

# LAWSHALL CHARACTER ASSESSMENT

Pre-Submission Draft

30<sup>th</sup> October 2016



*Youth Club Collage of Lawshall buildings – unveiled at 1st Community Consultation Nov 2015*

Lawshall Parish Council

2016-2036

*Loving our village – past, present, future!*

# LAWSHALL CHARACTER ASSESSMENT 2016

## HOW WE WENT ABOUT IT

Our Character Assessment of Lawshall is based on the guidelines offered by Planning Aid England and aims to provide a qualitative and visual counterbalance to the factual data gathered through the village Questionnaire and our two major Community Consultations.

We began with a Village Walk on 15<sup>th</sup> May 2016. For this we used a pro forma template encompassing 10 physical aspects of the parish and which we adapted, to make it more Lawshall-friendly. 26 walkers were asked to fill in the templates, assess the best views and enhance their findings with photos. The walkers met up afterwards to compare notes and discuss the best way forward to develop the Assessment. (See Appendix 1 for full description of the process)

A smaller core group met several times over the next few months to identify the main character areas of the village, the best way to describe them, and the most effective use of maps and photos. We hope the result gives the reader an evocative 'feel' of Lawshall and a clear indication of what our residents most value.

We offer our thanks to our Babergh Adviser, Rachel Hogger, who provided invaluable support.

## PARISH OVERVIEW

**Lawshall** is a working Suffolk village with a total population of 968 (2011 Census). It lies 8 miles equidistant from Bury St Edmunds and Sudbury, and is accessed by winding lanes and the A134 which passes within a mile or so of the main village street.

The parish has an uncommonly large land mass of 2,900 acres and comprises a string of hamlets, several with their own Greens, and all separated by rolling farmland.

Originally perhaps, the hamlets grew up around the many farms in the village. Even today we boast a high number of working farms with, unusually for West Suffolk, animal husbandry as well as crop growing. In contrast we also have a more recently developed central 'hub' delineated by the main BUAB and with about 45% of the population. Here there are well laid out enclaves of homes built between the 1930's and the early 2000's.

Our valued amenities include: recently refurbished village hall; welcoming pub much used for meetings and private functions; acclaimed Primary School with 166 pupils; a cricket pitch which doubles for football; a fenced playground; 3 churches; and a Community Woodland of 24 acres, planted and managed by the community. Sadly, our much valued shop is currently closed.

Lawshall is also proud of its SSS1 *ancient* woodland of 32 acres. Wildlife abounds, with additional havens provided by the Greens, the woods, many *private* conservation areas and an extensive network of ancient hedges. Our above-average biodiversity includes several rare species of fauna and flora including Herb Paris, Adder's Tongue fern, White Letter Streak butterfly and Great Crested Newt. And though footpaths are scarce, landowners allow villagers to walk their land by personal permissions – demonstrating the good will and community spirit. This is enriched by the folk who have lived here all their lives and young people keen to stay on in the village.

Lawshall is not a picture postcard or a tourist trap. But we relish our sweeping views and enjoy a rural quiet and a friendly ambience that is highly valued by all.

## HISTORIC BACKGROUND

History-wise we are rich too, with 34 listed buildings and at least another 30 of note as identified by our active Archive Group.

It's not clear where the original settlement stood, but the name derives from the Old English *Hlaw-sele* or *gesell*, meaning 'a dwelling or shelter by a mound or hill'. Indications are that it was inhabited in prehistoric times, and there are remains of a pre-Roman defence system at 'Warbanks' by the A134; a late Bronze Age sword discovered there is now in Moyses Hall Museum, Bury St Edmunds.

We have first documentary evidence of *Laushella* from the Ramsey Chronicle of 972 AD. Subsequently, the village of *Lawesselam* and its occupants (human and animal) were recorded in some detail in the Domesday Book (1086), which also included the first record of a Church in the village.

Further documents in 1269 and 1327 mention some of the wealthier inhabitants whose names have connections with the present day; William Herberd could have been the origin of Herbert's Farm, and Alicia de Hanningfield of Hanningfields Farm and Hanningfield Green.

A very important family in the district were the Drurys of Hawstead. Sir William Drury became owner of Lawshall Manor in 1547. The connections of several members of this family to royalty brought about the famed connection to Queen Elizabeth I. On her 'Royal Progress' tour in August 1578 she is said to have dined with Henry Drury, travelling from Long Melford. The Lawshall Parish Register records:

*"It is to be remembred that the queens highnesse, in her progresse, ....dined at Lawshall Hall, to the great rejoycing of ye said Parish, and the Country thereabouts."*

The Rookwoods of Coldham Hall - said to be linked to Lawshall Manor by a secret tunnel – were staunch Catholics, so suffered persecution under Elizabeth I. In later times, Ambrose Rookwood was involved in the Gunpowder Plot, the conspiracy to blow up James I and his Parliament, and provided horses from his stud at Coldham Hall for a quick getaway. He was captured, imprisoned in the Tower and executed.

In 1611, a detailed map of the area, tenants' land and houses, was made for Henry Lee, the Lord of the Manor. There are also Hearth Tax records of 1674 with further information on names and occupiers of all the houses.

C15<sup>th</sup> All Saints Church once held a substantial library, with several volumes printed in the 1600's that are now housed in Bury Library. The Church was silenced for 90 years after the bells were removed at the time of the Civil War. A major restoration was undertaken by William Butterfield in the 1850's and Rev Baillie spent £3,000 of his own money on restoring the windows and chancel before resigning to join the Catholic Church a few months later! A Roman Catholic school was adjacent to Our Lady Immaculate & St Joseph's Church on Bury Road (Coldham Cottage). Built in 1870, it is the oldest Catholic Mission in Suffolk.

The growth of the village population in the 19<sup>th</sup> Century – up to 925 by the mid century – reflects the raised living standards in a period of greater prosperity. Mechanised farming methods bought the threshing machine, artificial fertilisers and advances in land drainage. Local industry thrived with the arrival of the railways, when goods were sent by carrier, several times a day, to the local station at Cockfield. The Horsehair factory in The Street was a major industry, as it was in many local villages in the area, producing mainly fabric & upholstery stuffing.

In more recent times, the coins on the oak beam in the Swan Pub are a sad reminder of the loss of 24 Lawshall men in the First World War; they were placed by them to be collected when they returned. Changes in the village in the 20<sup>th</sup> century reflect those across the country, with tractors replacing horses and the introduction of cars and the telephone, radio & electricity. Although local shops, post office, garage and four out of five pubs were lost, the village school is thriving. Fields have been enlarged and many hedgerows lost, but new community woodlands have been planted through the initiatives of The Green Light Trust, based at The Foundry. The internet has brought new opportunities for small business and the self employed.



HANNINGFIELD FARM.

## CHARACTER AREAS

Because of its spread out nature, we've split the parish into 4 main area types, rather than dividing it into adjoining blocks.

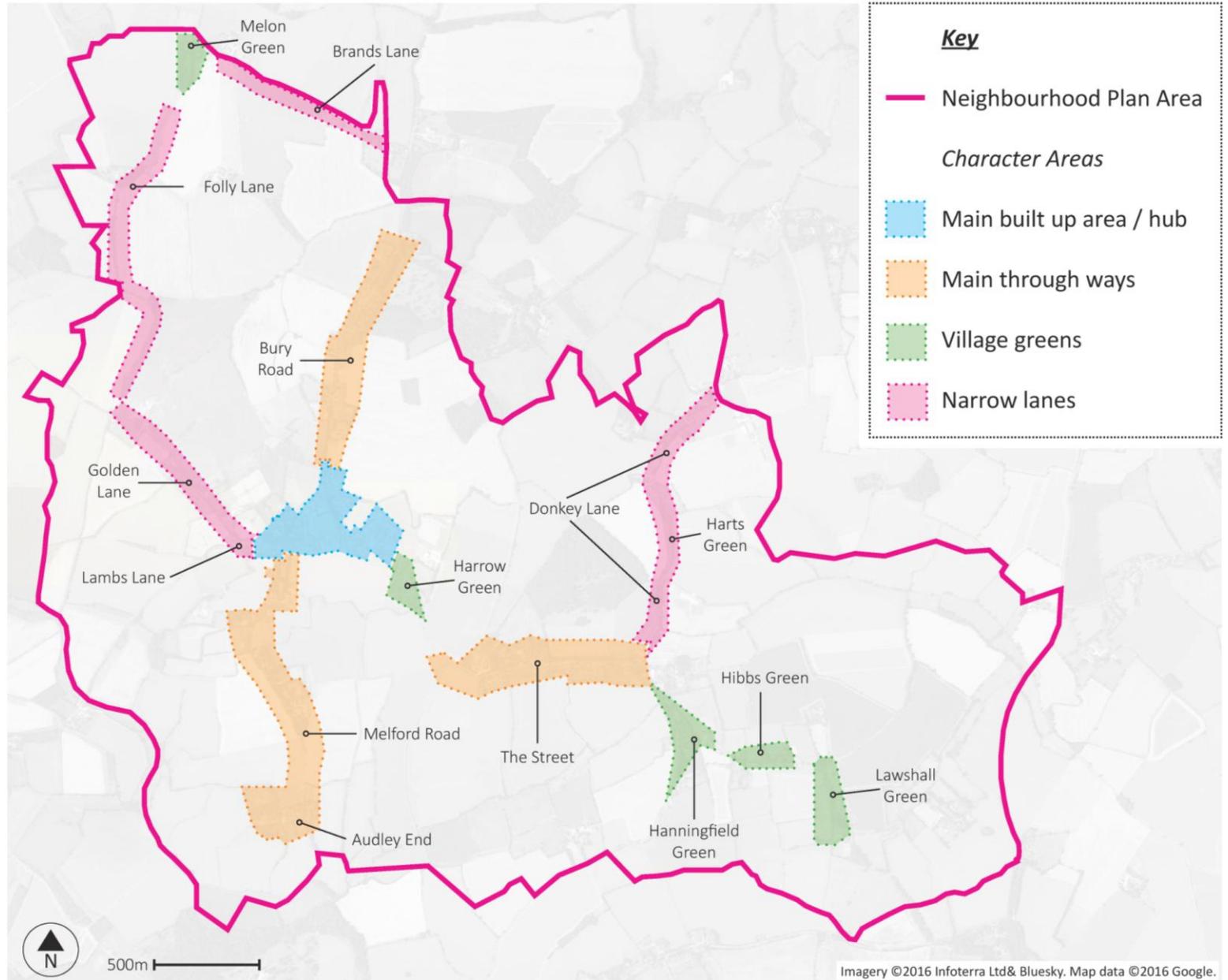
**AREA 1** - the main population hub

**AREA 2** - the main streets or thoroughfares

**AREA 3** – the village Greens

**AREA 4** - the winding country lanes

These are described in sequence on the following pages, each with their own maps and photos.



## Character Area 1: Main Population Hub

### Overview of character area one

This central village area and Lawshall's main BUAB consists of:

- A) The Glebe (1980);
- B) Lambs Lane Triangle including ex-council houses (1939), Churchill Close (1952, 1966, 1973), Ansell's Close (2007), Pates Corner (1995)
- C) Shepherds Drive (1982), Windsor Close (1984);

Together, they contain about 45% of Lawshall's housing, mainly in well-planned enclaves built during various decades of the 20<sup>th</sup> century with many largish gardens and mature hedges and trees. This area also contains several of the village's amenities; the recently renovated and, now, well used village hall; Glebe Stores recently closed and much missed; playing fields and children's play area; Walchers Meadow, now owned by the PC and currently being enhanced as a leisure area with paths, benches and mown sections; and the original permissive path to Golden Wood (Lawshall community woodlands or Forest for Our Children) the first parcel of which was acquired by Green Light Trust in 1994 and planted and maintained by the community through a volunteer Steering Group and Silviculture Group.

Lawshall school children crossing the football field after a trip to Golden Wood.







	The Glebe	Lamb's Lane Triangle	Shepherds Drive, Windsor Close
<b>Summary of Characteristics</b> Positives and negatives.	A pleasant well-maintained development with a wide mix of housing and open plan front gardens. There are parking areas, garage blocks and green spaces with trees. The village shop has recently closed.	The triangle has a very wide range of building types, styles and age. Recent development in the village has been focussed within the triangle. Flooding has become an issue for some residents.	Two smaller quiet residential developments built in the 1980's, comprising of 12 two storey houses and 16 bungalows. Each one has an open plan style and curved layout.
<b>Layout</b> Relationship between buildings, spaces & roads.	The road has a 'horseshoe' layout, with the close in two separate parts. Houses are evenly spaced and there are blocks of garages and small green areas.	Housing on a triangle of roads with various groupings of individual homes and small developments, around central green space used as a playing field with football pitch. (2 acres)	Two separate developments with total of 28 dwellings. Evenly spaced around cul-de-sacs with curving layouts and mixture of 1 & 2 storey homes.
<b>Topography</b> Landscape setting/gradient of the local area.	Mainly flat with gentle downward slope and level, but curving roadways.	Basically flat with a slight gradient from Pates Corner down to Bury Road.	Both cul-de-sacs are quite level with curving roadways.
<b>Village spaces</b> Parks, playing fields, cemeteries, village greens.	A green with mature trees sits in middle of Glebe and there are several other smaller green spaces and verges giving the area an open aspect. There are a number of parking areas. Walchers Meadow (2 acres), with its well-used play area, lies next to The Glebe.	There is a playing field/football pitch in centre of the triangle. The Village hall car park has 20 spaces & an additional green area beside it used for youth club and community events. There is an entrance to Golden Wood from this part of Bury Road.	Walchers Meadow (2 acres), with its well-used play area, lies east of Shepherds Drive.
<b>Roads, streets, routes</b> Roads, footpaths, bridleways.	Most homes have vehicular access and there are footpaths adjacent to the road and alongside the central green area. There are two footpaths leading to the main road, one at each side of The Glebe.	A triangle of 3 roads with some cul de sacs leading inward to 'interior' housing. Path access to the playing field from 2 sides and to Golden Wood.	The developments have vehicular access to all properties with pavements on each side of the road. Shepherds Drive has alleyways leading to the Walchers Meadow and to Lawshall Row.

	<b>The Glebe</b>	<b>Lamb's Lane Triangle</b>	<b>Shepherds Drive, Windsor Close</b>
<b>Green/natural features</b> Trees, woods, hedgerows, scrub, ponds & streams.	On entering The Glebe you see a green area with mature trees, next to the shop. There are trees and other small grass areas throughout the development.	There is a playing field surrounded by trees, high hedges & dense scrub, which also screens Ansell's Close along Lawshall Row. Mature trees and hedges often line the main roads.	Pleasant gardens and ornamental trees at the front of properties.
<b>Landmarks</b> Instantly recognisable local features.	The shop and green are at the centre of The Glebe and a children's play area is on the east side.	Village Hall; entrance to Golden Wood.	No local landmarks.
<b>Buildings</b> Type, storeys, age, materials, roof types.	A mixture of detached, semi-detached & terraced houses and bungalows, plus a shop. Most are brick, some rendered & all have tiled roofs. The Glebe was built about 1980.	A wide mix of older houses with listed buildings at Rectory Corner. Post-war developments include a close of 14 bungalows and an enclave of 12 Housing Assoc. homes. Several new homes have been built on garden sites.	All of the properties are of brick and/or render construction with tiled roofs. Shepherds Drive was built in 1982 and Windsor Close in 1984.
<b>Streetscape</b> Lamp posts, benches, street surfacing, signage, boundaries.	No street lighting or seating. Boundaries are usually fences, although the front gardens are open plan. The road is tarmac.	Hedge & fence boundaries with some enclosed front gardens. Tarmac roads. Two covered bus shelters. Lawshall's only two street lights are in Ansell's Close. Bottle & clothing banks and a post box are situated near the village hall.	There are trees and mature hedging but no street lamps. In Shepherds Drive the gardens are open plan with some shrubs and trees. In Windsor Close some gardens are enclosed with low hedging or picket fencing.
<b>Land use</b> Residential, leisure, farmland, grazing, commercial, conservation.	Residential properties with one recently closed shop. Some of the properties back on to open agricultural fields some back on to the playing field and some overlook a small green.	Mainly residential with a playing field and a village hall with its own car park. Beyond Lambs Lane & Bury Road is farmland and the community woodland.	All land is residential.
<b>Views</b> Important views into / out of character area.	No major views, but a pleasant well-maintained development.	No major views but open fields South of Lambs Lane.	No major views, but pleasant well-maintained developments.

## Character Area Two: The Streets

### Overview of character area two

Character area two comprises the three main streets or thoroughfares:

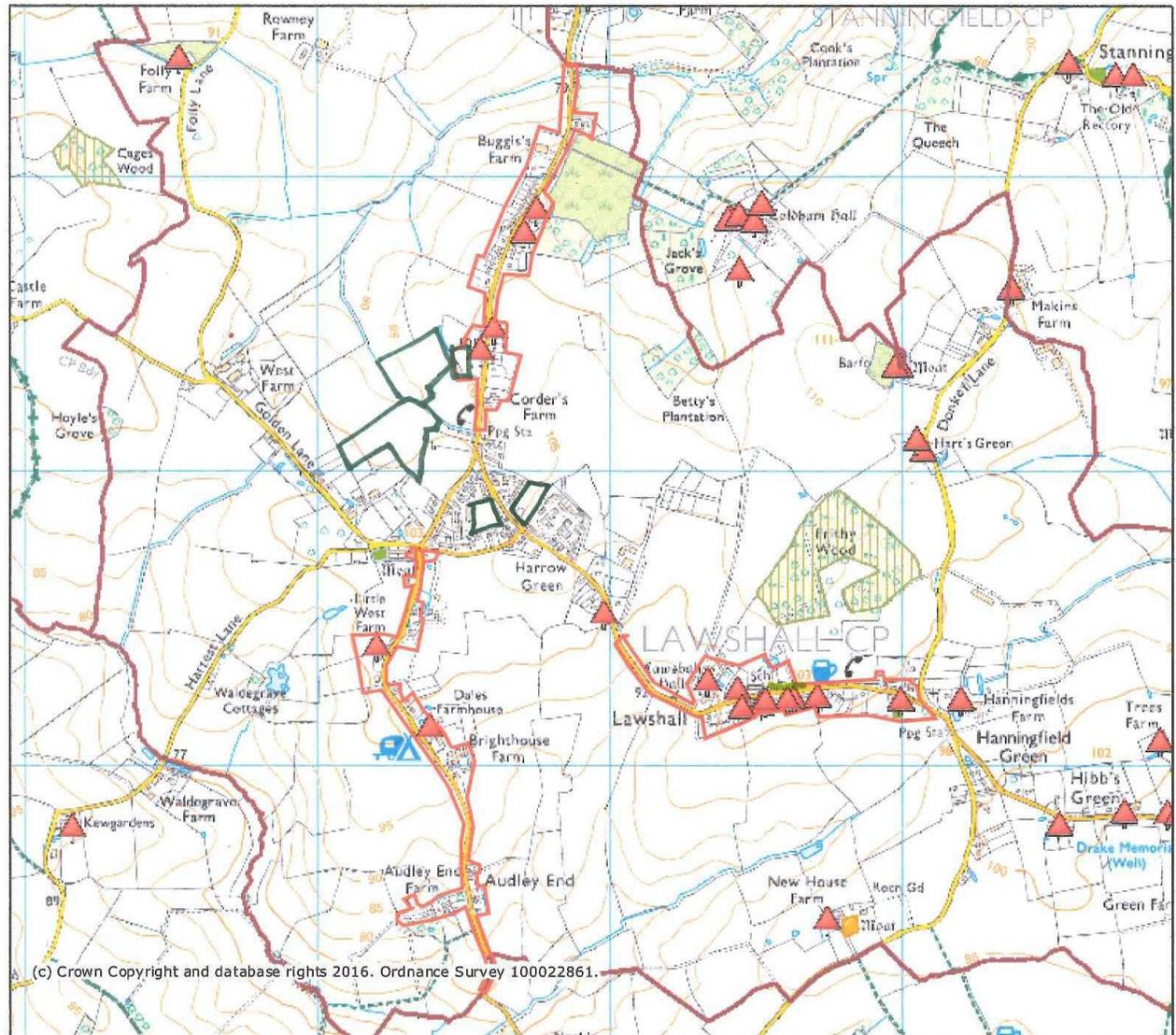
- A) Melford Road- leading to Long Melford
- B) The Street- leading through Lawshall to the A134
- C) Bury Road- leading to Bury St Edmunds

The Streets are a series of long B roads which lead to and from our village. Over the past 100 years housing has gradually been added to the streets to create the landscape we see today. This means there is a mixture of periods and styles of building. Also this has led to a number of open spaces left between the housing securing the natural elements and views we see today.

A view across fields from Melford Road. Photo - Ros Debenham



# Character Area: The Streets



**Legend**

- Parishes (GB)
- Scheduled Monuments (England)

**World Heritage Sites (England)**

- Buffer Zone
- World Heritage Site
- ▲ Listed Buildings (England)

**Ancient Woodland (England)**

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

Ancient Hedgerow

Public Open Spaces

Footpaths

Projection = OSGB36  
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R Debenham



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E Clarke

	Melford Road	Bury Road	The Street
<b>Summary of Characteristics</b> Positives, negatives, improvements.	A quiet rural road with a mix of larger homes and smaller ones along with working farms and a campsite.	Small village road busy at peak times leading to Bury St. Edmunds, with a mix of both modern and traditional housing. This road hosts the memorial, the Catholic Church and Care Home.	The core of the village, a quiet attractive road with mixed housing and key amenities such as the School, Church and Public House.
<b>Layout</b> Relationship between buildings, spaces & roads.	There are 3 housing clusters with large gaps in between properties. The houses have large gardens or some acreage and all have large driveways. Most are set back from the road.	A straight road, with well-spaced dwellings in clusters and some farmland gaps. Houses are set back off the road with off street parking. All properties face the road. The road is wide enough for two way traffic.	Well-spaced properties set back off the road. Most have off street parking and limited gaps and spaces exist between properties. All properties face the road and the road is wide enough for two way traffic.
<b>Topography</b> Landscape setting/gradient of the local area.	A string of houses and one small hamlet along a quiet meandering country road set amongst flat arable land sloping away to the west.	One of the higher points of the village, gently sloping away to the north.	The hamlet is on a plateau on top of a hill, set amongst gently sloping hills.
<b>Village spaces</b> Parks, playing fields, cemeteries, village greens.	None.	Golden Wood, The Foundry Meadow and the grounds of the Catholic Church.	All Saints Church Cemetery, a small green at Hall Mead, the school playing field and school car park.
<b>Roads, streets, routes</b> Roads, footpaths, bridleways.	A quiet 30mph B-road from, Bury to Long Melford. It is narrow with some passing points. There are some farm tracks but only one footpath & wide verges with wildlife.	Main road into the village from Bury St Edmunds with a 30mph zone. There is a public footpath at Coldham Hall gate and an access path to Golden Wood.	The main route from the A134. A gently curving road with some bends unsuitable for on street parking. Some unlinked roadside footpaths exist plus a permissive path on headlands. 30mph/ 20mph at school zone.

	<b>Melford Road</b>	<b>Bury Road</b>	<b>The Street</b>
<b>Landmarks</b> Instantly recognisable local features (built & natural).	Dales Farmhouse, Little West Farm, Bayleaf House, Coopers Farm House. A large Conker tree and stunning views.	Hills Farmhouse, Elm House, Coldham Cottage & the attached Catholic Church, WW2 Memorial Stone, The Gate Lodge and pillars at the entrance to Coldham Hall.	Lawshall Hall, Bowaters and Shepherds Cottage, Church Cottage, Court Baron cottage, All Saints Church, Walnut Trees, Fox Cottage, Old Post Office, Street Farm House and The Swan Inn. Also, the old telephone box and grass triangle at Donkey Lane.
<b>Buildings</b> Type, storeys, age, materials, roof types.	25 residential properties, mostly large detached 3-4 bedroom houses/ bungalows plus 4 small cottages. Several period/ listed properties, no newbuilds. Buildings are red brick, cream rendered or weatherboard clad. Roofs are thatch and pantiles.	3 grade two listed buildings, plus a mixture of detached bungalows and 2-3 storey houses with a few semi-detached properties.  16 <sup>th</sup> Century Catholic Church, a Care Home, farm buildings, The Green light Trust headquarters and two sewage pumping stations.	Approx 40 dwellings, ranging from new to listed buildings, detached, semi-detached and terraced properties, council houses, Victorian school.  Buildings are in rendered in neutral shades, red brick, timber/ wood clad & the flint church. Roofs are slate, thatch and pantiles.
<b>Streetscape</b> Lamp posts, benches, street surfacing, signage, boundaries.	No lamp posts or seating but there are a number of telegraph poles. Properties open fronted, fenced or hedged. Large mature trees and younger trees and shrubs.	No lamp posts or seating but some road signs, telegraph poles a modern phone box and a post box. Boundaries are mostly hedges or open front gardens.	No lamp posts or seating but some road signs, telegraph poles and a post box. The village sign is on the green and a notice board sits by the school. There are some old flint walls at the church. Boundaries are mostly hedges
<b>Land use</b> Residential, leisure, farmland, grazing, commercial, conservation.	Residential, 3 working farms, a campsite, grazing and woodland.	Residential, farming, recreational, woodland, GLT offices and care home.	Residential, recreational, farmland, bus shelter, Church, School, Public House, book swap shop in old red traditional telephone box.
<b>Views</b> Important views into / out of character area.	Stunning views of Hartest to the west between The Drift and Bright House Farm and to the main village, church and Lawshall Hall to the east.	Far reaching views both west and east at points. Wood plantation, farmland and hedgerows.	A number of stunning views to lower village & farmland as well as views across to Chadacre Estate.

## Character Area 3: The Greens

### Overview of character area three

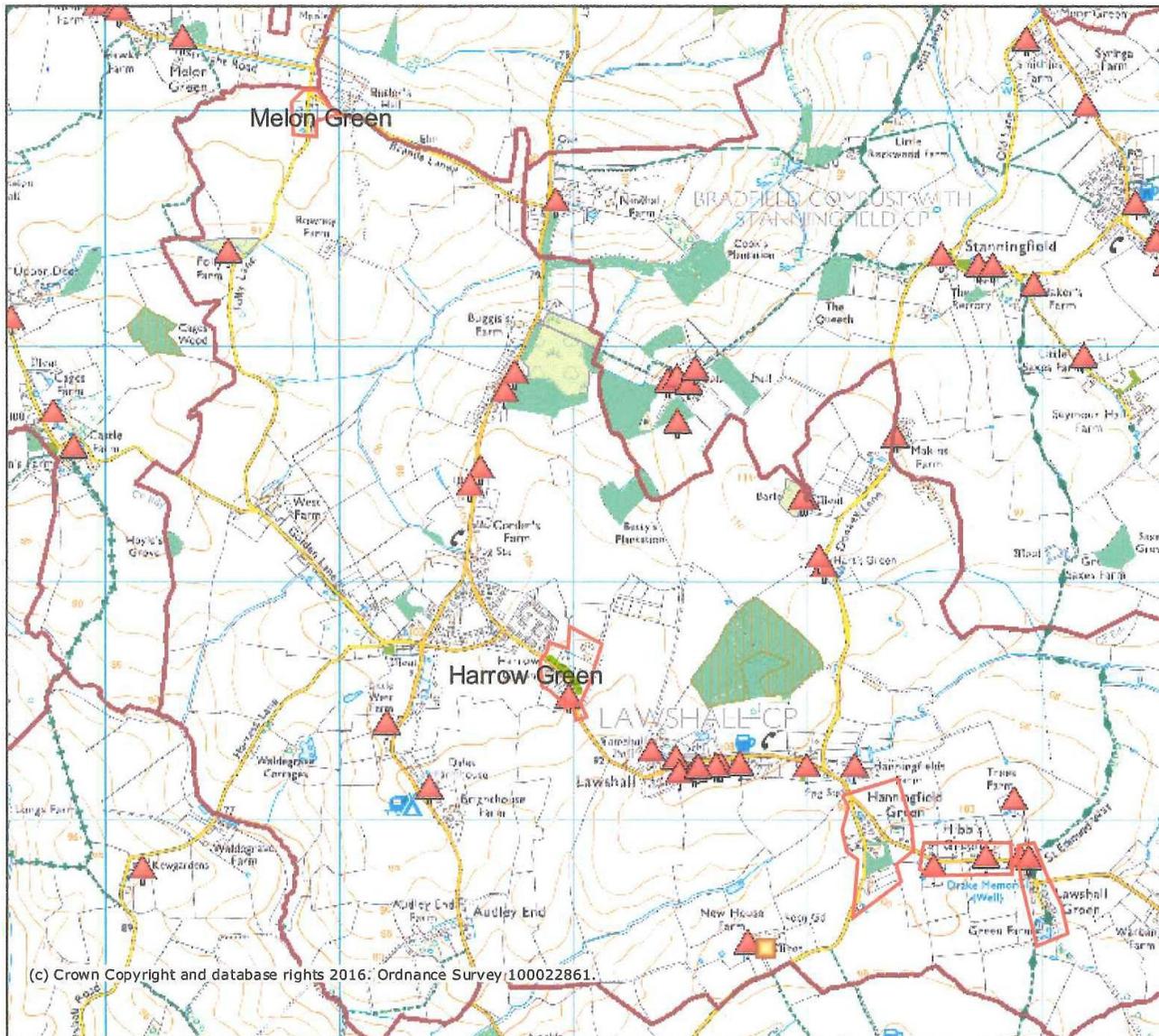
Lawshall village extends over several miles along the main roads but is not a long sprawl of housing. It has a distinct character as a village of individual Greens and hamlets.

The three main Greens in the village are Lawshall Green, Hanningfield & Hibbs Green and Harrow Green. In addition, Lawshall has two other named Greens, Hart's Green (along Donkey Lane), and Melon Green (at the junction of Folly Lane and Brands Lane) although their grassy greens no longer exist.

All Greens are a valued asset for Lawshall. Lawshall Green and Hanningfield Green are managed for conservation – Hanningfield Green is a designated County Wildlife Site, and both have a wide variety of flora including the cuckoo flower and rare adders tongue fern. They are cut for hay once a year after the seed have set.

A view from Harrow Green. Photo - Lucy Bell.





**Legend**

- Parishes (GB)
- Scheduled Monuments (England) - points
- ▲ Listed Buildings (England)
- Community Forests (England)

**Ancient Woodland (England)**

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)
- Ancient Hedgerows

Projection = OSGB36  
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	<b>Lawshall Green</b>	<b>Hanningfield &amp; Hibbs Green</b>	<b>Harrow Green</b>
<b>Summary of Characteristics</b> Positives, negatives, improvements.	Large open Green managed for conservation in quiet corner of Lawshall bordered by farmland. An assortment of old and new properties straddled alongside it plus a local landmark, Drakes Well.	A quiet rural areas with properties set well back from road in large plots with hedges and mature trees. Distinctive grassed spaces & a designated County Wildlife Site for encouragement of native flora.	Quiet area with small but tight knit community and a wide mix of properties. Properties do not dominate plots & have large gardens. Lots of green areas with natural borders of hedgerows and trees.
<b>Layout</b> Relationship between buildings, spaces & roads.	Three groups of houses. Two adjacent listed cottages at north end of Green with third listed house & converted barn beyond on farm track. Bungalow & 2 semi's with large gardens south west side with remainder along east side. Field at top of east side, most of west side without dwellings.	<u>Hanningfield Green</u> : Lawned areas front the Evangelical Church & bungalow. The green lies at the Shimpling Road junction. Semi-detached dwellings are spaced along the roads. Long gardens. <u>Hibbs Green</u> : A long wide grass verge on north side of main road between two dwellings. Between the two greens are several properties in large grounds. Fields & mature hedges in-between.	Grassed area with bench and views beyond to an open valley with no properties. Dwellings around the green follow shape of the road some close, some set back. Most gardens border arable land or paddocks. Driveways generally mark the boundaries between the houses.
<b>Topography</b> Landscape setting/ gradient of the area.	Hamlet set among gently sloping landscape.	Gently sloping down to Hanningfield Green from north then gently up towards Hibbs Green to the east.	Hamlet situated at the top of a hill sloping down to a valley and then up to 'The Street'.
<b>Village spaces</b> Parks, playing fields, cemeteries, village greens.	2.5 acre large grassed space bordered by mature hedges on one side. Managed as a wildflower hay meadow and Parish council owned.	<u>Hanningfield Green</u> : A County Wildlife Site managed as a hay meadow and Parish council owned. <u>Hibbs Green</u> : Bordered by a mature hedge and ditch and maintained by adjacent residents.	A wide grass verge at bend of the road with nearby viewpoint on brow of hill. A Bench is set among grasses and wild flowers with mature trees and hedgerows behind and meadows beyond.

	<b>Lawshall Green</b>	<b>Hanningfield &amp; Hibbs Green</b>	<b>Harrow Green</b>
<b>Roads, streets, routes</b> Roads, footpaths, bridleways.	Lies at one end of no-through road, ¼ mile A134. The St Edmunds Way footpath enters the Green at north end and branches off to farmland at the south end. There is also a permissive footpath beyond the farmhouse to Lawshall's smaller community woodland, Crooked Wood (part of the Forest for Our Children project).	Main road from village to the A134 passes <u>Hanningfield Green</u> where it divides east towards Hibbs Green & south towards Shimpling. Footpath/bridle path at south end of green provides access to houses. <u>Hibbs Green</u> on north side of main road. Footpath off to left side of Shimpling Road across fields to Shimpling Street. Hibbs Green is close to St Edmunds Way footpath (to north east).	On main road through village 30mph signs. Pavement runs on West side from Bury road junction to 'The Street' and beyond. Some permissive footpaths in fields in valley – one links to Bright House Farm campsite on Melford Road. Verges are narrow here with low thorn hedges to allow for views.
<b>Green/natural features</b> Trees, woods, hedgerows, scrub, ponds & streams.	About 30 native, naturalised trees. Old orchard borders southern end and two large ponds. High mature hedgerows most of west side with long thin seasonal pond. 5 acres of flower meadow & new woodland beyond it.	Many mature trees on both Greens and surrounding area include willows, hornbeam & ash. Native flora & some rare species. Large pond on north east side (Hanningfields Farm). Mature hedges & ditches, open farmland both sides. Meadows behind Hibbs Green.	A number of different hedges & tree varieties (including poplar, beech, alder, ash, birch & elm, chestnut & hawthorn). The mature hedges marking the boundaries in the hamlet are part of its character Gardens bordering Green have fruit trees and at least two properties have ponds.
<b>Landmarks</b> Instantly recognisable local features (built & natural).	Drakes Well with tiled roof and carved memorial to the family who restored it about 50 years ago. Grassed triangle with 3way signpost opposite. Large pear shaped green with trees and native flowers.	The Green a landmark with notice boards at each end to mark as a conservation area. 3 way signpost. Sweeping views from North, large weeping willow tree and lawns beyond boundary of Evangelical Church. Hanningfields Farm (Tuscan portico & 17 <sup>th</sup> century hearth), one of several Grade II listed buildings.	Lawshall Hall a Grade II listed building, said to have been visited by Elizabeth I (although not in Harrow Green) is best viewed across the valley at the eastern end of Harrow Green. The Ryes is also a distinct and instantly recognisable part of the village.
<b>Buildings</b> Type, storeys, age, materials, roof types.	15 or so houses of wide age range detached and semi-detached. Mostly 2 storey & 3 bungalows. 3 listed cottages, unlisted circa 1640, white farmhouse. 3 Victorian cottages and a mix of late 20 <sup>th</sup> century two & one story. Roofs of thatch, slate & pantiles. Brick and/or render muted colours. New stable block beyond farmhouse, timbered grain store & old pig pens.	Three 1930's semi-detached cottages at far end. Listed 16/17 <sup>th</sup> century farmhouse to East also 1970's Evangelical Church & extended bungalow to north. Small fenced pumping station set back from road on west side. Two listed buildings at Hibbs Green, & some large more modern properties two and single story. Materials include brick & render, timber & plaster, wood cladding. Roofs are slate, tile & thatch.	Approx 15 houses all 2 stories apart from one (The Withies, single). Most have garage or cart-lodge. Farm buildings at Eastern end (Hall Farm) 200 yards down farm track. Styles range from 17 <sup>th</sup> century (The Ryes) to late 20 <sup>th</sup> . The Ryes is timber & plaster with thatched roof. A mix of construction types otherwise with tiled roofs.
<b>Streetscape</b> Lamp posts, benches, street surfacing, signage, boundaries.	No lamp posts, no street lighting. Lawshall is a noted 'dark-sky zone'. Telegraph & electricity poles. 2 strand fence protects the green on eastern side. Hedges front most of the properties, high to medium height.	No lamp posts or street lighting. Telegraph & electricity poles along road. 2 strand fence protects two road sides of Hanningfield Green. Notices at each ends and 3 way signpost north end. 30 mph along main road and Shimpling Road which is single carriageway. No pavements.	No lamp posts or street lighting. Telegraph & electricity poles both sides. Bench on mid point of road curve on northern side used by walkers. Installed for the Queen's Silver Jubilee. Deep ditches & well maintained low level hedge in valley. Variety of fencing round properties & some tall hedges.

	<b>Lawshall Green</b>	<b>Hanningfield &amp; Hibbs Green</b>	<b>Harrow Green</b>
<b>Land use</b> Residential, leisure, farmland, grazing, commercial, conservation.	Mostly residential. Surrounded by crop producing farmland. Lawshall Green managed for conservation.	Conservation area with residential area interspersed with farmland and meadows. Properties with large gardens front & back and many with outbuildings. Small pumping station. Farmland in most directions behind buildings, also grazing paddocks and woodland.	Residential properties around Green and surrounded by a mixture of crop producing farmland and grazing for small holdings.
<b>Views</b> Important views into / out of character area.	Looking north east from grass triangle where road split; a wide agricultural expanse, gently sloping up with hedge line and trees beyond.  From St Edmunds Way to the north, this vista expands wider & further with Frithy Wood (our ancient woodland) in the distance.	From Hanningfield Green views of arable farmland between hedgerows both sides of road– towards Stanningfield to north east and Chadacre to west.  From Hibbs Green exceptional views of arable fields & meadows south towards Shimpling. Herd of deer a common sight.	Impressive views from Green at eastern end over ancient farmland north & south. Frithy wood, (an SSSI), in distance to the north, and a view across open farmland and hedges towards Shimpling to the south. View of Grade II listed Lawshall Hall, of significant historical interest (said to have been visited by Elizabeth I) with All Saints village church behind. Views over grazing meadows with donkeys, ponies & sheep.

## Character Area 4: The Narrow Lanes

### Overview of character area four

A number of narrow country lanes surround the village of Lawshall. These include:

- A) Donkey Lane
- B) Brands Lane
- C) Folly Lane
- D) Lambs Lane (west)
- E) Golden Lane
- F) Hartest Lane

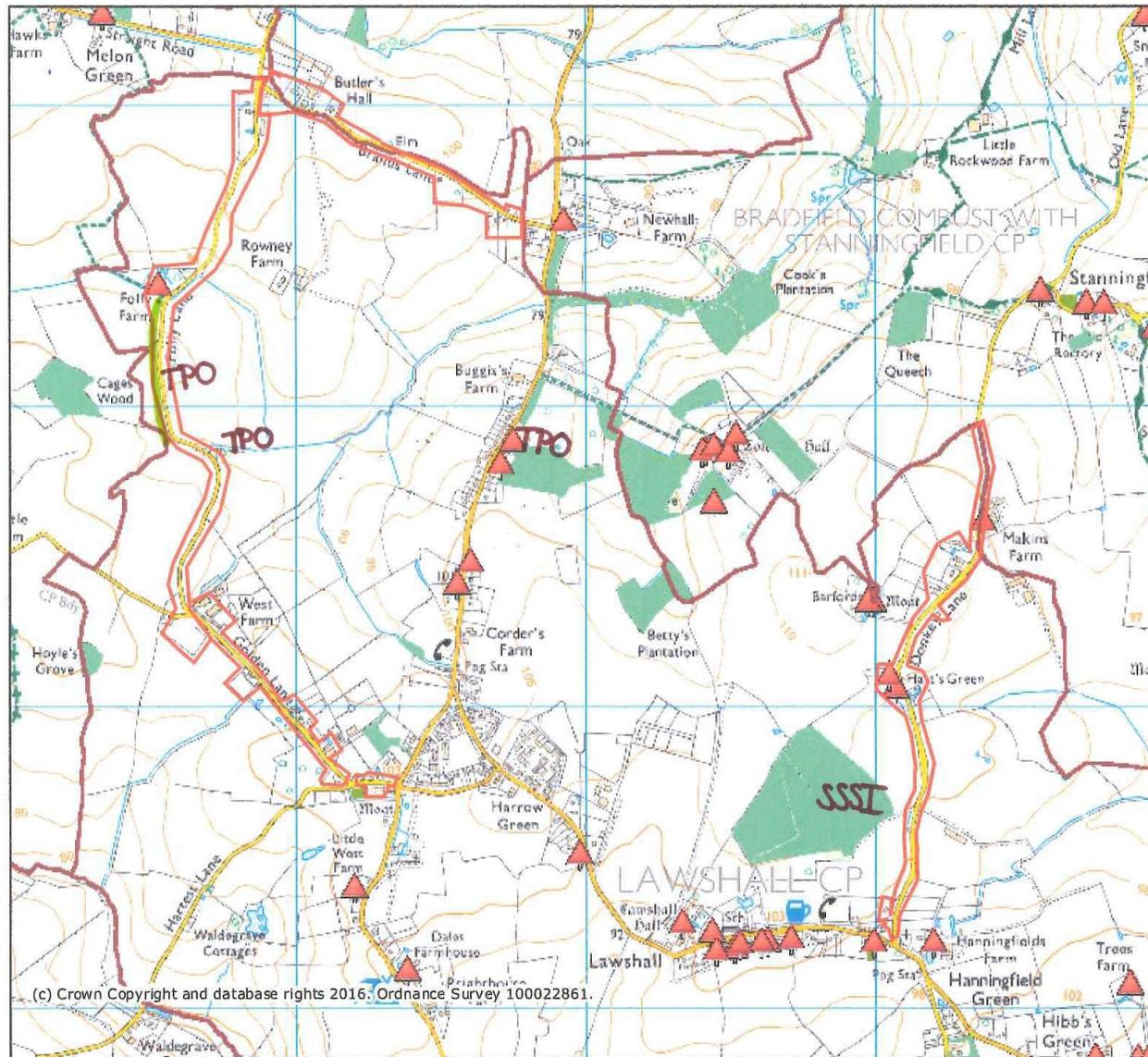
The lanes are valued by walkers, cyclists and horse riders, especially considering the dearth of footpaths and bridleways in the village. The lanes tend to have a mixture of building types, wide spaces between dwellings, far reaching views and a high value for wildlife. The lanes tend to be of long length and are sometimes so narrow that vehicles struggle to pass each other.

There are a few rural businesses located along the lanes and farm traffic may include articulated lorries some very large farm vehicles. Hartest Lane is not included in the table below, it is very narrow with only two properties, the Waldegrave Cottages, along it.

A view of Folly Lane. Photo - C Osborne



# Character Area: The Lanes



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## Legend

- Parishes (GB)
- ▲ Listed Buildings (England)
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)

Projection = OSGB36  
 xmin = 582400  
 ymin = 253800  
 xmax = 589600  
 ymax = 257300

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	<b>Donkey Lane</b>	<b>Brands Lane, Melon Green, Folly Lane</b>	<b>Lambs Lane (west), Golden Lane</b>
<b>Summary of Characteristics</b> Positives, negatives, improvements.	A quiet lane with old and newer homes in different styles plus two farms. Tracks lead to Frithy Wood, Barfords, Potash Farm and the Chicken Farm. Ancient high hedges edge the lane. Mature trees form archways overhead and there are wide grass verges.	Brands Lane is the busiest of the narrow lanes with access to western parts of Bury St. Edmunds, the A143 and the A14 westbound. Melon Green is situated at the junction of Brands Lane with Folly Lane, one of the quietest lanes in the village.	Quiet village lanes with a mixture of housing types bounded by hedges & trees. The wide verge & grassy triangle at the junction of Lambs Lane and Golden Lane could be managed for wildlife.
<b>Layout</b> Relationship between buildings, spaces & roads.	Homes are spread out along the lane. All except one have gardens of ¼ acre or more and several have a few acres of land.	Irregular layout of buildings, often with wide spaces between dwellings. All dwellings are set back from the road, usually with large gardens or meadowland. Gaps and spaces are usually agricultural land.	Lambs Lane has bungalows in rows, a regular layout & garden size. Most have hedges in front. On Golden Lane the layout is irregular with varying garden size and wide spacing. The west end of Golden Lane is more rural.
<b>Topography</b> Landscape setting/gradient of the local area.	The lane is about 1 mile long and starts at The Street and leads to Stanningfield. It inclines gradually to 110m above sea level at Barfords, the highest point in the village.	Brands Lane inclines gradually from Bury Road then levels out at Melon Green, one of the highest points in the village, 110m above sea level. Folly Lane is undulating along its length.	Road is quite level all the way along the route and the land each side is fairly flat.
<b>Village spaces</b> Parks, playing fields, cemeteries, village greens.	Public access to Frithy Wood.	There are no public spaces. A grass triangle at Melon Green was removed.	The wide verge at the end of Lambs Lane plus a grass triangle at the junction of lanes.
<b>Roads, streets, routes</b> Roads, footpaths, bridleways.	A quiet, narrow, winding country lane with access to several farms & Frithy Wood. The long stretches of wide verges are unusual for the local area.	Narrow country lanes with 60mph speed limits. Brands Lane has a blind bend & there are problems with a drainage ditch so the road is often very wet or thick ice in winter. Folly Lane is particularly narrow & quiet and has a public footpath from Folly Farm to Whepstead. Verges are often very narrow.	Lambs Lane is a medium width country lane with some wider verges and no footpath. Golden Lane is narrower but has some passing places. The verges are narrower too.

	<b>Donkey Lane</b>	<b>Brands Lane, Melon Green, Folly Lane</b>	<b>Lambs Lane (west), Golden Lane</b>
<b>Green/natural features</b> Trees, woods, hedgerows, scrub, ponds & streams.	Frithy Wood is close to the lane. There are wide grass verges, mature trees & hedges form archways over the road. The high point at Barfords is thought to be source of the rivers Lark & Stour.	There is a natural pond at Folly House along with mature trees, and dense scrub. There are some tall hedges, especially along Folly Lane and there is also a small woodland halfway along.	There is an ancient moat close to the road's fork with some dense scrub alongside. Trees and hedgerows line the route & Golden Wood lies north of Golden Lane. There are two ponds just south of Golden Lane.
<b>Landmarks</b> Instantly recognisable local features (built & natural).	Frithy Wood, the SSSI ancient woodland. Carpenters Cottage and a small old brick built building alongside it. A tall oak tree in a field next to the lane.	Folly Farm a listed cottage.	Moat House is an imposing landmark together with the grass triangle at the fork in the road & its signpost. The thatched cottage (Mill House) at the end of Golden Lane is another notable landmark.
<b>Buildings</b> Type, storeys, age, materials, roof types.	Nine detached and two semi-detached two storey houses. Four are Grade 2 listed and three of these have thatched roofs. There is one Victorian cottage, five 5 brick C20th properties mostly rendered in muted colours & a C21st brick house. Roofs mainly tiled. Several farm buildings and a large storage garage.	Mixed building types include old cottages, farm houses, Victorian semi-detached, C20th bungalows, former public house/B&B and some modern properties. Some are rendered, some in brick. Several properties on Brands Lane are within in other parish boundaries. There is an old chicken shed on Folly Lane.	There is a mixture of old and new properties along the lane, including a thatched cottage, farm house with associated farm buildings, converted black barns and more modern bungalows.
<b>Streetscape</b> Lamp posts, benches, street surfacing, signage, boundaries.	No lamp posts or street lights but some telegraph poles. Boundaries are mainly high hedges and mature trees or open views across fields.	A small number of directional signposts. No street lights. There are a few fences, but mainly hedges around dwellings.	A few directional signposts & small 30mph signs. Lambs Lane verges are generally managed by residents. The front boundaries are all hedges with the exception of one wall and a picket fence.
<b>Land use</b> Residential, leisure, farmland, grazing, commercial, conservation.	Mostly arable land plus a chicken farm and several small fields with sheep and cows. A few residential homes and a large storage garage.	Mostly rural, agricultural land. Scattered houses, mostly at the eastern end of Brands Lane. One large Farm & one Livery Yard (Hawstead Parish). An old chicken shed on Folly Lane is used as builder's yard & store. There is one small holiday cottage at Folly Farm.	Quiet residential lanes with a commercial riding school and one livestock farm. Fields are mostly for grazing with some arable.
<b>Views</b> Important views into / out of character area.	South west to All Saints Church & Frithy Wood. A panoramic view (~10 miles) east from Barfords towards Lavenham includes the lights at Mendelsham & RAF Wattisham, the Sudbury mast & the water towers at Nedging Tye and Lavenham.	There are far reaching views to Coldham Hall & Lawshall Church from both Brands Lane & Folly Lane. There are also extensive views to the north from Barnds Lane.	From Lambs Lane towards Moat House. From Golden Lane north to Golden Wood & the Huswain. From Golden Lane south towards Hartest Lane.