bellcote with a leaded finial. To front tight and set back an early C19 bay with a recessed architraved half glazed door, first floor 3:3 pane sash, dentilled cornice, internal end stack, roughcast and red brick right return with some tumbling-in, a part opening transomed 3-light metal frame leaded casement, 3 further lights and a sash to rear. Service block to rear is timber on ground floor brick, all roughcast, 3 bay outer elevation: ground floor central entrance, architraved 6 panelled door with a fanlight, bracketed hood, recessed sashes; first floor part opening metal frame leaded casements, a hip in roof towards front, internal white brick stack to rear gable end, red brick with a tumbled-in parapet. A further service range at right angles behind main early C19 block. Interior not inspected. Attached to rear left is an early C19 red brick crinkle-crankle wall, about 4 metres high with rounded coping, a lower section with a quadrant curve and a door returns for a length of about 40 metres with an offset plinth, angled coping.

BARN ABOUT 35 METRES NORTH NORTH-EAST OF BROOMHILLS, MILL LANE (SOUTH EAST SIDE), RICKINGHALL INFERIOR

1/120 Barn about 35m north north-east of Broomhills

Barn. c.1700, extended C18. Timber frame on brick base, weatherboarded. Steeply pitched corrugated sheet roof. 7 bays. Central double doors to yard with an opposing C18 gabled midstrey, doors to front left and left end, to rear a lean-to shed to right of midstrey. Interior: full height studding with through tension bracing, jowled posts with straight arched braces to tie beams, some removed; double staggered tenoned purlin roof with collars to principals, partially renewed; midstrey with similar construction.

CRINKLE CRANKLE WALL ABOUT 15 METRES NORTH OF BROOMHILLS, MILL LANE (SOUTH EAST SIDE), RICKINGHALL INFERIOR

1/119 Crinkle-Crankle Wall about - 15m north of Broomhills

Crinkle-crankle wall. Early C19. Red brick. An L on plan with lengths of about 25 metres and about 10 metres returned towards house. 2 to 3 metres high with inner pilaster strips, triangulated coping. Included for group value.

SNAPE FARM HOUSE, BURY ROAD (NORTH SIDE), SNAPE HILL, RICKINGHALL INFERIOR

1/110 Snape Farm House

Farmhouse. Early to mid C17, possibly with earlier origins; refronted and reroofed C19. Timber frame, plastered with a red brick front. Black glazed pantiled roof. 3 cell lobby entry plan. 2 storeys and attic. Entrance to right of centre, a part glazed 6 panelled door, 3-light glazing bar casements, ground floor segmental heads, white brick course at eaves. Central 2-light box dormer. Large axial ridge stack to right of centre between hall and parlour, base rising well above ridge with 3 conjoined hexagonal shafts, left end internal service stack. Right end 2-light casements. To rear mixed glazing bar casements and a 2-light box dormer. Interior: frame largely concealed, to left or service end a post of large scantling with a mortice possibly for an early arched brace, stop chamfered cross, axial binding beams, in parlour a bar stop chamfered axial binding beam. A lean-to outshut behind service end is attached to a C19 flint and red brick outbuilding with a hipped pantiled roof, 2 doors to brick front.

FREEMAN MEMORIAL ABOUT 5 METRES NORTH OF CHURCH OF ST MARY, BURY ROAD (NORTH SIDE), RICKINGHALL INFERIOR

1/108 Freeman Memorial about 5m - north of Church of St. Mary

Chest tomb. J. Freeman, d.1753. Ashlar. Moulded base and inscribed capping. Raised fielded panelled sides. Recessed angle pilasters with bellied bases.

MILESTONE ABOUT 370 METRES EAST NORTH EAST OF WALNUT TREE FARM HOUSE, BURY ROAD (NORTH SIDE), RICKINGHALL INFERIOR

1/111 Milestone about 370m east - north east of Walnut Tree Farm House

Milestone. Late C18 or early C19. Square freestone about 1½m high, slightly tapering to a pyramidal head. Inscribed: to left 'TOM. To Scole', to right '15M. To Bury', to rear '27M. To Norwich'.

MILESTONE ABOUT 40 METRES SOUTH WEST OF CHURCH OF ST MARY, BURY ROAD (NORTH SIDE), RICKINGHALL INFERIOR

1/109 Milestone about 40m south - south west of Church of St. Mary

Milestone. Late C18 or early C19. Square freestone about 1m high, part buried, slightly tapering to a pyramidal head. Inscribed: to left '9M. To Scole', to right '14M. To Bury', to rear '96M. To London' and '27M. To Norwich'.

STANLEY COTTAGE AND ADJACENT PREMISES, BURY ROAD (SOUTH SIDE), RICKINGHALL INFERIOR

3/113 Stanley Cottage and adjacent Premises

House, latterly 2 dwellings. Early C16, stack and floor inserted late C16. Timber frame, plastered. Half hipped thatched roof. 5 bays; a 2 bay open hall with a storeyed lower bay and 2 storeyed parlour bays; stack inserted in hall upper bay. 2 storeys. Boarded door in cross entry position towards right, a second door into parlour, mixed glazing bar casements. Central axial ridge stack. To rear a boarded cross entry door, a second door into parlour. Interior: 2 chamfered service door surrounds with one 4-centred arched head, in hall a semi-octagonal shaft on an open truss post, an inserted stop chamfered cross axial binding beam, domical oven under stairs behind stack. First floor: service end has 2 and 3-light square mullioned window openings, S-curved arched braces in walling at angles, arch braced partition to hall with an octagonal mullion from original window in upper bay; large chamfered 4-centred arched braces to double chamfered open truss cambered tie beam, cross quadrate crown post, broached to a square base, no capital, 4-centred arched braces to collar purlin, light smoke blackening; closed truss at upper end of hall includes 2 angled struts from tie beam to principals, parlour end reroofed and not inspected.

BROOK HOUSE WITH ATTACHED WALLS AND OUTBUILDINGS, BURY ROAD (SOUTH SIDE), RICKINGHALL INFERIOR

1/115 and 3/115 Brook House with 15.11.54 attached Walls and Outbuildings (formerly listed as Brook House)

House. Early C18, refronted c.1830, extended mid to late C19. Red brick with later white brick. Slate roofs. A square double depth block. 2 storeys. Probable original facade is now left end, refronted as 4 bays: entrance in left bay with a recessed architraved, part raised, fielded 6 panelled door, Tuscan porch with fluted columns, recessed glazing bar sashes with gauged brick flat arched heads, stone sills, boxed eaves. Internal end stacks with coped gable end parapets. Right return is early C18 Flemish bond red brick, 3 ground floor and 1 first floor C20 glazing bar sashes with cambered heads, 2 plat bands, 2 shaped gables with lower convex curves, steps up to upper concave curves, a pedimental head to rear to end stack, rebuilt head to front, a moulded kneeler to rear, a small coped gable hides central valley. Attached to front left and set back slightly is mid to late C19 2 bay addition with 1 ground floor and 2 first floor glazing bar sashes, hipped roof, left end ground floor canted bay with French windows, moulded lintels, blocking course, a first floor blind window, an internal stack to rear. Left return behind this addition is early C18 red brick with a vertical bullseye window opening, French windows and a first floor sash. To rear left moulded kneelers to coped gable parapet with an internal stack behind which a further C19 bay, red brick with sashes, hipped roof, rendered to rear with C20 quoining, a 4-light casement. To rear right an offset plinth, a boarded door

and a 2-light casement with segmental heads, a first floor glazing bar sash. Interior: a vertical bullseye window opening to right of presumed original facade, early C19 staircase, staggered tenoned purlin roof with cambered collars to principals. Attached to rear are red brick walls enclosing an early C19 service yard, 2 to 3 metres high, rounded coping, doorway openings; to right a gateway flanked by piers with pyramidal stone caps. To rear left in yard a stable block, timber frame, plastered, hipped pantiled roof, double coach doors to right, a boarded door to centre with flanking segmental headed part opening 3-light casements. Extending to right a wall encloses a small garden with a short length of crinkle-crankle walling towards drive, an internal brick and flint shed with a hipped tiled roof. The greater part of the walls and outbuildings fall within Rickinghall Superior Civil Parish (q.v.).

BRIDGE HOUSE, BURY ROAD (SOUTH SIDE), RICKINGHALL INFERIOR

3/114 Bridge House 15.11.54

House. Late C16, extended and altered early C19 and C20. Timber frame, plastered with panelled pargetting, brick additions. Steeply pitched machine tiled roof. 5 bay 3 cell lobby entrance plan, possibly larger originally. 2 storeys and attic. Continuous jettied front with lobby entrance to left of centre. C20 2 and 3-light glazing bar casements, transomed on ground floor, coving to jetty which is boarded, modillioned eaves cornice. Cross axial stack to left of centre between hall and parlour, rebuilt cap. Left end part opening 3-light leaded casements, transomed on ground floor. Right end glazing bar and leaded casements. To rear a catslide roof over an early C19 colourwashed brick lean-to behind parlour with mixed lattice leaded and glazing bar casements; behind hall on first floor two 4-light cavetto mullioned windows, a 2-light lattice leaded casement, a 1 storey C19 lean-to with an entrance, leaded casements, a C20 addition to rear right. Interior: hall and service end stop chamfered axial binding beams, reset C17 panelling in hall; parlour close studding, a 3-light cavetto mullioned window, altered ceiling with double roll moulded crossed binding beams and mid-rail, some runout roll moulded joists and some stop chamfered joists. First floor arched braces from jowled posts of rebated section to tie beams, ceiled with stop chamfered crossed binding beams and joists. Original attic with high quality chamfered double butt purlin roof with cambered collars, large arched wind braces.

WALNUT TREE FARM HOUSE, BURY ROAD (SOUTH SIDE), RICKINGHALL INFERIOR

1/112 Walnut Tree Farm House

House. Early to mid C17, altered C18, part cased 'F.C. 1870' on a brick, altered C20. Timber frame, plastered, part white brick cased. Steeply pitched machine tiled roof with pantiles and plaintiles to rear. 3 cell lobby entry plan with kitchen bay of service wing to form an L on plan. 2 storeys and attic. Entrance to right of centre with a part glazed 6 raised panelled door, brackets to a C19 pedimental hood, C20 3-light glazing bar casements, C18 eaves cornice. Axial ridge stack to right of centre between hall and parlour, rebuilt cap; left end C18 external service stack. White brick returns with pilaster strips, segmental headed 2-light casements, early kitchen bay to rear left has an outer entrance with a broad cambered head, 1 storey rebuilding of dairy bay beyond. To rear centre a broad C18 gabled bay. Interior: parlour has exposed studding with alternate studs inserted to resemble close studding, a bar stop ovolo moulded axial binding beam, chamfered depressed arched fireplace, an ogee stop chamfered axial binding beam in kitchen. First floor reverse curved arched bracing in walling, a stop chamfered cross axial binding beam in parlour chamber, in attic a 5-light ovolo mullioned window opening with intermediate small diamond mullions. Roof altered with a secondary flat wall plate, collars and halved principals clasped purlins.

FORGE COTTAGE, THE STREET (SOUTH EAST SIDE), RICKINGHALL INFERIOR

1/121 Forge Cottage

House, latterly with a shop. Early to mid C16, stack inserted and reroofed early C17, altered C19 and C20. Timber frame, plastered with some panelled pargetting. Thatched roof. 4 bay 3 cell cross entry plan with smoke hood between hall and parlour replaced by a stack. 2 storeys. Ground floor: cross entry to right of centre blocked with a Phoenix Insurance marker above, to right or service bay a 24 pane architraved part opening former shop window, second entrance to right also blocked; to hall a part opening glazing bar cross casement, to parlour a cross casement, all with hoodboards. First floor four 2-light glazing bar casements with leaded panes to left. Ridge stack inserted towards left end which is half hipped with a small lean-to outshut. Right end added external stack and a C20 lean-to entrance porch. To rear a pantiled brick oven lean-to behind stack, 2-light casements. Interior: 2 blocked service doorways with chamfered surrounds, one 4-centred arched head, hall has mortices for arched braces to original cross axial binding beam. First floor: service end wall straight arched bracing, posts of rebated section with 4-centred arched braces to a cambered tie beam with a rebated soffit to hall chamber open truss, large window opening in solar end wall.

THE OLD CHEQUERS, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/122

The

Old

Chequers

House, latterly a public house and 2 dwellings. Mid to late C16, extended mid C17, part raised and extended C19, altered C20. Timber frame, roughcast. Clay lump addition. Black glazed and red pantiled roofs. Originally 2 cell cross entry plan with an external end stack, parlour added and later stable block to rear to form an L on plan. 2 storeys. Entrance towards left in original cross entry position, a boarded door, shaped

brackets to hoodboard, C20 2-light casements. To far right a C20 lean-to with a second entrance into parlour. Eaves raised to front. Large axial ridge stack to right of centre between hall and parlour was built in 2 phases, rebuilt cap. Right end attic hatch, steep pitch to rear with an exposed C17 purlin. Left end added external stack. To rear centre an early lean-to addition. To rear left C19 2 storey clay lump stable/hay loft with a small lean-to on outer return, a ridge stack, inner entrances and a loft hatch. Interior: hall has some exposed close studding, a stop chamfered cross axial binding beam, parlour has an indented ogee stop chamfered axial binding beam, through tension bracing in end wall, fireplace bressumer has a reset panel with date 1652 and stopped triple ovolo moulding. First floor reverse cranked and straight arched braces in walling, early bays retain queen post roof with arched braces to plates/purlins.

BARN ABOUT 5 METRES NORTH WEST OF JUBILEE HOUSE, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/123 Barn about 5m north west - of Jubilee House (not listed)

Former stable block to a maltings, now demolished. Late C18. Red brick. Steeply pitched pantiled roof. 1 storey. Gable end moulded kneelers to tumbled-in parapets, to right an entrance with a segmental head. Cogged eaves to front. Interior not inspected. Listed for interest as a surviving part of a former industrial site.

THE FOUR HORSE SHOES, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/168 The Four Horse Shoes

Cottage. Probably C18. Flint rubble with red brick dressings including brick quoins, tumbling to gable parapets, moulded brick kneelers and diagonally cogged brick eaves course. Plain clay tile roof with gabled ends, the right hand, end abuts adjoining house. Integral brick stack at both gable ends with tall shafts. Plan: probably a simple depth 2-room plan, with a central entrance and similar right hand room. Each room heated from gable end stacks. There is an outshut at the back and a detached blacksmith's shop. Exterior: 2 storeys. Asymmetrical 2-window front. Original window openings with cambered brick arches and brick quoins which up to the eaves and down to the ground as decorative features. Doorway to right of centre with similar brick surround and later plank door. The windows have cross-mullion-transom frames of uncertain date. Above each of the windows a small dormer, its sill at eaves level, with a cambered almost flat roof and C20 metal casement. Interior not inspected. The deeds refer to the sale of the cottage by William Houchin in 1719 and in 1823 it is described as a dwelling house and blacksmith shop. In 1868 it was a beerhouse known as 'The Horse Shoes' which still incorporated the blacksmith's shop. Source: The owner J.M. Bailey-Smith.

BELL HILL HOUSE, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/125 Bell Hill House

House with shop, latterly 2 dwellings. Mid C16, extended early C17. late C17 and c.1900 altered C20. Timber frame, plastered with some red brick to rear. Steeply pitched plaited roofs with some pantiles to rear. Originally a small 2 bay storeyed house with solar over hall, no traces survive of presumed external smoke hood and service lean-to; extended to left with a large stack and a 2 bay parlour, 2 later service bays added to right, further additions to rear. 2 storeys with an attic in added parlour. C16 core is gable fronted to right of centre with a ground floor C20 4-light casement and a first floor 2-light casement, added stack bay to left has a taller ridge at right angles with large tapering chimney breast rising in front of ridge, broached and roll moulded to 4 conjoined hexagonal shafts. Gable fronted parlour further left: ground floor entrance to left with a raised 6 panelled door, C19 doorcase with a bracketed hood, C20 4-light bow window, slightly oversailing first floor, 2-light casements, pentice board, C19 brackets to exposed plates, gabled dormer on outer return. Left end lean-to outshut is a surviving fragment of an originally separate C16 building. Attached to right of C16 core is 2 bay late C17 service addition with shop: ground floor early C19 bowed shop front with a central two-thirds glazed door, flanking 12-light windows, panelled jambs and a fascia board, first floor 2-light glazing bar casements, attached to rear a 1 storey C17 service outbuilding. To rear C16 core has a gabled half hipped roof, 2 casements in attic. Attached to rear of parlour is a c.1900 red brick bay with an extruded stack on outer return, pantiled roof, gable to rear with an oculus in attic. Behind C16 core and stack bay are lean-to additions with an extruded stack. Interior: hall has mortices for arched braces to a stop chamfered cross axial binding beam, stop chamfered joists including a trimmer for original stairs to rear, close studding with a large tension brace to rear, rebated corner posts. Solar has semi-octagonal shafts on open truss posts, 4-centred arched braces springing just below plate level to a raised tie beam tenoned into principals, a short square crown post with arched braces to collar purlin which has a splayed scarf joint with under squinted abutments, to front a crown post, to rear a tie beam at plate level with queen posts, arched braces to plates/purlins opposite ends of which rest on open truss raised tie beam, from rear truss collar an angled strut in half hip with an arched brace to collar purlin; also in solar a small C17 cupboard. C17 chamfered 4-centred arched fireplaces, parlour ovolo moulded cross axial binding beam, stairs behind stack; parlour chamber close studding, 2-light ovolo mullioned window openings originally flanked a larger window, arched braces to tie beams, a bar stop chamfered axial binding beam; original attic with a butt purlin roof, collars to principals, 2 set diagonally to allow access. Service addition through tension bracing, a jewel stop chamfered cross axial binding beam. C16 lean-to to left has reverse curved arched bracing.

THE BELL HOTEL, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/126 The Bell Hotel (formerly listed as Bell Inn)

Inn. Early to mid C17, cased and extended early C18, altered C19. Timber frame, plastered and largely cased in Flemish bond red brick. Plaintiled roof with red pantiles to rear. Broad 3 bay front range with a parallel block added to rear. 2 storeys with attic to rear. Brick front with an offset plinth, blocked cellar window, entrance to right of centre with steps up to a recessed half glazed door, lugged architrave with an upper raised fielded panel and a projecting hood, to centre a full height C19 canted bay window with 16 pane sashes, panelled jambs to sashed returns, on ground floor 3 and on first 2 flush frame glazing bar sashes with gauged brick flat arched heads. Dentilled brick eaves. Cross axial end stacks, extruded with 2 offsets to left end, moulded kneelers to coped gable parapet with tumbled-in brickwork. C18 parallel range to rear has a broader shallower roof, left return brick cased ground floor with a segmental headed 2-light glazing bar casement, an entrance towards front with a recessed half glazed door in an early C19 Doric doorcase with fluted pilasters, a first floor glazing bar sash, attic 2-light casement. A cross axial stack to left of centre on rear ridge. To rear mixed fenestration, to rear right a 1 bay brick addition, lower 2 storeys with a hipped pantiled roof, ground floor sash. Interior: frame largely concealed, stop chamfered axial binding beams, some through tension bracing, single butt purlin roofs.

ASTLEY HOUSE, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/127 Astley House (formerly 15.11.54 listed as Bell Inn and Police Station)

House, latterly part of The Bell Hotel (q.v.) and a police station. C16 origins, raised, refronted and extended early C18, altered C19. Timber frame, plastered with a colourwashed red brick front. Steeply pitched plain-tiled roofs. Original plan is obscure, 3 bay front with later additions to rear. 2 storeys. Steps up to a recessed, part raised fielded 6 panelled door, traceried fanlight, reeded doorcase with lozenges in frieze, projecting hood. Moulded flush frame 16 pane sashes, that to centre on first floor blocked or a dummy. Offset plinth, dentilled brick eaves. Left end stack adjoins The Bell Hotel. To rear left a 2 storey added bay with a pyramidal roof. To rear right a 1 storey bay links to an C18 brewhouse outbuilding with a central ridge stack. Interior: fragments of C16 framing, close studding with mid- rail, stop chamfered axial binding beam.

CHEYLESWOOD, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/128 Cheyleswood

House, latterly 3 dwellings with a shop. Mid to late C17, part raised, extended and altered early C19 and C20. Timber frame, part rebuilt in brick, clay lump addition, all plastered and whitewashed. Red pantiled roofs. 3 cell cross entry plan with an extended 2 bay service wing to rear right to form an L on plan. 2 storeys, 1 storey and attic rear wing. Ground floor: all brick with entrance towards right in cross entry position, steps up to a C19 6 panelled door, shaped brackets to a projecting hood; to right an 8-pane former shop window with a hoodboard, to left 3 architraved 16-pane glazing bar sashes, boxed eaves. Roof hipped to right end with an exposed post up to original eaves, an 8-pane shop window and a first floor 4:8 pane sash. Internal to rear is an original axial stack between hall and parlour, in hall an inserted C19 stack; behind main range a 2 storey flint, brick and clay lump lean-to with a further small lean-to outshut, 2-light glazing bar casements. Lower service range to rear right with a steep pitch to roof, 2-light metal frame part opening casements, an axial ridge stack between original kitchen and dairy; a 2 bay 1 storey clay lump addition behind also has a central ridge stack. Interior: frame concealed and altered, former shop has C19 pilasters to a binding beam. Included for group value.

BEAUMONT COTTAGE and SOUTHGATE FARMHOUSE, THE STREET (NORTH WEST SIDE), RICKINGHALL INFERIOR

6/129 Southgate Farmhouse and Beaumont Cottage

House, latterly with a shop, now 2 dwellings. c.1500, floor and stack inserted and reroofed late C16, extended early C17 and early C18, altered C19 and C20. Timber frame, plastered. Black glazed pantiled roof with red pantiles to rear, plaintiles and slate on additions, all steeply pitched. Originally a 2 bay open hall with a storeyed lower bay to right, to left or upper end an added lobby entry bay and a 2 bay projecting shop and parlour cross wing; later 2 bay block added in front of service end. 1 storey and attic with 2 storey additions. Lobby entrance to early C17 stack in a short added lean-to with a 6 panelled door, above a 4-light ovolo mullioned window, axial ridge stack has a broached and moulded base to 4 conjoined diagonally set shafts with sawtooth ends. To left parlour cross wing probably designed to have a shop in smaller front bay, ground floor C20 3-light casement, first floor 4-light casement replacing an oriel window with small flanking 3-light ovolo mullioned windows, exposed plates and purlins; an C18 stack in right return behind shop bay. Left return has a C19 projection to front, behind a first floor casement replacing a 5-light ovolo mullioned window with flanking 3-light windows. To right of entrance are former hall bays with lower eaves and ridge, a 3-light casement and a 2-light gabled dormer. Original service/solar bay is now behind early C18 block and early inserted stack has been truncated. Early C18 2 bay block has a central 6 panelled

door with a bracketed hood, flanking C19 sashed canted bay windows with moulded heads, first floor C20 2-light casements, left end C19 external stack in a small lean-to outshut, taller ridge. To rear original build extends slightly further with a 3-light dormer, C20 additions; C17 bays have restored 3-light diamond mullioned windows, an entrance into parlour. Interior: hall has restored walling and open truss arched braces, inserted storey posts for C16 floor with stop chamfered binding beams and joists, traces of original diamond mullioned hall window. First floor open truss posts of rebated section, cambered tie beam, C16 roof with collars and halved principals clasping purlins, arched windbraces; hall chamber fireplace has an ovolo moulded 4-centred arch. Parlour has close studding, ogee stop chamfered axial binding beam and mid-rails, chamfered depressed arched stuccoed fireplace; former shop has traces of 2 large windows, peg holes for shelving; parlour chamber ovolo moulded 4-centred arched fireplace with stucco surround inscribed to resemble ashlar. C17 roof and Beaumont Cottage not inspected.

CROFT HOUSE and ROSE COTTAGE, WATER LANE (WEST SIDE), RICKINGHALL INFERIOR

3/131 Croft House and Rose Cottage

House, now 2 dwellings. Early C16, stack inserted late C16, extended mid C17, part cased mid C19, altered C20. Timber frame, plastered, part red brick cased. Thatched roof, originally half hipped at both ends. Originally 4 bays and probably part open with storeyed ends, 1 bay added to right or service end. 1 storey and attic. Right bay is brick cased with a 3-light casement, to left a lean-to outshut with a door, corrugated sheet roof. Stack to left of centre is behind ridge. Left end attic 3-light part opening glazing bar casement, lean-to outshut. Right gable end brick cased with an added stack and a lean-to outshut. To rear upper end plastered, brick casing with a door to original service bay, C20 2 and 3-light casements and dormers. Interior: upper end stop chamfered cross axial binding beam on jowled storey posts, otherwise frame concealed and not inspected. A blocked doorway in original cross entry position. Original lower bay appears to have had a loft without a partition to hall, traces of a 4-light diamond mullioned window in original right end wall, reverse curved arched bracing in walling, stop chamfered wall plates. Simple coupled rafter roof with faint traces of smoke blackening. C17 bay has through tension bracing.

CROOKED COTTAGE, WATER LANE (EAST SIDE), RICKINGHALL INFERIOR

3/130 Crooked Cottage

House. Late C15, floor and stack inserted early to mid C17, cased and altered C20. Timber frame, Fletton brick casing, all plastered and whitewashed. Thatched roof. Originally a 2 bay open hall with a lower storeyed bay. 1 storey and attic. 1 and 2-light C20 leaded casements, 2 raking dormers, ridge stack with rebuilt cap inserted in upper bay to left. Left gable end 2-light attic casement, right gable end entrance and C20 casements. Interior: traces of a service doorway, original plain joists of small scantling with a trimmer to rear in service/solar bay. Hall has arched braces to open truss springing from below inserted floor with a stop chamfered axial binding beam and bar stop chamfered joists, parlour chamfered axial binding beam and altered walling. First floor frame is largely concealed. Open truss survives with a square crown post with simply roll and hollow moulded cap and base, 4 way 2-centred arched braces, thick smoke blackening on original rafters of small scantling, hall lower end closed truss survives, end bays largely reroofed in C17 and C20.

PRIORY FARM HOUSE, WEST HALL ROAD (SOUTH WEST SIDE), RICKINGHALL INFERIOR

3/132 Priory Farm House

Farmhouse. 1579 for GB and TMY, date and initials on storey posts; extended C17, altered C19 and C20. Timber frame, plastered. Thatched roof. 5 bay 3 cell cross entry plan with kitchen and dairy bays added in series on service end to right. 1 storey and attic. Entrance in original cross entry position is now roughly central, a recessed C19 4 panelled door with a cornice, 3-light glazing bar casements with hoodboards, 2 C20 2-light casements to parlour to left, three 2-light gabled dormers. Rendered axial ridge stack to left of centre between hall and parlour. Left end 3-light attic casement. Right end 2 and 3-light casements, pentice boards. To rear a C20 addition behind parlour, C20 3-light casements; a boarded door with a slate hood into added kitchen bay, a rendered external kitchen stack with a tiled gable headed brick oven and a slate roofed lean-to brick oven on original service bay. Interior: large 2 bay parlour, storey posts have 'TMY 1579' with crescent moon, star and sheep shears to front, 'GB 1579' with an inverted hert to rear on jowled sections with roll moulds below, stop chamfered cross axial binding beams and joists; hall stop chamfered axial binding beam, 2 service doorways, arched windbraces in single side purlin roof. C17 bays have through tension bracing.

KEEPER'S HOUSE, WEST STREET (WEST SIDE), RICKINGHALL INFERIOR

3/133 Keeper's House

House, former gamekeeper's lodge for West Hall (q.v.). Early C19. Clay lump and whitewashed brick. Plaintiled roofs. An informally planned block in a Picturesque Gothick style. 1 storey. Projecting forward to right of centre is a canted bay with a pointed arched boarded door and flanking 2-light glazing bar casements with Y traceried pointed arched leaded heads, semi-octagonal hipped roof. To right 1 bay with roof swept down to low eaves at front. To left a recessed bay with a similar Gothick window, 2 tapering timber uprights to front; far left bay is brick built with a similar Gothick window. Left end half hipped. Right end half

hipped with an added external stack, a similar Gothick window and a small light. An axial ridge stack where ridge of forward canted bay meets main ridge. To rear cross range projects further with a lean-to to rear right. Interior not inspected.

WEST HALL AND ATTACHED GARDEN WALL, WEST STREET (EAST SIDE), RICKINGHALL INFERIOR

3/134 West Hall and attached - Garden Wall

Farmhouse. Early to mid C17, extended late C17 and C19, refronted late C19. Timber frame, plastered and roughcast with red brick front. Steeply pitched machine pantiled roof with slates to rear. Originally a long 3 cell cross entry plan with an extra cell added at upper end possibly as unit house accommodation, altered service bays to rear have early origins. 2 storeys. Long 5 window front with entrance to right of centre in cross entry position, a recessed part fielded, part raised 6 panelled door, C19 reeded architrave, projecting hood; at original left end a second cross entry, a similar door with a pedimental hood; recessed 3 and 4-light transomed casements with chamfered cement rendered lintels. Ridge stack with rebuilt cap between original hall and parlour is now roughly central. Roughcast right end with a boarded door, 2-light glazing bar casement, pentice board. Left end brick outshut and loft hatch. To rear an internal stack in added cell, a cross casement, an architraved part glazed 6 panelled cross entry door, 4-light transomed casement and a first floor part opening leaded casement to original parlour; behind service bay a small pantiled brick outshut and a first floor- 2-light leaded casement. A 2 bay service block extends behind hall, raised and extended in C19 with a broad gable to rear, parlour return 3 and 4-light leaded casements, service return boarded door, ground floor 3-light glazing bar casement, first floor part opening metal frame leaded casement, an external stack to rear with multiple offsets and flanking pantiled brick oven outshuts, a second external stack in a 1 storey clay lump, flint and brick stable block extending further to rear, black glazed and red pantiled roof, 5 doors. Interior: frame largely concealed, stop chamfered axial binding beams, through tension bracing in fairly closely studded walls, an C18 fireplace in hall, added cell has a reused bar stop chamfered cross axial binding beam. First floor: parlour chamber double bar stop chamfered axial binding beam, evidence of arched bracing in original end wall, double butt purlin roof with collars to principals. Attached to rear is a C19 flint rubble wall about 2 metres high with a rounded coping continuing around to enclose a garden behind upper end of house; an attached summerhouse/shed of flint and brick with a thatched roof has a trellissed front, wavy bargeboards.

Grade I Listed Historic Buildings in Rickinghall Superior (no Grade II*)

CHURCH OF ST MARY, CANDLE STREET (NORTH SIDE), RICKINGHALL SUPERIOR GRADE I

7/135 Church of St Mary

Parish church, redundant. Mid to late C14, nave rebuilt, south porch added and altered mid C15. Thoroughly restored 1868 by W.C. Fawcett. Flint rubble with ashlar and red brick dressings, some knapped and squared flint. Slate nave roof, steeply pitched plaintiled chancel roof. West tower, wide nave, south porch, chancel. 4-stage square west tower: to west an offset to second stage with a 2-light curvilinear traceried pointed arched window with a hoodmould, third stage has quatrefoils in 3 sides, string course to belfry with louvred openings as window below, string course to C15 embattled parapet with traceried flushwork panels, 'IHS' and 'MR' monograms and varied patterns, gargoyles to north and south, pinnacles removed, 4 stage diagonal buttresses rise 3 stages with moulded plinth, offsets, a square and compass mason's mark to south west. 4 bay nave to north and south: double plinths with stone offsets, lower flint and stone rubble chequerwork, upper squared flint frieze with blank stone shields, flint and stone rubble chequerwork walls, 4 very large 3-light Perpendicular windows with cusped headed lights, intricate intersecting/rectilinear tracery, 4-centred arched heads, hoodmoulds, flint and brick voussoirs, five 2 stage buttresses with paired cusped headed flushwork panels in plinth. East and west coped parapets with chequerwork squared in east gable. To north to west of centre a smaller window over an entrance with a continuously moulded pointed arch with mask stopped hoodmoulds, towards east a canted projection for rood stairs, a slight projection on east return. To south the window towards west is shorter as it was above a now demolished mortuary chapel of W. Howell, d.1492, a blocked 4-centred arch below window, brick in walling to side of adjacent south porch, to south west on nave a diagonal buttress with brick walling at base. 2 storey south porch: triple moulded pointed entrance arch with outer continuous hollow mould, double shafted responds with moulded caps and bases, blank shields of arms in foiled roundels in spandrels, ashlar sides, above 6 flushwork 'IHS' and 'MR' crowned monograms; porch chamber has a 2-light window with a 4-centred arched head, shallow gable with coped parapet; to east a 2 stage buttress with squared flintwork, plinth with panels as on nave, pinnacle above removed, return has plinth and frieze as on nave with a 2-light 4-centred arched headed window; to west return a section of wall to former chapel projects to south with a moulded shaft, early brickwork, stairs to porch chamber in a projection with a small C19 lancet. Inside porch a good stone tierceron groin vault, stone seats on sides, inner pointed entrance arch, outer hollow and inner roll moulds with moulded bases. Chancel is lower, narrower and shorter than nave: to east a string course below a restored 3-light C14 window with a pointed arched head, intricately cusped intersecting/curvilinear tracery, C19 hoodmould, above a small blocked cusped headed opening, 2 stage diagonal buttresses, kneelers to coped gable parapet with ridge cross; to north two 2-light C15 windows, one has rectilinear tracery in a segmental pointed arched head, the other has ogee headed lights with a squat quatrefoil in a 4-centred arched head; to south a central low side door in an ogee headed pointed arch with 3 continuous hollow mouldings, hoodmould with crocketed finial, mask stops, 2 windows as to north. Interior: segmental pointed chancel arch, triple wave moulded with a hoodmould, chamfered responds; C15 pointed tower arch, outer continuous chamfer and 2 inner chamfers to semi-octagonal responds with moulded caps and bases, above tower arch a quatrefoil opening. Nave north and south wall arcades, full height with 4-centred arches over large windows, engaged shafts with moulded caps and bases, low stone seats along north and south walls. Chancel windows- and door have simply moulded rear arches. 8 bay nave roof is a C19 replacement with arch braced brattished collars, brattished wall plates. Ceiled C19 chancel roof, 4 bays with bosses, brattishing. In nave to south west a blocked hollow moulded 4-centred arched headed opening to former chapel, 4-centred arched headed door to porch chamber stairs, porch roof of C15 cambered timbers. In nave to north east a 4-centred arched headed opening for rood stairs with a similar opening in east wall of nave. In nave to south east a restored piscina with a hollow moulded 4-centred arched head. In chancel to south a C15 piscina with an ogee headed 4 centred arched head, crocketed cusping, moulded square surround with a crenellated head, octafoil bowl, dropped sill sedilia to adjacent window. Octagonal C14 font in nave, a step up to moulded base, plain stem, moulded underside to bowl with elaborately cusped blank tracery patterned faces. A timber bier in nave dated 1763. C19 tiled floors, Communion rails, seating and pulpit, C19 brass ewer. In tower floor a memorial to J. Browne, d.1716, with arms in relief, on tower wall a benefactions board and 2 peal boards. Nave window to north opposite entrance has fragments of C15 glass, chancel window to south towards east has fragments of C15 and C18 glass, chancel east window by O'Connor, 1868, chancel window to south towards west and tower west window are by Heaton, Butler and Bayne, c.1875.

Grade II Listed Historic Buildings in Rickingham Superior

CHURCH FARM COTTAGE and CHURCH FARM HOUSE, THE STREET (NORTH WEST SIDE) RICKINGHALL SUPERIOR

1/166 Church Farm House and 29.7.55 Church Farm Cottage (formerly listed as Church Farm House) House, now 2 dwellings. c.1500, stacks inserted, reroofed, altered and extended early C17, extended C19, altered C20. Timber frame, plastered with flint, clay lump and red brick additions. Steeply pitched machine pantiled roofs. 5 bays, fully storeyed 3 cell plan with narrow smoke bay and cross passage bay, continuously jettied to front and at upper end, stack inserted in smoke bay. 2 storeys. Ground floor: entrance into original cross passage with a C20 architraved door, hall and parlour to left have C20 15 pane bow windows, service bay to right has a 3-light part opening casement. Jetty to first floor which projects slightly less far in largely rebuilt cross passage and service bays, jetty steps down to a lower level with 2 curved brackets in service bay, 2 and 3-light glazing bar casements, roof is lower over cross passage and service bays. In original smoke bay between hall and parlour is an axial ridge stack with 3 conjoined hexagonal shafts. To left return a brattished corner post with a large bracket to dragon beam, jettied left end with a small bracket to rear, a C20 bow window, 2 and 3-light casements, C17 brackets to exposed plates. Right or service end early C17 external stack with a rebuilt cap in a 1 storey C19 outbuilding, flint with red brick dressings, internal end stack, further right C20 addition with an entrance. To rear a lobby entrance to main range, 2-light casements; behind service bay a 2 bay, 2 storey, C17 dairy with exposed plates and purlins in a brick cased rear gable end; behind cross passage bay a 2 storey C19 clay lump addition with an internal end stack with a hexagonal shaft, an entrance in brick cased gable end with a shallow pitched roof. Interior: close studding of large scantling, hall has an axial binding beam and stop chamfered cross axial beams at ends with jowled storey posts of rebated section at upper end, a 3-light ovolo mullioned window opening with intermediate small diamond mullions; in parlour an C18 chamfered segmental headed fireplace; service end ovolo moulded fireplace bressumer and axial binding beam. First floor: 4-centred arched braces to stop chamfered cambered tie beams with mortices for crown posts and tension braces, arched braces in walling; parlour chamber end wall has a very large sill for an original oriel window, ovolo moulded cross axial binding beams. Good early C17 double butt purlin roof with cambered collars, upper windbraces; service and cross passage bays separately reroofed with cambered collars clasping purlins. C17 dairy wing has close studding with mid-rail, traces of 3 and 4-light diamond mullioned windows. (NMR 1970)

OLD TIMBERS, THE STREET (NORTH WEST SIDE), RICKINGHALL SUPERIOR

6/165 Old Timbers

House. C17, refronted early C19, altered C20. Timber frame, plastered, refronted in knapped flint with red brick dressings. Thatched roof. 2 cells with end stack. 1 storey and attic. Central entrance with flanking cross casements all with cambered heads. Cogged eaves with moulded bricks flanking a 3-light dormer and at left end. Right end internal stack with rebuilt capping. Plastered left end with 1 and 2-light casements, exposed plates and purlins. To rear an added external stack to left and a plaintiled C20 brick lean-to outshut. Interior not inspected.

THE ANCHORAGE, THE STREET (NORTH WEST SIDE), RICKINGHALL SUPERIOR

6/164 The Anchorage

House. C18, altered C19. Timber frame, plastered with scoring to resemble ashlar. Steeply pitched plain-tiled roof. 2 cells with end stack. 2 storeys. Ground floor: steps up to a central entrance, raised 6 panelled door, architrave with cornice; architraved single glazing bar sashes. First floor architraved 3:6 pane sashes, eaves cornice. Right end external stack with double offsets to front, exposed plates and purlins. To rear a second stack, internal to left, a lean-to outshut. Interior not inspected. Included for group value.

JESSAMINE LODGE, THE STREET (NORTH WEST SIDE), RICKINGHALL SUPERIOR

6/163 Jessamine Lodge 29.7.55

Large house, latterly with a shop. Early C18, extended, altered and refenestrated mid to late C19, restored 1985. Timber frame, plastered. Vitrified brick header facade with red brick dressings. Steeply hipped plain-tiled roof with slate to rear. 3 cell plan. 2 storeys and attic. 2:3:2 facade with ends breaking forward slightly. Central recessed entrance, raised 8 panelled door, panelled reveal and soffit, C19 doorcase with rinceau panelled jambs and lintel, consoles to an C18 dentilled segmental pediment. C19 2-light casement windows with unusual chamfered Gothic traceried heads, shafted jambs with brackets to moulded hoods, gauged brick flat arched heads. Above entrance a blind opening of red brick with a gauged brick flat arched head, brick repair to ground floor right which was shop. Quoining, plinth, hollow moulding below plat band, restored coved cornice, 3 evenly spaced C20 2-light gabled dormers. 2 ridge stacks between cells have red brick quoining and caps, that to right or service end is axial. Rendered returns, to right a restored first floor window as to front. Full height continuous extension to rear, 4 bays of mixed 12 and 16 pane sashes, 2 panelled doors, French windows. Interior: parlour has some early C19 raised dado panelling, in hall an ogee stop chamfered cross axial binding beam, staircase in front of stack between hall and parlour has C18 dado panelling, C19 turned balusters; parlour chamber has an early C19 lugged architrave to fireplace, raised panelling. Some exposed framing with good C18 studding, double staggered tenoned purlin roof with collars to principals.

THE UPLANDS, THE STREET (NORTH WEST SIDE), RICKINGHALL SUPERIOR

6/162 The Uplands

House. C17 with earlier origins possible, part brick cased and extended mid to late C18, further extended early C19. Timber frame with red brick casing and extensions, all plastered and whitewashed. Steeply pitched plaintiled roofs with some black glazed pantiles. A 3 cell main range with 2 cells to right, a square bay and lean-tos added to rear. 2 storeys with an attic in main range. Gable end of main range to road is C18 brick with moulded kneelers to a tumbled-in parapet, an entrance to left with a recessed architraved part glazed, part raised, fielded 6 panelled door. Right return has part opening 2-light glazing bar casements with an early leaded pane on first floor to left, a pantiled lean-to outshut from left bay, 2 box dormers, an internal axial ridge stack to left or front bay. To right or rear a lower 2 cell range, 3 and 4-light glazing bar casements, shallower pitch to hipped roof with pantiles to rear. Left return from front has a small 2 storey flat roofed early C19 addition with steps up to double recessed part raised, fielded 6 panelled doors, reeded architrave with roundels in frieze, traceried fanlight in a gauged brick round arched head, on first floor a 4:4 pane sash and a 3-light casement with gauged brick flat arched heads, boarded eaves with triglyphs, modillions. A tall C18 block projects behind this addition, to front a ground floor 16 pane and first floor 4:8 pane sash with gauged brick flat arched heads, coved eaves, an almost pyramidal hipped roof, a large axial stack in valley where main range meets added block, a 3-light hipped dormer to rear. To rear right another addition with a hipped roof. Interior not inspected. The house was probably associated with a tannery in the C18 and C19.

THE HOMESTEAD, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/161 The Homestead 29.7.55

House. Mid to late C17, altered and extended early to mid C18, altered mid C19 and early C20. Red brick with some timber framing, all colourwashed and rendered. Plaintiled roof with pantiles to rear and on additions. 3 cell plan with end stacks, service additions to rear right to form an L on plan. 2 storeys and attic. Ground floor: entrance to left of centre, a 6 panelled door with panelled reveals in a C20 gabled porch, 3 large architraved transomed 3-light part opening casements. First floor 3 architraved part opening cross casements. Plat band, eaves cornice. 3 gabled 2-light dormers. Internal end stacks. Moulded kneelers to tumbled-in gable end parapets, right end plat band. Slightly projecting to rear right a square 2 storey C18 service block with a hipped roof, a panelled door with a gauged brick round arched head to a through passage, dentilled eaves; beyond is 2 bay 1 storey kitchen with C20 casements, dentilled eaves and a C19 external stack with offsets, rear gable end moulded kneelers to tumbled-in parapet. Main range to rear has C19 lean-to additions with a part glazed 6 panelled door with a bracketed hood, to right a 6-light leaded bow window, first floor sashes, a C17 external stack now truncated. Interior: to right a secondary small 1 parlour with some early C18 raised panelling with a cyma cornice, first floor appears to have had 8 window openings to front, reset early C18 raised panelling to passage, double staggered tenoned purlin roof. Attached to left end a 1 storey 2 bay early C20 surgery links to a lean-to outshut to far left which projects forward and which contains fragments of a C16 timber frame.

RIDGE HOUSE, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/160 Ridge House (formerly 29.7.55 listed as The Ridge)

House. c.1840. Timber frame, plastered with scoring to resemble ashlar. Shallow hipped slate roof. 5 bay front to a square block. 2 storeys. Steps up to a central entrance with a part raised, fielded and fret patterned 6 panelled door, traceried oblong fanlight, semi-round architrave, reused late C18 Roman Doric porch with fluted columns, wave moulded frieze. Flush moulded frame glazing bar sashes, moulded hoods on shaped brackets, smaller and margin glazed on first floor. Offset plinth with a cellar window to left, eaves cornice. Two white brick stacks in central valley between outer bays, oversailing caps. 2 bay right return has French windows, 2 and 3-light casements with hoodboards, double hip to roof. Left return ground floor architraved casement replacing an entrance towards rear. To rear ground floor bay window to right with transomed 3-light glazing bar casements, to centre and right a lean-to outshut with a half glazed door and a 3-light casement; first floor part opening metal frame leaded 3-light casements. To rear right a stable outbuilding with an open front, trellised with turned uprights. Interior not inspected.

RAYLEIGH HOUSE, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/159 Rayleigh House

House, latterly with a shop. C18, altered and extended C19. Timber frame, roughcast. Steeply pitched corrugated sheet roof. 2 cells with a central stack. 2 storeys and attic. Ground floor: to right a 4 panelled door and a 9 pane casement with a hoodboard, to left a vertically panelled door and an 8 pane former shop window with a hooded cornice. First floor part opening 3-light glazing bar casements. Central ridge stack. Right end pentice board to weatherboarded gable with a small attic window. Left end 2-light glazing bar attic casement, exposed plates and purlins. To rear a 2-light casement and a 4:8 pane sash; to rear right a 1 storey C19 kitchen bay, pantiled with an extruded stack to rear in a lean-to outshut. Interior: early C19 fireplace, cross axial binding beams.

PUMP HOUSE, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/158 Pump House

House with shop. Early C16 origins, extended, altered and reroofed c.1600, altered and extended C20. Timber frame, plastered. Steeply pitched plaintiled roof. 3 cell cross entry plan, originally probably smaller with an open hall. 2 storeys. Altered to a lobby entrance to left of centre with a hoodboard, flanking 2-light glazing bar casements, to right or service end a 3:2 pane architraved sash, formerly a shop window. First floor three 2-light casements, boxed eaves. Ridge stack to left of centre between hall and parlour, cap rebuilt. Right end disused single light casement, bracket to front plate, exposed double purlins. To rear mixed casements with a C20 2 storey pantiled wing. Interior: in hall, posts had shafts, mortices for arched braces to a stop chamfered cross axial binding beam, originally possibly for open truss arched braces, altered close studding with mid-rail; parlour stop chamfered axial binding beam, reverse cranked arched braces in walling, traces of diamond mullioned windows. First floor: altered arched braces to tie beams, double butt purlin roof with collars to principals, altered wind bracing.

ELM COTTAGE, THE STREET (SOUTH EAST SIDE) RICKINGHALL SUPERIOR

6/157 Elm Cottage

House, latterly 2 dwellings. Early C17 and possibly earlier, cased C19. Timber frame, red brick casing. Steeply pitched pantiled roof. Broad 3 cell plan. 1 storey and attic. Raised 4 panelled door to left as a lobby entry, 3 panelled door to right as a cross entry, 12 pane fixed casements to centre and right, red and white brick cambered heads to openings; 2 C20 2 light casements to left or parlour end. Offset plinth, boxed eaves, three 2-light dormers. Axial ridge stack to left of centre between hall and parlour, recessed panelled base, 3 conjoined diagonally set shafts with sawtooth returns. Left end C18 brick below rendered gable. Right end C19 brick with an attic 2-light window, exposed plates and purlins, roof pitch altered to rear. 1 storey and attic wing to rear centre. Interior not inspected.

GARDEN HOUSE and GARDEN COTTAGE, GARDEN HOUSE LANE (SOUTH WEST SIDE), RICKINGHALL SUPERIOR

6/149 Garden House and Garden Cottage

House, latterly a public house, now 2 dwellings. C16, extended and altered early C17 and mid C19. Timber frame, plastered. Steeply pitched plaintiled roof. C19 addition is colourwashed brick, slate roofed. 2 or 3 bay core possibly an open hall originally, stack and parlour added to right, later bay added to left. 1 storey and attic, 2 storey later bay. A lobby entrance to right of centre where early core meets added parlour, an early C19 5 panelled door, pilastered doorcase with a hood. To hall and parlour three 16 pane flush moulded frame sashes, a small casement to left, a 2-light dormer inserted over parlour which has slightly higher eaves. Axial ridge stack to right of centre between hall and parlour, cap rebuilt, added external stack to front left. C19 bay to left has a ground floor 16 pane flush moulded frame sash, first floor part opening 12 pane casement, boxed eaves, ridge stack to right towards early core. Left gable end 4 panelled door in an open timber porch. Right gable end added external stack, exposed plates and double purlins. To rear taller eaves to stack and parlour bays, early core is brick cased with a sash, raking dormer, a 2-light dormer over parlour, clay lump and brick lean-to outshuts behind hall and parlour. Interior: frame concealed, hall has an indented shop chamfered axial binding beam, possibly inserted. Garden Cottage not inspected.

WHITE GATE, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/155 White Gate

House, latterly 2 dwellings. Early C17, parlour bay rebuilt C18, extended C19. Timber frame with clay lump additions, some brick casing, all plastered. Steeply pitched plaintiled roof with machine tiles and pantiles to rear. 3 cell lobby entry plan. 2 storeys and attic. Entrance to right of centre, an architraved 4 panelled door, to left an architraved 16 pane glazing bar sash, to right a C20 architraved cross casement, hoodboards. First floor two 4:8 pane architraved sashes. Axial ridge stack to right of centre between hall and parlour, red brick quoining to C18 dark brick cap. Right end is C20 brick cased with a first floor 3-light casement. Left end has a C19 external stack towards front, a first floor architraved 16 pane sash, attic 5-light octagonal mullioned window. To rear left a C19 2 storey lean-to with a half glazed door and a 4:8 pane sash in outer return, to rear right a C19 1 storey lean-to with brick cased end. Interior: close studding with chamfered mid-rails, hall has an axial binding beam, ogee stop chamfered fireplace bressumer, a chamfered doorway in rear wall; parlour and part of stack all rebuilt, stairs in front of stack. First floor reverse cranked arched braces in walling and an internal partition, 4-light octagonal mullioned window openings to rear rebated for glass, hall chamber chamfered 4-centred arched fireplace; collars and halved principals clasp purlins, arched windbraces.

STANWELL HOUSE, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/154 Stanwell House

House. Late C18, refronted early C19, extended and part cased later C19. Timber frame, roughcast. Red brick casing and additions. Hipped pantiled roof. 3 bay block with rear additions. 2 storeys. Steps up to central entrance with a part glazed, part raised 6 panelled door, panelled reveal, architrave, 3-light oblong fanlight, C19 hipped leaded hood on brackets, flanking C19 recessed glazing bar sashes with gauged brick flat arched heads. First floor three 2-light glazing bar casements with gauged brick flat arched heads. End

pilaster strips, boxed eaves. 2 axial stacks to rear behind outer bays, that to left is larger. Left end is rough-cast with a ground floor architraved glazing bar sash. Right end has C19 brick casing, a ground floor glazing bar sash with a gauged brick flat arched head. To rear left a 2 storey lean-to addition, to rear right a 2 storey added wing with outer tripartite French windows with a segmental head. Interior not inspected.

WHITE HORSE PUBLIC HOUSE, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/152 White Horse Public House 21.7.82

Public house. c.1600, extended c.1700 and late C18, altered C19 and C20. Timber frame, plastered. Plain-tiled roof. 3 cell cross entry plan with 2 bays added at parlour end, kitchen/brewhouse at service end. 1 storey and attic. Central C20 lobby entrance in a gabled porch, to left two 3-light glazing bar casements, one part opening, hoodboard, a C20 2-light casement to far left, to right a part opening 3-light casement and two 2-light casements with hoodboards; a 2-light gabled dormer to left, 3-light gabled and raking dormers to right. Central ridge stack between hall and parlour. Left end pentice boards, 2-light attic casement. Right end lean-to outshut, 3-light attic casement. To rear a dual 2:4 pane sash, a 2-light gabled dormer and a 4-light raking dormer, C20 lean-to addition. Interior: hall has stop chamfered storey posts and a cross axial binding beam, arched bracing in end walls, collars clasp purlins. Attached to right is C18 kitchen/brewhouse, 1 storey, 2 cells, projecting forward with a gable front, a 2-light glazing bar casement, steeply pitched roof with low eaves, brackets to plates, an architraved entrance to inner return. Central ridge stack, towards rear on inner slope an internal stack with offsets, rebuilt cap. Right return is brick with a door and weatherboarding towards rear. To rear a weatherboarded outshut with a hipped tiled roof.

FORMER STABLE BLOCK ABOUT 10 METRES SOUTH EAST OF WHITE HORSE PUBLIC HOUSE, THE STREET (SOUTH EAST SIDE) RICKINGHALL SUPERIOR

6/153 Former stable block about 10m south east of White Horse Public House

Stable block. Early C19. Clay lump with some red brick. Black glazed and red pantiled roof. An L on plan. 1 storey. Towards public house 2 doors and small windows. Left return has 2 stable doors and two 2-light louvred windows. Red brick rear gable end. Included for group value.

HALL HOUSE COTTAGE and THIS LL DEW, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/151 Hall House Cottage and This-ll-Dew

House, latterly 3 and now 2 dwellings. c.1500, floor and stack inserted early C17, extended and altered C19 and C20. Timber frame, plastered and roughcast. Thatched roofs. Originally 5 bays with a 2 bay open hall, storeyed service bay and 2 storeyed parlour bays; stack inserted in lower parlour bay, service wing added to rear in C19, parlour end extended C20, now a large L on plan. All 1 storey and attic. Steps up to an entrance to right into hall, a recessed 3 panelled door, a second door to left into C20 addition, scattered 1 and 2-light casements; to right into solar over service bay an original 3-light square mullioned window, a 2-light glazing bar dormer over hall, 2 C20 2-light dormers to left. Inserted ridge stack to right of centre has 2 conjoined hexagonal shafts. Right end is half hipped over an exposed single diamond mullioned opening and a 2-light casement. To rear a cross entry door and a restored 2-light diamond mullioned window opening. Altered lower service wing to rear right is clay lump or timber frame. Interior: 2 service doorways with chamfered surrounds, a hollow moulded 4-centred arched head with foliate carved spandrels, possibly reused; service bay stop chamfered axial binding beam. Hall has tension bracing in walls, traces of original 6-light square mullioned windows, open truss posts had shafts, inserted stop chamfered storey posts to a bar stop chamfered cross axial binding beam, stop chamfered joists; reused fireplace bressumer with hollow and roll moulds, Tudor flower brattishing, upper embattled brattishing. Solar end wall has reverse curved arched braces. Hall chamber arched bracing in front wall, open truss stop chamfered cambered tie beam, now cut, cruciform crown post, broached base, no cap, 4-centred arched braces to collar purlin, smoke blackened rafters. Parlour bays: frame is largely concealed, tension bracing in walling, a stop chamfered cross axial binding beam, a 4-light diamond mullioned window to rear, closed truss crown post survives at original left end.

FORGE CLOSE AND ADJOINING PREMISES, THE STREET (SOUTH EAST SIDE), RICKINGHALL SUPERIOR

6/150 Forge Close and adjoining 29.7.55 Premises (formerly listed as Premises opposite Camorna to south east)

Two houses. Mid to late C16 and C18, altered C20. Timber frames, plastered. Pantiled roof with thatch on later build. 3 cell main range with 2 cell 'unit house' added to rear right to form an L on plan. All 1 storey and attic. Steps up to a lobby entrance to right of centre, a recessed 6 panelled door with a lugged architrave, hoodboard. Flanking C20 3-light glazing bar casements, 2 lights to left or service end. C19 shaped brackets to boarded eaves, hall and parlour chamber 3-light gabled dormers. Cruciform ridge stack to right of centre between hall and parlour, rebuilt cap. Gable end bracketed pentice boards to attic with exposed purlins. To rear a boarded door in cross entry position, a 2-light gabled dormer. 'Unit house' to rear is Forge Close. Outer central boarded door, flanking 2-light glazing bar casements, 2-light bargeboarded gabled dormers. Rear gable end external stack with exposed plates and purlins, a boarded lean-to outshut. Inner return has a rendered stack towards front, enlarged in C20; a pantiled brick lean-to outshut extended to rear in C20. Interior not inspected.

SUGGENHALL FARM HOUSE, CHURCH LANE (NORTH SIDE), RICKINGHALL SUPERIOR

7/144 Suggenhall Farm House

Farmhouse. Late C17 and possibly earlier, extended C19. Timber frame, roughcast. Steeply pitched half hipped plaintiled roof. Broad 3 cell lobby entry plan. 2 storeys. Entrance to left of centre, a part glazed architraved door, brackets to hood. 2-light glazing bar casements, on first floor 2 are early with part opening metal frames. Boxed eaves. Ridge stacks between each cell, that at upper or left end is multiform to rear. Left end 3:3 pane architraved sash. To rear pantiled catslide roofs over 3 separate lean-to additions to form a continuous outshut. Interior not inspected.

NINE MILLS HEADSTONE FROM ABOUT 2 METRES TO 15 NORTH OF CHURCH OF ST MARY, CANDLE STREET (NORTH SIDE), RICKINGHALL SUPERIOR

7/139 Nine Mills Headstones from - about 2 to 15m north of Church of St Mary

A group of 9 headstones to members of Mills family. Late C18 to mid C19. Various stones. A row of 6 stones, all early C19; behind a row of 3 to J. Mills, d.1782, F. Mills, d.1827 and E Mills, d.1858. All 9 headstones are inscribed with the same scene in a circular surround in segmental heads, weeping seated putti with a skull in one hand, a pyramid in the background, draped sides. The group is of interest as a single type variously treated over a long period.

SMITH MEMORIAL ABOUT 15 METRES NORTH OF CHURCH OF ST MARY, CANDLE STREET (NORTH SIDE), RICKINGHALL SUPERIOR

7/140 Smith Memorial about 15m - north of Church of St. Mary

Chest tomb. J. Smith, d.1810, and wife Susanna, d.1838; probably of the latter date. Ashlar. Moulded base and inscribed capping. 2 x 1 panelled sides with secondary inscriptions. Reeded pilasters at angles and dividing long sides.

PAIR OF ELMY HEADSTONES ABOUT 5 METRES NORTH OF CHURCH OF ST MARY, CANDLE STREET (NORTH SIDE), RICKINGHALL SUPERIOR

7/137 Pair of Elmy Headstones - about 5m north of Church of St Mary

Two headstones to members of Elmy family, d.1743 and 1748. Ashlar. Richly scrolled cambered heads over inscriptions, one with a trumpeting putto the other with 2 seraphim.

PARSON MEMORIAL ABOUT 15 METRES NORTH OF CHURCH OF ST MARY, CANDLE STREET (NORTH SIDE), RICKINGHALL SUPERIOR

7/138 Parson Memorial about 15m - north of Church of St Mary

Chest tomb. J. Parson, d.1811. Ashlar. Moulded base and pyramidally ridged capstone. Chest tapers towards narrower base, sides have fielded panels with indented quadrant corners, inscribed on 1 long side, fielded panelled angle pilasters with guilloche ornamented caps.

ELMY MEMORIAL ABOUT 2 METRES NORTH OF CHURCH OF ST MARY, CANDLE STREET (NORTH SIDE) RICKINGHALL SUPERIOR

7/136 Elmy Memorial about 2m north of Church of St. Mary

Chest tomb. H. Elmy, d.1738. Ashlar. Moulded base and capping inscribed with a relief shield of arms. Raised fielded panelled sides. Recessed angle pilasters with bellied bases.

KILN FARM HOUSE, CANDLE STREET (NORTH SIDE), RICKINGHALL SUPERIOR

3/141 Kiln Farm Cottage

House, latterly a public house. Mid to late C17, altered C20. Timber frame, plastered. Thatched roof. 3 bay 3 cell plan. 1 storey and attic. Entrance into parlour to right, 1 and 2-light C20 casements, a 2-light gabled dormer to left of centre with a plaintiled surround. Ridge stack to right of centre between hall and parlour. Gable end 2-light casements, exposed-plates and purlins, part brick cased to left. To rear a boarded door and a 2-light casement. Interior: frame concealed, stop chamfered joists.

KILN FARM HOUSE, CANDLE STREET (SOUTH SIDE), RICKINGHALL SUPERIOR

3/142 Kiln Farm House

Farmhouse. C17, extended C18, part raised C19, altered C20. Timber frame, plastered. Steeply pitched machine tiled roof. 3 cell lobby entry plan, service wing added to form an L on plan. 2 storeys and attic. Entrance to right of centre, a recessed architraved half glazed door with a projecting hood, C20 3-light part opening transomed casements with hoodboards, a blind opening over entrance, boxed eaves. Axial ridge stack to right of centre between hall and parlour, cap rebuilt. Right end brick lean-to. Left end added external stack, a boarded door, attic casements. Service wing to rear left has C18 brick ground floor with C19 timber framed first floor, all rendered, a boarded door in a C20 porch towards rear, rear gable end internal stack, original tumbled-in brick with C19 brick above, a boarded door in inner return. 1 and 2 storey lean-to outshuts behind main range. Interior: frame concealed, service wing stop chamfered cross axial binding beams.

KILN FARM COTTAGES, CANDLE STREET (SOUTH SIDE), RICKINGHALL SUPERIOR

3/143 - Kiln Farm Cottages

House, now 2 dwellings. Mid C16, extended C17 or C18, altered and cased C20. Timber frame, largely cased in Fletton brick, part plastered. Thatched roofs. 3 bays with an internal end stack and a small 2 bay parlour addition. 2 storeys. Entrances to garden with a boarded door in probably original cross entry position to right of centre, second entrance into parlour addition to left which is lower and narrower with a shallower roof pitch, C20 2 and 3- light metal frame casements. Axial ridge stack at original upper end to left. Gable end added external stacks. To rear a boarded lean-to from service bay, 2 pantiled lean-tos from addition with a first floor 2 light casement in plaster. Interior: frame largely concealed, jowled storey posts, a stop chamfered cross axial binding beam and a roll and hollow moulded fireplace bressumer in hall. First floor hall chamber open truss chamfered cambered tie beam with arched braces removed, closed truss reverse curved arched braces. Added bays not inspected.

KILN FARM COTTAGE, WATER LANE (EAST SIDE), RICKINGHALL SUPERIOR

3/167 Kiln Farm Cottage

House, latterly 2 dwellings. c1600, extended mid to late C17, cased and extended C20. Timber frame, plastered with C20 brick casing and additions to rear. Steeply pitched corrugated sheet roof. Originally 2 cells with an end stack, parlour added to form a 3 cell cross entry plan. 1 storey and attic. A boarded door in cross entry position to left of centre, a second boarded door to far right into parlour, C20 3-light and cross casements, a 3-light glazing bar dormer to hall chamber. Axial ridge stack to right of centre between hall and parlour, cap rebuilt. Left or service end added external stack, attic 3-light casement. Right end attic 2- light casements, external stack to rear; lean-to outshut from service bay. Interior: close studding, hall has applied moulded heads to storey posts, a stop chamfered cross axial binding beam, stop chamfered service doorway jambs, service end reverse curved arched braces halved into walling; parlour has a stop chamfered axial binding beam and straight through tension bracing in walling, collars clasp purlins.

HIGHWAYS, FINNINGHAM ROAD (SOUTH WEST SIDE), RICKINGHALL SUPERIOR

7/145 Highways

Barn to former Rectory (not listed), now a dwelling. Early C17, converted c.1960. Timber frame, all rough-cast. Steeply pitched pantiled roof. 5 bays. 1 storey. C20 openings to front all at ground floor level, a C20 'midstrey' added to rear, inserted stacks. Interior: central bay was open with cart entrances, left bay was storeyed. Close studding with reverse cranked arched braces in walling, stop chamfered wallplates, arched braces from jowled posts to tie beams. Double butt purlin roof with collars to principals, wind braces removed. A good frame largely intact.

FALCON'S HALL, FINNINGHAM ROAD (SOUTH WEST SIDE), RICKINGHALL SUPERIOR

3/146 Falcon's Hall (formerly 29.7.55 listed as Facon's Hall)

Farmhouse. Early C17, possibly with C16 origins, altered and extended C19 and C20. Timber frame, plastered. Steeply pitched machine tiled and pantiled roofs, with some slate to rear. Broad 3 cell cross entry plan with parlour end as a 2 bay jettied cross wing, possibly part of earlier building. 2 storeys and attic. Entrance in cross entry position to left of centre, an early C19 recessed architraved part glazed 6 panelled door, shaped brackets to a pedimental hood; to left a 6 pane glazing bar casement, to right dual 2- light casements, hoodboards. First floor 3-light and dual 2-light casements. Parlour cross wing has a ground floor 3-light casement, jetty on 2 curved brackets, first floor 3-light casement, exposed plates and purlins. Offset plinth, boxed eaves, a 4-light dormer over hall. Axial stack on main ridge between hall and parlour has 3 conjoined hexagonal shafts, that to parlour an addition. Right return 2 first floor 3-light casements. Left gable end 2 and 3-light casements, exposed plates and double purlins, a service door towards rear. To rear 2 lights in cross wing gable, behind hall a C19 lean-to with a catslide roof. C20 lean-to beyond with a half glazed door; an internal kitchen stack to rear of service bay behind which is a C19 timber frame or clay lump backhouse with a slate roof, mixed casements, a loft hatch, left end stack. Interior: frame largely concealed, hall has an ovolo moulded binding beam, parlour end has an exposed stop chamfered post of large scantling, cambered tie beams. C18 cellar. A plan of 1599 shows a 5 bay triple gable fronted house bearing no resemblance to the existing building. Formerly known as Facon's Hall. A partly moated site (East Anglian Miscellany, 1930, pp.1- 25).

BARN ABOUT 80 METRES EAST SOUTH EAST OF FALCON'S HALL, FINNINGHAM ROAD (SOUTH WEST SIDE), RICKINGHALL SUPERIOR

3/148 Barn about 80m east south - east of Falcon's Hall

Barn. Early to mid C17. Timber frame, weatherboarded and rendered. Steeply pitched corrugated sheet roof. 5 bays. Central bay open as cart entrance, opposing 2 bay gabled midstrey. To front left a C19 brick outshut returned with a pantiled hipped roof. Right end and rear C19 brick lean-to outshut with a door and a hatch, hipped pantiled roof. To rear right 2 open bays, to rear left a clay lump gabled outshut. Interior: close studding of fairly small scantling, arched braces in walling halved inside studs, jowled posts, arched braces to tie beams replaced; double butt purlin roof with collars to principals, some windbraces to upper purlins; inserted floor.

BARN ABOUT 25 METRES SOUTH EAST OF FALCON'S HALL, FINNINGHAM ROAD (SOUTH WEST SIDE), RICKINGHALL SUPERIOR

3/147 Barn about 25m south east - of Falcon's Hall

Aisled barn. Mid C19. Red brick. Pantiled roof. Large 8 bays with broad aisles. Gable end to yard has a very tall cart opening with a gauged brick depressed arched head, double doors; to aisle to right a blocked window and a door with gauged brick flat arched heads, offset plinth, coped parapet with moulded kneelers. Right return has 2 doors, left return part rebuilt. Gable end towards house has a C20 brick outshut with a hipped roof, 2 original blocked upper openings with gauged brick flat arched heads, a coped parapet. Interior: 2 arcade posts to each bay with through tension bracing, one internal wall is part brick and boarded, double aisle ties to lower purlins and to wallplates, straight arched braces from arcade posts to tie beams, square set arcade plates, collars clasp upper purlins, ridge piece.

APPENDIX 2: UNLISTED BUILDINGS OF HISTORIC INTEREST

Botesdale

Fen Lane: The Old School House, Methodist Chapel

Common Road: Woodhouse Farm, Point Farm

Mill Road South: Victorian House on the corner??

The Street: The Old Congregational Chapel, Market House, The Mill House, Crown Hill House, Bank House Cottage, Bank House, Mowbray House, Priory Cottage, Saf-ron Croft, Sunnyholme, DoveCottage and Rambler Cottage, Little Botolph, Langley House, Virginia Cottage

Chapel Lane: Pond House, Street Farm Barn, Old Gas House

Bridewell Lane: Fir Tree Cottage

Back Hills: Red House, Stable Cottage, Candlemakers (Chandler's Lane), Rose Cottage, Holly Tree Cottage, Back Hills Cottage, Bird Song, Ecclepechan Cottage, White Cottage, Alcira, Ivy House

Cherry Tree Lane: Cherry Tree House, Corner Cottage, Walnut Tree House, Spring Meadows, Walnut Tree Farm, Lone Pine

Rickinghall

Gardenhouse Lane: Willow Cottage, Lilac Cottage

Bury Road: Briar Lodge, The Old Vicarage, Tudor House

Water Lane: The Old Coach House, Riverslea

Rectory Hill: Hanby, Corner Cottage, Church Rise

The Street: Wall Cottage, Breklaw, Oakdene, Bell Cottage, Rossendale Cottage, Linden House, Shemmings, The Old Post Office, Lamorna Cottage, Benrosa, Green Cottage, The Old Bakery, North View, Daisy Cottage, Chestnut View, Glenfield, Church Farm Barn/Mill Stream Cottage, Hazel Cottage, Baylees, Rose Cottage, Vine Cottage, Margaret Cottage, Cob Tree Cottage, Tudor Oak, Hunnypot, Tudor Cottage, 1 and 2 Maltings Cottages, Beam Cottage, Red House, Honeysuckle Cottage, Inglenook Cottage, 1 and 2 Pound Farm, Redholme, Holme Cottage, Bothwell House, Cambria, Oakdene, Lion House/Lion Cottage, Marsden Terrace, Maypole Barn, Walnut Tree Place, Old Post House, Cloister Cottage, Kent House, Prospect House, Pavilion House

Candle Street: 1 and 2 Kiln Farm Cottages, Summer Barn, September Barn

Hinderclay Road: The Old Rectory, East Lodge

