On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.
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Public consultation: this took place between 5/11/09 and 28/2/10 and included writing to the Parish Council and providing printed copies; placing the draft on the Council’s website; including a request for views via the Council’s public magazine ‘Coastline’; issuing a press release; making available printed copies at SCDC’s planning reception; and inviting responses from Suffolk County Archaeology and the Suffolk Preservation Society. A total of 3 responses were received which led to 15 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.
INTRODUCTION

The conservation area in Yoxford was originally designated by East Suffolk County Council in 1973 and confirmed by redesignation by Suffolk Coastal District Council in 1991.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Yoxford under a number of different headings as set out in English Heritage’s ‘Guidance on Conservation Area Appraisals’ (2006).

As such this is a straightforward appraisal of Yoxford’s built environment in conservation terms and is followed by a street-by-street appraisal describing the village in more detail.

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

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

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

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

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

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment are set out in Planning Policy Statement 5: Planning for the Historic Environment; and PPS 5: Historic Environment Planning Practice Guide (both March 2010).

At the regional level, the East of England Plan (May 2008) includes Policy ENV6 ‘the historic environment’. This policy encourages local planning authorities, in their plans, to ‘identify, protect, conserve and, where appropriate, enhance the historic environment of the region’.

At the District and local level, the approved draft (as at June 2010) of the Local Development Framework (LDF) recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the LDF contains an objective ‘to maintain and enhance the quality of the distinctive natural and built environment’. The Core Strategy also provides general advice supporting the retention and enhancement of Conservation Areas whilst minimising any significant adverse impact upon them. Conservation areas are also included under general development control policies, particularly those in relation to design where one of the key criteria requires that all new development must have regard to the character of the area and its setting.

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

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- a description of the area’s history, development and current status
- a guide to managing future change
Yoxford Conservation Area (North to the left)
2 GENERAL CHARACTER SUMMARY

Yoxford is one of the larger villages in the District, a linear settlement built along the valley of the River Yox. It is fortunate that only a small section of the village is located along the busy A12 Trunk road. The bulk of the development is located along the High Street which forms part of the A1120. Whilst the essential character and appearance of Yoxford is very much derived from the great diversity of traditional buildings which front onto its High Street, it also owes much of its appeal to its landscape setting.

The River Yox runs virtually parallel to the High Street as it flows eastward towards the Minsmere River and the Coast. Unlike many other rivers in the area, the Yox at Yoxford has a relatively narrow flood plain, although there are water meadows, with their characteristic trees and hedgerows in the vicinity. What is more significant, however, is the fact that the village is virtually surrounded by parkland, it is wedged between the grounds of three large houses - Cockfield Hall, Grove Park and Rookery Park.

At the centre of the village is the Parish Church, St Peters. Situated on a slight rise which accentuates its importance as a focal point, the church is surrounded by quite a bustling settlement, with shops, galleries, restaurants, pubs and the school. For the most part, the High Street is virtually continuously fronted by buildings of great character and age. Punctuating this frontage are several gaps revealing a back-cloth of fine mature trees.

Towards the south-east buildings seem to extend somewhat tentatively towards the main A12 road where several Victorian cottages and some individual houses provide little clue to the tight-knit village street which many travellers never see.

There are many fine views out from the village over the adjacent river valley, farmland and parkland - with Cockfield Hall to the north presenting a most spectacular but elusive sight. The gaps between individual buildings often provide them with an attractive landscape setting and, in places enable the surrounding rural landscape to visually extend right into the centre of the village.

On both sides of the main village street, behind and to the side of the frontage buildings, there are some very pleasant undeveloped spaces. Where there are buildings to the rear, in most cases, they have a strong relationship with the principal frontage building or read as an ancillary structure to it. In order to preserve the overall character and appearance of the village, its historical form and layout, development of those ‘backland’ spaces should be strongly resisted.

There is also an interesting relationship between the more close-knit built-up parts of the village and the more informal "rural" character elsewhere. In the High Street in particular the difference between those parts where there is an almost continuous frontage of buildings and where buildings step back and gaps exist contributes greatly to its charm and overall character. Reinforcing this is the fact that in places there are proper kerbed footpaths along the High Street however in the more informal parts, especially towards the western end, there are no kerbs or footway, just soft grass verges and gravelled driveways.
Yoxford Aerial view 2007
3 TOPOGRAPHICAL BACKGROUND

Yoxford is a village in east Suffolk just off the main A12 trunk road, about four miles north of Saxmundham and six miles south of Halesworth. During the 18th Century the A12 was the Ipswich to South Town (Great Yarmouth) Turnpike Trust’s road. From 1859 travellers could also join the railway network about a mile north of Yoxford at Darsham, on the East Suffolk line from Ipswich to Lowestoft.

The village lies stretched out along the A1120, which runs north-westwards from the A12 towards Peasenhall, before turning south-westwards for many miles across central Suffolk along the line of a Roman road to Coddenham.

Passing through via Brook Street on the main A12, the majority of the village is not seen, giving a false impression of its being smaller than it really is. The bulk of the village lies either side of High Street, mostly one plot deep, the northern side bounded by the River Yox, which heads east from here for five miles to the sea as the Minsmere River.

Just off the coastal ‘Sandlings’ strip, the village is sited inside the eastern edge of the ‘High Suffolk’ claylands, where the heavy soils are best suited for arable farming. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.
The Suffolk Historic Environment Record lists fifteen sites of archaeological interest for the parish of Yoxford (as at January 2010). The earliest of these is probably the ‘earthworks’ or ‘enclosure cropmarks’, both given as undated.

More recent entries include the Medieval church, the site of a Manor and a moated site along with two ‘undated’ areas of ancient woodland.

Post Medieval interest is provided by a windmill site, Cockfield Hall with its gatehouse and dovecote, Grove Park and two bridges.

The parish was listed in the Domesday survey of 1086 variously as ‘Gokesford’ and ‘Lokesfort’, held prior to 1066 by Manni and Norman respectively. The first holding included woodland for 30 pigs and 20 acres of meadow, the second a further 5 acres of meadow.

In 1785 the main Ipswich to Great Yarmouth turnpike was opened and formed a catalyst for the growth of Yoxford through passing trade, with its proximity to the turnpike crossroads. The previously small village grew to a population of 1272 by the mid-nineteenth century, with around 27 trades represented.

However, the construction of Ipswich to Lowestoft railway with a station at nearby Darsham saw a progressive waning of the road and coaching trade. With farm work on the surrounding large estates becoming mechanised and labour moving to larger industrialising towns like Ipswich, the population of Yoxford slowly declined. Today around 1,000 people live in the village.

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

Extracts from Domesday Survey
Grade I status within the parish is reserved for Cockfield Hall, the 16th Century manor house just outside the conservation area north of the river. This is largely built of the local soft Suffolk Red brick with moulded brick details, stone pinnacles and a plaintile roof.

An adjoining small gatehouse of brick and plaintile with crowstepped gables is of similar date and listed grade II*. Many other buildings on the estate, such as a Dairy range, Coach House, Dovecote, Keeper’s Cottage and various gateways are listed grade II.

Sitting in the middle of the village and listed grade II*, the Church of St Peter has a roof of slate, plaintile and lead and is built of flint and rubble with stone and white brick dressings. Most of the remainder of the village’s grade II listed buildings are houses or shops, mostly timber-framed and originally plastered, but many with newer brick frontages. Their overall streetscape effect is wonderfully picturesque and of a consistently high quality, not just in terms of variety and appearance, but also in terms of the quality of their architecture. Some listed buildings almost have an urban pretension to their character and this quality of ‘serious’ architecture lends Yoxford a particular distinction to what is, in other respects, a rural village.

The substantial majority of buildings within the conservation area are unlisted. This status does not diminish their value nor their important contribution to the character and appearance of the conservation area, and their character defining features should be retained. New development can enhance the conservation area when designed to a high standard.
Red Brick and Black Pantile

Red Brick Dutch Gable

Pargetting and Plaintile

Brick and Slate
6 TRADITIONAL BUILDING MATERIALS

The variety of Suffolk’s usual vernacular materials is well represented within the village, and with a good deal of local quirky variation. There appears to be a distinctive local pargetting pattern comprising small square panels alternately combed vertically and horizontally to give a chequerboard effect, probably the work of just one local craftsman.

A fine example of Suffolk White bricks can be found in the Methodist Chapel on High Street, where it is used with limestone dressings and a slate roof.

The main run of High Street uses both the red and the white brick fairly extensively, but in many instances the brickwork has been painted, or even rendered and painted. In addition there is painted render or occasionally black weatherboarding on the older timber-framed buildings.

Milestone House on High Street is unusually in Bath stone, complete with a stone milestone outside.

Overall there is a good variety of domestic and commercial buildings of all ages along the village street. Roof materials further emphasise this diversity with appearances made by thatch, plaintile, pantile (both the traditional red and the black glazed variety) and slate.
The majority of Yoxford’s historic settlement lies either side of High Street, which runs in a north-west to south-east direction. The form of development is in the usual linear Suffolk village pattern mostly one plot deep, but the difference here is that at the back of those plots there is the estate of a large house, rather than just farmland.

To the south-west is Grove Park, whilst beyond the river to the north-east is Cockfield Hall, both of which have served well at limiting back-land development, although the river forms a constraint.

A similar situation holds to the south-east, where beyond the short stretch of development along Brook Street (the A12) is a further estate, Rookery Park. This has meant the village is effectively sandwiched between these three parks, leading to its title as the ‘garden of Suffolk’.

About midway along High Street, there are two lodges and a driveway to Cockfield Hall on the northern side. Opposite this the Churchyard punctuates the built up area with an oasis of trees adjoining a road junction where Old High Road joins from the south. Off this road between the Church and Brook Street there is the exception of some modern infill behind High Street to the south, an area not included in the conservation area.

Other significant open spaces that make an important contribution to the character of the conservation area include: the water meadows to the north of the High Street; Mulberry Park; and the churchyard to St Peter’s.
8  TREES AND
GREEN SPACES

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

The trees lining the river bank form an important backdrop to the north-east side of High Street, visible through numerous gaps between the buildings. This area can be approached by footpath along the old drive to Cockfield Hall from between the two lodges opposite the church, through a wooded area of Ash and Hazel.

A similar strip of backdrop trees can be found at the rear of the south-western side of High Street, lining the edge of Grove Park’s estate. These comprise Beech, Oak, Sycamore, Ash, Scots Pine, Lime and Yew and have been made the subject of Tree Preservation Order no.74. 5 nearby pollarded Lime trees adjoining the Bowling Green are also protected by TPO no.82.

The other significant area of trees lies within the double bend the A12 makes just east of its junction with High Street, where there is a single Oak on the small triangular green. Here TPO no.184 protects an area of trees in the grounds of The Limes, including Yew, Beech, Oak, Ash, Horse Chestnut and Cedar of Lebanon.

Just east of here either side of the road there are some unusual trees in the form of Wellingtonia, Spruce, Gingko, Copper Beech and Holly.

Other significant tree groups that make an important contribution to the character of the conservation area include: the TPO fringe to Grove Park; the trees fringing the Yox River and estate boundary to Cockfield Hall, particularly to the A12 at Satis House where it mitigates traffic noise; and those to the churchyard of St Peter’s. The sum effect of these trees is to provide an important green backdrop to the attractively varied skyline of the village and, in the case of the churchyard, to provide a very important tree group within the heart of the village’s streetscape.
9 COUNTRYSIDE SETTING

Overall the countryside is rarely further than a plot depth away, and although largely comprising the grounds of a larger house, it is easily accessible by footpath. The whole valley of the River Yox containing the conservation area is designated a Special Landscape Area.

What is distinctive about Yoxford is that a significant proportion of its setting is formed of parkland. Where most villages have fields of pasture and arable lining their fringes Yoxford’s landscape setting includes mature and managed parkland, a reflection of its historical importance, and fully worthy of future preservation.

The southern driveway to Cockfield Hall, which starts at the lodges in High Street, provides the most immediate access to countryside from the village. After a short walk through trees one emerges over the river into the parkland setting, where footpath no.13 continues north-eastwards eventually leading to the A12. Near here footpath no.10 continues northwards away from the main road.

A similar pattern can be found where footpath no.2 heads off south-westwards from behind the Church across the grounds of Grove Park. This meets footpath no.1 which skirts the southern boundary of the former park, now field, heading westwards from where Old High Road meets the A12.

Rookery Park, east of the A12, also has its footpath links through the grounds. From Rookery Lodge footpath no.20 heads south along Love Lane past Pins Wood, to be joined by footpath no.21 that heads east from near the Old School on the A12 at the south end of the village. These meet west of Rookery Park and continue south and east as footpaths nos.19 and 18 respectively.
Yoxford’s origins are as an agricultural settlement at a fording point over the River Yox. Early 17th Century records have 5 yeomen and 4 husbandmen resident, whilst later in that century there were 13 yeomen and 3 husbandmen.

The Suffolk woollen cloth industry was also represented at that time with 2 weavers, a spinster and a tailor in the village, later augmented by a woollen draper. By 1844, trade directories list 6 tailors and a dyer, but this may by then have been the linen industry based in the Waveney valley to the north, since the tithe apportionment of 1839 has a field called ‘Hempland’.

Various other 19th Century agricultural and extractive industries are indicated by entries in the tithe apportionment such as ‘Malt Office’, ‘Tan Yard’, ‘Ice House Yard’, ‘Sand Pit Piece’, ‘Brick Kiln Meadow’, ‘Claypit Piece’ and ‘Sawpit Meadow’. A mill is also mentioned, which was probably the post and roundhouse one near Rookery Park dismantled after 1910, the base of which remains converted to a house.

The village expanded significantly in the 19th Century, with High Street dedicated largely to commercial uses as indicated by the trade directories listing of 2 farriers, 2 coach-builders, a corn miller, 2 blacksmiths, 4 milliners, 5 bootmakers, 4 watchmakers and even 4 wheelwrights.

Today the village provides an important local service centre and visitor attraction with some surviving businesses in the form of a village stores, post office, two public houses, a restaurant, a coal merchant and several art and antique dealers.
11 PROPOSED ENHANCEMENTS

The Yox river and large parkland estates to the rear of most properties have precluded any significant backland development. Thus apart from short stretches of modern houses and bungalows either end of High Street, there has not been too much inappropriate modern intrusion within Yoxford.

Compared to the historic parts of High Street such modern development as has occurred is alien in form and generally set back too far from the road, although this does allow an element of screening by the gardens.

The ever present traffic on the short section of A12 through the village and concomitant signage, lining, street furniture and street lighting significantly downgrades this part of the conservation area and detracts from the setting of some of the listed buildings there. Unfortunately many of the unlisted buildings in this area have opted for poorly proportioned plastic windows, bringing with them a concurrent loss of traditional detailing and historic fabric. These can be controlled through the introduction of an Article 4(2) Direction.

The streetscape appears to have avoided overhead wires as a significant problem.

Repairs and upkeep of the railings to St Peter’s Church adjacent Old High Road would be a welcome enhancement.

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

Village entrance: A12 northbound

uPVC Windows
12.1 Brook Street (A12)

The Southern entry into the Yoxford Conservation Area along the A12 is marked by a group of three traditional buildings on the eastern side of the road. Victoria Cottage, Old School Cottages and The Old School itself make an attractive contrasting group which remain, along with their rural setting, relatively unspoilt.

They are located amongst some ribbon development which has a fairly mixed character and quality, but does improve as the road continues northwards.

Victoria Cottage is a simple long, narrow rendered house with a pantiled gabled roof which is positioned at right angles to the road. It has a low scale with first floor windows tuck under the eaves and in the gable ends. Overall, it is a very traditional Suffolk vernacular building.

The Old School is closer to the road and has a frontage elevation of two gables, with a projecting porch, slate roof, red brick walls with white brick dressings and tall window openings. The building, although currently in need of some repair, still retains much of its attractive original Victorian character.

The grade II listed Nos. 1 to 3 Old School Cottages are also built with a gable facing the road. Late 17th or early 18th Century they are one-and-a-half storey with a pantiled roof and gabled dormers. The timber-framed walls are rendered with traditional casement windows (those in the road side gable end have ‘gothick’ tracery glazing bars).

There are two interesting chimney stacks, one parallel and one at right angles to the ridge of the roof, each with three short projecting flues built in a diamond pattern on plan.
Between this small group and the row of houses to the north is an undeveloped area of land which forms a pleasant green wedge in the ribbon development along this part of the A12. Its current open character is in marked contrast to the fairly recent suburban-style estate development on the eastern side of the road, just south of the Conservation Area.

Travelling northwards, the Conservation Area includes a row of mainly 19th Century cottages which front the A12 on the eastern side before the Kings Head Pub and the junction with High Street. A mixture of detached and semi-detached, these cottages are mostly in red brick, with slate roofs and large chimney stacks on wide gable ends. Some have bay windows, others are narrower, smaller cottages, mostly with plastic windows and pantiled roofs. One has a gable facing the road, and projects forward, occupying a prominent site on the bend next to the Kings Head.

These cottages en masse still retain their original traditional character and appearance although many have undergone a degree of change and ‘improvement’. Virtually all of them have small front gardens and whilst there are some boundary hedges, walls and fences, many of the frontages still retain attractive decorative metal railings.

The Kings Head Pub reads as an L-shaped building on the sharp bend as the A12 winds its way through the village. Its principal two storey range faces the traffic as it turns eastwards and passes alongside the northern gable. Alongside, with the front walls lining through with the roadside gable is a single storey range over which there are two abutting steeply pitched pantile roofs. With mostly clay plaintiles on the main roofs, the building has pebble dashed walls and some mock half timbering to the gable end. The windows are all plastic replacements. The building occupies a very open setting with large areas of car parking and a small grass roadside verge.
Continuing round on the eastern side of the road towards the Middleton Road junction, there are two new pairs of semi-detached houses in white brick with modern sash windows. These have infilled the site of a small industrial complex, which used to be an eyesore here.

Next door are two pleasant detached houses squeezed into a fairly tight frontage with small front gardens bounded by hedges. Holly House is a late Georgian or early Victorian house in white brick with tall traditional sash windows and a shallow pitched slate roof. Medway is more modern, its hipped roof is covered in clay pantiles and its walls are painted brickwork. The windows and central doorway are all replacements in plastic.

Beyond these two, White House and White Lodge are two of the more important buildings in this part of the Conservation Area. Prominently situated on the back edge of the pavement, their setting is clearly undermined by the heavy traffic which passes so close to the front elevation. Side and large rear gardens do provide some compensation and improve their setting with the mature landscaping and red brick boundary walls.

These two grade II listed houses, which were formerly one dwelling, date probably from the late 16th Century but now have an early 19th Century rendered facade and large 19th Century rear extensions. The rendered right hand wing at the front is two storeys, in the ‘Gothick’ style, with arched windows, a slate roof, massive central chimney stack and an attractive open wooden porch with square panelled columns.
The left hand side is taller and has a much narrower frontage. Its fenestration comprises a large sash window above a slightly projecting bow window made up with two tall sashes with very low cills.

The southern return elevation incorporates a flat roofed porch with panelled door. This part of the building is also higher than the earlier house at the front and underneath a sweeping shallow pitched slate covered hipped roof are some large, rather elegant sliding sash windows. Although behind hedging, this elevation appears quite prominent when travelling north along the A12.

Adjoining Sans Souci is **Pinns Piece**, a modern rendered bungalow with a concrete pantile roof and plastic windows.

Next door, to the north, set back behind a low boundary hedge and two very tall mature trees to the north, is **Sans Souci** purportedly a Napoleonic-era name. Surrounded by landscaped grounds, this two storey traditional house has a rendered symmetrical façade of five tall casement windows with a central classical doorway with a rectangular fanlight. The gabled roof is covered with slates.

Next to this, **Rookery Lodge** is an eye catching little building in white brick with a slate roof, controlling access to **Rookery Park** and its extensive grounds. Here the access drive, park railings, gates and small lodge building at the entrance to Rookery Park together with its parkland setting provide a pleasant vista. The junction with Middleton Road, if it wasn't for the heavy traffic and the plethora of highway signs, is an otherwise a particularly attractive landscape dominated corner of the village.

From the Middleton Road, the Conservation Area boundary follows the A12 northwards and crosses the road at the new bridge across the River Yox. It then travels westwards following the northern bank of the river, incorporating the large, well treed grounds of Satis House and Satis Cottage.
Satis House is grade II listed and a very attractive classically styled building now used as a hotel and restaurant. Formerly a private residence, it was built in the mid 19th Century but has later alterations and extensions. Constructed out of red brick, visible on the gable end, its main facade is stucco rendered, lined in imitation of ashlar stone with rusticated quoins. The hipped roof is slate to the front and plain tiled to the rear.

The original house had a symmetrical facade, with two wings projecting slightly forward. The ground floor windows contain French doors, whilst those on the first floor of the wings are tri-partite sashes. There is a central doorway with glazed double doors, around which a 19th Century porch spans the full width of the centre section.

This has a stone balustrade forming a balcony at first floor level supported on square columns at each end with a single circular column in the middle. A mid 19th Century extension is attached to the right hand side designed in a matching style.

Satis Cottage is located a short distance away set back behind high Holm Oak trees and hedging. It is constructed in red brick with a concrete pantile roof.

Immediately west of Satis House, two new rendered houses with hipped slate roofs fill the garden of The Limes, a former gap in the streetscape.

Further west of Satis House, on Bank Corner, tucked behind a tall frontage hedge and trees, is The Limes. This is a fairly low scale building which is actually quite a large house. The front range is in the classical style and dates from late 18th century. It has a hipped slate roof with tall chimney stacks and walls of render and painted brick. There are sliding sash windows to the front elevation with a central panelled door and a small flat hood canopy. To the rear are extensions which probably date from the late 19th Century.
The grounds of The Limes and Satis House have numerous mature trees, comprising individual specimens of Cedar of Lebanon and Wellingtonia, clumps and trees in hedgerows. These combine with those to the west and the north to create a major feature in this part of the Conservation Area.

12.2 Bank Corner

Bank Corner is the name given to the junction of the A12 (Brook Street) and the A1120 (Yoxford High Street). A busy junction, it is laid out with the roads forming a grassed triangle containing a mature Oak tree and an attractive thatched roofed shelter. Unfortunately concrete kerbs, road signs and large areas of tarmac are just some of the intrusive features which mar an otherwise potentially attractive focal point for the village.

On the southern side of High Street where it joins the A12, Bank House faces the thatched shelter.

12.3 High Street - east end

Bank House to Pine Trees

A vernacular brick cottage with painted walls and black clay pantiles to its front roof slope, Bank House occupies a very prominent location. It has some very interesting small paned casement windows which surround a simple panelled front door and a decorative wrought iron porch. An orange clay pantiled rear roof slope sweeps down over a single storey extension. To the side is another extension with a slate covered shallow pitched roof and a projecting square bay window to the front. The red brick chimneys on the gables and on the rear extension are important features.

Tucked behind Bank House to the south is Dickory Cottage and attached to this is Thatched Cottage, which, along with the other two and the mature tree in the gardens, form a particularly pleasant grouping on this corner.
**Thatched Cottage** is an attractive storey-and-a-half dwelling with a reed thatched roof, central chimney stack, dormers and plastered walls. The windows are small paned metal casements.

Beyond Thatched Cottage and the Conservation Area boundary to the west, a modern, low brick wall, close boarded fences, traffic signs and the suburban style estate houses do not enhance the setting of these traditional buildings, but fortunately the trees and shrubs in the vicinity help to soften their effect.

Opposite Bank House, beyond a traditional outbuilding with a clay pantile roof is **Cavan Cottage**. Set behind a well kept boundary hedge, this has a white brick facade and gable chimneys and a shallow pitched slate roof. This attractive old cottage has had new timber windows fitted, which are reasonably traditional looking apart from the asymmetrical fanlights and stain finish. The gable ends have sadly been rendered over but the central porch retains its slate roof and brick piers.

Cavan Cottage provides the street scene with a sense of enclosure at this point in the Conservation Area which is lacking beyond it to the west along High Street where there are four modern bungalows set well back.

Immediately opposite Cavan Cottage and itself set well back with a driveway access is **The Retreat**. This large, attractive house is set in landscaped grounds and was built in the Georgian style around 1830 with red brick walls, now painted, sash windows and a hipped slated roof.
In front of The Retreat and providing a pinch point opposite Cavan Cottage is Dingle Cottage, rendered with a black glazed pantile roof.

Further west and opposite the second of the bungalows is a long workshop type building with a gable end and shopfront right up on the back edge of the footway. It has a slate roof and along with the two extensions either side of the roadside gable it forms quite an interesting feature.

Further west on the south side of the High Street is The Vicarage (renamed The Hollies). Set in a large plot behind a tall hedge and a white brick boundary wall with decorative metal railings, The Hollies has sash windows and white brick walls and chimneys. There are splayed bays to the ground floor either side of a central doorway which has a decorative brick surround. The roof is covered with clay pantiles and the narrow gables have decorative barge boards.

It is unfortunate that the quality of design, detailing and use of materials on The Hollies is not matched by the development that has taken place close by in Oakwood Park. Although there are some attractive white brick boundary walls which reduce its impact and some mature trees forming a major feature in the street scene, Oakwood Park, which extends beyond the Conservation Area boundary, returning behind the High Street back towards the A12, does not relate particularly well to the traditional character of the earlier buildings in the village.
Pinetrees, close to the entrance to Oakwood Park, on the opposite side of the road, fulfils an important townscape function in this part of the Conservation Area. Originally a row of three early 18th Century cottages, the grade II listed building's form and appearance strongly reinforces the traditional character of the street scene here. Indeed a new house within the plot to the east, adjoining the four bungalows, has been built to a similar traditional form and scale, with pargetted render and steep pantile roof.

With quite a large curtilage and a wide frontage, the space surrounding Pinetrees enhances its visual presence in a location adjoined by otherwise rather mediocre, suburban style development. The cottages, which now form one dwelling, are two storeys, timber-framed and plastered. The steeply pitched gabled roof has clay plaintiles to the front roof slope and pantiles to the rear. There are two massive rectangular chimney stacks along the ridge line with a single flat roofed dormer to the once central cottage.

The attics of the other two former end cottages are lit by windows in the gable ends, the east in red brick, the west rendered. The windows of all three cottages are three light casements with a high level transom. The former central cottage has a large rendered porch with a gabled plain tiled roof. The grassed front garden with timber picket fencing is appropriately simple.

Behind Pinetrees and either side are views and glimpses of the meadows which form part of the flood plain of the River Yox. The mature trees and hedgerows provide this part of the High Street with an attractive rural back drop and in places the countryside seems to come very close to the main village street.

12.4 High Street - east end
Primary School to Mulberry Park

Beyond the access road to Oakwood Park, on both sides of the road, the buildings begin to become much more closely spaced and the built up frontages give the High Street a much more urban feel. Forming in some respects, a gateway to this part of the village, the Primary School, is a suitably eye catching design with tall clock tower incorporating a curved leaded roof topped with a spire and weather vane.

The tower is located centrally on a steeply pitched plaintiled roof which incorporates curved headed windows to the gable end. The red brick building is a large single storey set back slightly from the road on higher ground behind a white brick boundary wall with three tall Turkey Oaks on the frontage.
Continuing along the southern side of the High Street towards the Church, the building next to the Primary School **Blythburgh House** which projects forward and is located right on the back edge of the pavement. Built in 1902 according to the decorative cartouches on the front elevation, it is a tall red brick building with two storey splayed corner bay windows and a complicated arrangement of chimney stacks on its pedimented flank walls. The roofs are hipped and are covered with slates.

Built some decades earlier, the adjacent buildings (**Aspley House**) have more of a Suffolk vernacular character. The frontage building is in white brick with sash windows topped with flat stone arches with projecting key stones. It has a shallow pitched hipped roof covered with black pantiles. Most of the building has a raised ground floor, although the shop unit at the far, northern end is at pavement level. The shop front itself is a pleasantly detailed Victorian design with interesting mouldings on the pilasters and stall risers. Either side of the recessed glazed entrance door are circular cast iron posts with a decorative spiral pattern for much of their length.

A small central gable on the front elevation has a single sash window of similar style to those on the corner bays. On the ground floor there is a particularly attractive traditional shopfront with a timber fascia, tall elegant mullions to the windows and a panelled stall riser. Although now very much part of the street scene in Yoxford, in some ways this particularly attractive building seems strangely out of context. Its architectural style is more reminiscent of urban centres such as London rather than this rural corner of Suffolk.

Behind this front range there is a group of traditional buildings which form an attractive composition when viewed across the gardens to the east. Built again in white brick with sash windows, the nearest runs parallel to the one on the frontage but has a gabled roof and brick arches over the windows.

At right angles to this is a long narrow range in matching brick with a black pantiled roof and tall chimney stacks. The fenestration is small traditional timber casement windows. At the far end, on higher ground, is a similarly detailed attached house which appears taller and projects forward slightly. This end building has had its brick walls painted over.

A narrow driveway alongside the shop forms an access to a small enclosed courtyard which is created by the western elevation of these buildings.
West of the driveway, set back behind a single storey extension is **London House** a two storey grade II listed early 19th Century house and shop which possibly has an older core. Red brick with a white brick front facade it has a roof of black pantiles to the front with plaintiles to the rear.

The roof is hipped and has a large central white brick chimney stack. The windows appear to be original 19th Century small paned casements and have flat brick arches over. The asymmetrical doorway has an inset six panel door and a classical surround comprising pilasters, frieze and cornice.

The projecting shop unit is probably late 19th Century, weather-boarded with a pantiled roof. The gable end facing the road has a square bay window supported on brackets. This little structure adds much character to the street scene.

The **Old Bakery**, the last building before the Church on this side of the road is also listed grade II. The back part of the house dates from the 16th Century, the gabled front extensions are 18th and early 19th Century, in now painted brickwork. Timber-framed and plastered, there is some applied half timbering to parts of the facade and the eastern return wall is in red facing brick.

The roofs are covered in clay pantiles and the windows are a mixture of casements, some with square leaded panes, others are poorly designed modern replacements. The modern bow window on the right hand side is a replacement for an earlier shopfront. As well as the two existing chimneys, there are the substantial remains of a large external stack on the front of the house. There are small front gardens either side of the front wings of The Old Bakery but the overall effect is undermined by the rather too utilitarian looking railings which have been erected between the road and the raised footway.
Back to the northern side of The Street, between the telephone exchange and the driveway to Cockfield Hall, there is a built up frontage which for the most part comprises a very interesting mixture of architectural styles and forms. These buildings have as a back drop the impressive woodland belt which separates Cockfield Hall itself from the village.

The juxtaposition of the Old School Room and the former Methodist Chapel is particularly pleasant, the exuberant Gothic style of the Chapel contrasting with the more restrained neo-classical style of the smaller adjacent building.

The Old School Room has a hipped, shallow pitched slate roof, and red brick walls with white brick pilasters on the corners and banding under the eaves. Its narrow roadside elevation has a decoratively detailed first floor window surrounded by pilasters with a frieze and cornice above and two pairs of brackets under the cill. Beneath this is a similarly detailed doorway with two side windows.

The former Methodist Chapel, dated 1888, is built in white brick with limestone dressings. The steeply pitched slate roof has stone capped parapeted gable ends. The west gable, positioned very close to the road, has a huge rose pattern tracery window in stone, fitted with stained glass. On each corner there are small gabled porches, with arched doorways, surmounted by stone lantern pinnacles. This large, eye-catching, symmetrical composition is set behind a pleasantly detailed, low, white brick wall with decorative piers and metal railings.

The long side elevation facing east is quite prominent in the street scene and incorporates a pair of elegant double height windows with slender glazing bars. Just behind the Old School Room down a narrow track is Park View, a small two storey plastered cottage with traditional fenestration and a black pantiled roof. Although built close to the High Street, its position overlooking fields, set right on the edge of woodland, makes it appear isolated from the rest of the village.
West of the Chapel, beyond the pathway to the side and the small area of planting, is Sunnyside with its three storey rendered brick front elevation. The top two storeys each have five traditional timber sash windows across the front. The ground floor now has two central doorways with two further windows either side now in plastic. Sunnyside has a scale which appears to dwarf the smaller two storey cottages alongside. The once attractive Georgian style facade has almost certainly been added to an earlier, smaller cottage, the roof having been raised and new white brick chimneys built onto the gable ends.

Unfortunately hard render and modern plastic replacement windows have done little to reinforce their traditional character and appearance.

The last of these three is Old Bank House with its, long sweeping roof slope over the ‘outshut’ at the rear. Between its gable end and the two lodges at the entrance to Cockfield Hall, a new house has been squeezed in.

Although a reasonable attempt at an ‘infill’ development has been made here, with decorative barge boards, clay roof tiles and red brickwork, the detailing could have been more traditional and visually more assertive. Traditional capping pieces to the barge boards, a larger, less weak-looking chimney stack and a more traditional bond to the brickwork are three items which would have made a significant difference. Clearly, though, it would be very difficult for any new house to match the richness and quality of the detailing on the splendid little gate lodge buildings alongside.
Like the Church and Churchyard opposite, the entrance to Cockfield Hall is one of the focal points of the village, although presently there is much scope for enhancement. Grade II listed The Lodge is located behind some decorative wrought iron railings set on a brick plinth. These curve round to meet a pair of rather squat decorative stone gate piers with gates which match the railings. Beyond here the railings sweep round in a semi-circle to abut a second matching lodge which is also listed, but as part of Manor House.

The single storey gate lodge is early 19th Century and like the walls to the Manor House close by is built in neo-Tudor style red brick. It has similar castellated parapets and crow stepped gables, which retain their moulded brick pinnacles. The roof has a slate covering and a central decorative octagonal chimney stack. The attractive windows have ornate arched tops and moulded surrounds. The most prominent feature of this entrance to Cockfield Hall is the south facing return brick walls of the Manor House which was built in the mid 19th Century.

They comprise, closest to the road, a pair of two storey crow-stepped parapeted gables. Attached to these and set at an angle to them is a matching range which incorporates a third gable. This gable is flanked either side by similarly detailed two storey wings each with a castellated parapet. The elevation has decorative banding and a number of arched windows with stone surrounds and leaded lights.

The front elevation of the Manor House has a two and three storey painted brick facade, with slate roof, sash windows and two separate shopfronts on the ground floor. Above the simple left hand shopfront with its plain mullioned window are two sash windows, one above the other, the top, smaller one is tucked under the eaves to serve an attic space. To the right hand side is an attractive late 19th Century shopfront which is framed by a pair of cast iron Ionic pilasters supporting a narrow fascia.
The shop windows have thin glazing bars and there is a central inset doorway with glazed double doors and a rectangular fan light. On the first floor are two pleasantly proportioned sash windows with thin glazing bars either side of a blank panel recessed into the brickwork. Attached, to the west, is a smaller, traditional building which also forms part of the Manor House.

It has a steeply pitched, gabled, black pantiled roof incorporating two catslide dormers and a large central chimney stack. The building dates possibly from the early 17th Century but parts could be earlier. It is timber-framed with rough cast render to the front facade and an original brick parapeted gable end to the left hand side. The windows on the front elevation are traditional small paned casements, some with square leaded panes. The centrally positioned doorway has a simple panelled door with moulded surround. The windows in the dormers are modern timber replacements.

Further to the west, a small gap now contains an infill house in white brick with a black pantile roof. Next along the street is Garden House, another traditional building, which, like the pair to the east, is built on the back edge of the pavement. As a group they form a pleasant composition in the streetscape, especially as all three continue to retain many important architectural and historic features.

Garden House is about as tall overall as the Manor House but is only two storeys, so the eaves are lower and the roof pitch is steeper. The roof is covered with attractive orange clay pantiles with traditional bargeboards and two large chimney stacks on each of the red brick gable ends. The front elevation has been part rendered and painted over. To the first floor are three traditional timber casement windows with small panes of glass and metal opening lights.
The ground floor of Garden House, to the right hand side, has a projecting square bay fitted with a large sash window with one vertical glazing bar. This is probably a late 19th Century shop window and is an important and attractive part of the history of the building and as such if at all possible it should be retained. Garden House was a butcher’s shop until the 1960s. The central doorway has a panelled door with glazing to the top half with a central mullion and a simple leaded pentice board above. The left hand window is a poor modern timber replacement with a central fanlight.

To the left of this is a weather-boarded lean-to structure, beyond which is a timber out-building. This has a shallow pitched roof and a gable fronting the road with a large, slightly projecting shop window.

Attached to the left hand side of Garden House are various single storey extensions. One has a clay pantiled roof with a parapeted gable and a quite attractive shop front which probably dates from the turn of the 20th Century. The timber shop window has mullions and a central transom. There is a door to one side and pleasant little pilasters at each end with mouldings and modillion brackets.

Beyond here to the north is a small public open space, Mulberry Park, with a boundary hedge and mature trees and shrubs.
12.5 St Peters Church

St Peters Church is located at the heart of the village on a gentle bend in the road at the junction of High Street and Old High Road. Positioned close to the centre of the slightly raised grassed churchyard with gravestones and memorials prominently displayed, the flint Church has a buttressed tower topped with a graceful spire. The wall of the north aisle facing the High Street has a castellated parapet above which is steeply pitched lead clad roof covering the nave. The chancel roof is slated on the north side and plaintiled to the south.

The Church forms a prominent feature in the centre of the village. Views and glimpses of the tower and spire are possible from both close by and some distance away. Along the High Street, when travelling east, the Church, due to the configuration of the road, closes off the view and is framed by a pleasing variety of traditional buildings on both sides. Trees and shrubs play a major role in the creation of this very picturesque scene.

Surrounding the churchyard on the High Street and Old High Road frontage is a low brick retaining wall. There are some pleasant little wrought iron gates and gate piers on the High Street frontage. The Churchyard has some fine trees including an impressive line of mature limes which follows Old High Road as it curves around the Churchyard.
12.6 Old High Road

Old High Road forms the northern boundary of the churchyard. On the junction with High Street is an early 19th Century sign post, listed as a rare survival. Above a circular cast iron column are three signs with open cast iron lettering pointed fingers. The numbers showing the mileage under each sign are attached by scrolled bracing to the column. The top of the post is finished with a ball finial.

On the opposite corner is a mature hedge which forms the boundary to Tunshaven and the adjoining group of quite low scaled traditional buildings. These once formed the village garage and associated workshops. Tunshaven, the building closest to the High Street, has a shallow pitched black pantiled hipped roof. It is a part survival of the Three Tuns, a former coaching Inn destroyed by fire.

This is linked to another building with two gabled roofs with matching tiles, positioned at right angles to Old High Road. The gables are parapeted on the roadside elevation and, like the adjoining building, have white painted brick walls. The fenestration in these buildings is pleasantly detailed and helps the group to retain an attractive traditional village workshop character.

Completing this group, to the south-west is a similarly traditional long narrow structure with a clay pantiled roof and various large timber doors with strap hinges. Buildings of this nature are now becoming a rarity, many having been replaced by new housing.
Positioned slightly forward of those alongside, **Red House** is a very pleasant late Georgian or early Victorian house with red brick walls, a black pantiled hipped roof and well proportioned sash windows. The panelled front door, positioned to one side of the relatively narrow front elevation, has a decorative trellised porch. There are some ornate railings on a low boundary wall along the road frontage.

Tucked behind Red House and a tall boundary hedge, with some mature trees in the front garden is the listed **Vine Cottage**. Dating from the early 19th Century this is another pleasantly proportioned brick house with sash windows to the first floor and French windows with louvred shutters on the ground floor. The entrance door is of a similar design with a timber trellis porch. The roof is slate to the front and pantiled to the rear and the brickwork has been painted over. To the left of the front is a 19th Century conservatory with semicircular headed sash windows with curved glazing bars to the upper panes.

**Grove Cottage** is located in quite large grounds right on the edge of the village with an access drive off the bend of Old High Road as it turns south-east back towards the A12. For the most part screened by tall hedge and with a backdrop of trees, the steeply pitched gabled pantiled roof with its traditional barge boards, makes it a reasonably attractive feature in this location.
12.7 Park Place and Church Lane

From Grove Cottage the Conservation Area boundary cuts across the edge of the cricket ground with its belt of trees along the frontage. It then crosses Old High Road and incorporates a cluster of mainly terraced traditional houses near the southern corner of the churchyard. A narrow footpath runs along the southern boundary of the churchyard from Old High Road. On the churchyard side are some very attractive old metal railings.

On the opposite side of the path is a weathered old brick wall with a traditional ridged clay coping. The wall also runs along part of Old High Road and forms the rear garden boundary of a terrace of cottages to the south. Park Place is a pleasant unmade up track which runs down the other side of these cottages from Old High Road and serves three other cottages as well as a detached house.

Nos.1 to 3 Park Place have a gable end fronting onto Old High Road and a shallow pitched slate roof, which steps down at one point and is hipped at the far end. There are various tall chimney stacks. Its walls are white painted brick and generally the fenestration remains very traditional with timber casement windows and simple doorways. The eaves and gable detailing are particularly pleasant and the rear elevation facing the churchyard, despite have some modern single storey extensions remain relatively unspoilt.

Nos.4 to 6 Park Place are taller and have been constructed in an ‘L’ shape and are positioned at a slight angle to Nos.1 to 3 and the churchyard. They also have a shallow pitched roof with substantial chimney stacks, but this time the roof is covered with attractive black pantiles. There are brick parapet gables either end, which like the front and rear walls have been painted over. The fenestration is more varied, with different windows on all three levels.
Whilst most remain traditional and the scattered arrangement adds interest, the modern windows with leaded lights on the front of No.4 and the large rooflight at No.5 do not make a positive contribution to this pleasant group of traditional dwellings.

Barn Meadow is a detached house which, whilst being set back from the road and being partially screened by trees and shrubs, is actually situated in quite a prominent location next to the Village Hall and the school playing field. It has a gabled roof of black pantiles and a massive chimney stack at ridge level.

Nos.1 to 4 Church Lane, are visually very much part of this cluster of dwellings which form a backdrop to the churchyard. Church Lane runs alongside the south-eastern boundary of the churchyard, from an access point alongside The Old Bakery in High Street. Two storeys plus attic, the terrace is largely unspoilt with most of the windows traditional vernacular casements and the doors panelled.

The walls are rendered and painted and the roof is gabled and covered in very attractive old black glazed pantiles with two flat roofed dormers facing the churchyard and to the rear overlooking the Primary School grounds. There are two massive chimney stacks along the ridge.

Church Lane itself is characterised by high brick walls. Between the rear of the Old Bakery and the terrace of four cottages at the end, is an old two storey brick house, Cleghorns. It has narrow gables, a shallow pitched roof covered in slate and a single storey lean-to which fronts onto the lane itself. The simple traditional form and detailing of the dwelling makes it entirely appropriate to this quite sensitive 'backland' site.
The western part of the High Street, beyond the Church and Old High Road is a continuation of the linear village, typified by an exceptionally varied and interesting grouping of mostly outstanding historic buildings.

In order to satisfactorily describe these buildings and the spaces between them in this part of the High Street it seems appropriate to deal with one side of the street first and then the other.

Starting on the northern side, the small public open space next to Garden House is Mulberry Park, with its hedged frontage trees and shrubs it is a very pleasant green space right in the centre of the village. It visually links through to the wooded grounds of Cockfield Hall behind, and with the adjacent grounds of The Old Vicarage.

Along with the churchyard and the open space created by the garden of Tunshaven and the former bowling green opposite, there remains a significant and important area of green, undeveloped space, right in the centre of the village.

The grade II listed Old Vicarage really is an imposing building and not just because of its scale and location sited fairly close to the road. Its form and proportions are very pleasant, as is the quality of its traditional detailing. Remodelled and extended in the 18th Century, the house probably dates from as far back as the 16th Century. It is two storeys, with an attic, timber-framed and plastered, the plasterwork lined in imitation of ashlar.

The roof is plaintiled, hipped at one end and there are attractive dormers with shallow pitched roofs which are detailed to form small pediments above the sliding sash windows. There is a large chimney stack at ridge level and another over the west gable. The windows are sliding sashes with glazing bars. The east flank wall has a two storey splayed bay.
The elevation facing the road is not actually the main entrance; this is on the opposite, garden side and has an attractive classical doorway. There are ornamental iron railings and a brick plinth along the back of the footpath for the whole of the frontage and shrubs and trees provide a degree of privacy and maturity to the setting of the house.

Just to the west is a single storey range built right on the back edge of the footpath. With painted walls, a clay tiled gabled roof with traditional eaves and verge detailing, it makes a pleasant feature next to The Old Vicarage and currently houses an art gallery.

**Merivale**, further west, is an attractive white brick house with a shallow pitched slated roof, central doorway with sash windows with glazing bars and gable chimneys. It is very typical of many late 18th or early 19th Century Suffolk houses with symmetrical facades. Its architectural quality is derived not just from its proportions but also the standard of detailing, for example the shaped brick arches over the sash windows and the semicircular fan light and double brick arch to the doorway.

In contrast, the attached building built a few years ago, although quite sympathetic, lacks the quality of the original build about 150 years earlier. The newer building has straight brick soldier courses above the windows, a plain glass shopfront and comparatively inelegant eaves and verge detailing. The re-use of some Victorian sash windows on the first floor however helps make a positive contribution to this small infill development.

Next door, **Barnsdale**, is a house which matches very closely Merivale, in fact they may originally have formed a pair. However, Barnsdale has Victorian sash windows with just a single glazing bar and the detailing of the eaves and verge of the roof has been changed. Despite the differences, they are remarkably similar, even down to the blocked up first floor window above the entrance.
Craig House, formerly Yoxholme, is a very imposing grade II listed building within this built up frontage, having a high parapeted front elevation behind which is a steeply pitched gabled roof. The two storey building is a dwelling and shop which probably dates from the 16th Century although the brick facade is mid 18th Century. Behind the painted brick outer casing is a timber-framed structure. The roof is covered in modern concrete tiles and there is a large chimney stack above the north gable.

The front elevation has fine Georgian proportions with five tall sash windows across the first floor. On the ground floor there are two similar sash windows to the left of the central panelled door with its classical door surround. To the right hand side is a fine early 19th Century projecting shop front. This has two, large, slightly bowed, 16 pane windows. These are framed by pilasters above which is a frieze and cornice. Right along the front are some attractive metal.

Suffolk House, alongside Craig House, is another building with a painted brick parapeted facade but it is a lower and longer structure with a large continuous shopfront across most of the ground floor. The roof behind the parapet cannot be seen from the street and this actually accentuates the length of the building.

Across the first floor are twelve attractive sash windows with glazing bars. Running the entire length of the building below these, is a traditional style shop fascia. There are actually two shopfronts under this. Both have matching central recessed doorways and large shop windows with slender mullions and very low stall risers. This pleasant 19th Century composition is complemented by the accessway through the building at the left hand end which adds much to its overall traditional character and appearance.
There is a narrow alleyway between Suffolk House and the next buildings to the west.

The Old Wool Shop and Coach House Cottage are a pair. They are two storeys with painted brick walls and an old weathered clay plaintiled gabled roof. There are traditional barge boards and eaves detailing and a pair of chimney stacks over to one end.

The front elevation is an attractive asymmetrical composition, despite some modern windows having been installed. Particularly interesting are the two small square bay windows, one forming part of The Old Wool Shop, the other is part of Coach House Cottage. Next to these windows are simple panelled doors with curved brick arches over.

Forming an important feature in this part of High Street is the high brick wall with its half round coping which encloses the garden to the side of Rosslyn House, set back a bit from the road behind a mature boundary hedge which is actually one of the very few pieces of greenery along this section of High Street.

Virtually all the buildings on this side are built right on the edge of the footway. With white brick walls, sash windows and a central doorway, Rosslyn House has a shallow pitched gabled roof which has been re-roofed with modern concrete tiles. Also, one of the gable chimneys is missing and has been replaced by a metal flue.
12.9 High Street – west end, north side, former Blois Arms to Coal Yard

The northern wall of Rosslyn House abuts the rear of the flank wall of the former Blois Arms Pub. Located right on the edge of the footway the former Blois Arms is a large two storey early Victorian building with a steeply pitched hipped roof covered in clay plaintiles.

The former pub is actually two separate abutting structures, one built out of white brick the other red, although all of the brickwork has been painted. The right hand side is white brick and has a slightly lower eaves and ridge line, so the roof steps down. There are two decorative white brick chimney stacks. The left hand side has red brick chimneys and a large traditional flat roofed dormer on the front roof slope.

The fenestration comprises mainly sash windows, the right hand side has a frontage comprising two sets of windows either side of the door and the left hand side just two sets of windows. To the west of the pub is a driveway giving access to a car park at the rear with a series of outbuildings at the back.

Wayside lies next to the access to the pub car park and is located right on the back edge of the footway. It is a relatively recent addition to the High Street in that it is merely decades old rather than centuries. Nonetheless it is a comparatively pleasant two storey house with a clay tile hipped roof, red brick walls (the front elevation incorporating darker headers) and chimneys and timber sliding sash windows. The central front door is in a recess formed by a semi circular brick arch with brick pilasters either side.

Ivydene is a very different building and has much more in common with the cottages to the west than Wayside to the east. Ivydene has a low scale and is set back slightly behind a low frontage hedge. The shallow pitched gabled roof has black pantiles, tall chimneys and traditional eaves and bargeboard detailing. There is a narrow projecting two storey gable to the right hand side. The walls are plastered and colour-washed and the windows are attractive traditional casements.
Tucked in between Ivydene and the next three cottages is a pleasant single storey outbuilding with relatively high eaves to its pantiled roof and a gable right on the edge of the footpath. Small outbuildings in unprominent locations like this one make an important contribution to the character and appearance of many Suffolk villages.

Adjoining is a similarly small scale rendered two storey traditional terrace with a shallow pitched roof covered in orange clay pantiles. Two very tall chimneys are located in the front roof slope just below the ridge. The house looks as though it may have originally had walls of fairfaced red brick because there are exposed brick arches above the ground floor window and door. Central on the front elevation is a well detailed splayed bay window fitted with sliding sashes. The bay is quite a big one, projecting well forward from the front of the house. The other windows are traditional ‘Suffolk’ casements with nine lights.

The driveway to the side of these cottages provides access to Riverside Cottage, which is set back behind the frontage buildings and is partially hidden by trees and other planting. Riverside Cottage is a traditional one-and-a-half storey dwelling with its gable end located very close to the back wall of the cottages. It has a clay pantiled roof with chimney at one end, traditional bargeboards and eaves and a gabled dormer. It is a pleasant little building which is enhanced by the low-key ‘rural’ quality of its setting.

From this point, on this side of the road the strongly built up frontage comes to a fairly abrupt halt. There is quite a large piece of open land alongside Riverside (visually important open space) and to the west a pair of modern bungalows and then Groveside, a group of former Council houses.
The frontage here is somewhat disappointing with ‘suburban’ front gardens, modern boundary walls, splayed entrances to driveways, concrete post and wire fences and so on. Whilst the ‘green’ appearance of the land next to Riverside reads as an attractive feature and forms a visual link with the large garden behind Riverside and the clumps of trees further to the rear, these other features clearly undermine the traditional quality of the area.

Beyond Groveside is a group of important traditional buildings which, for a short stretch, reintroduce the sort of visual quality that is lacking on either side of them. Chapel Cottage has a large mellow red brick gable facing south-east, along High Street. It has a roof of black glazed clay pantiles with a massive chimney stack in the centre of the ridge.

Underneath the traditional eaves line, the brick front elevation has simple fenestration comprising four quite large casement windows with glazing bars, surrounding a central panelled front door.

There are simple curved brick arches over the windows and the door. This attractively simple traditional cottage makes a very suitable neighbour to the former Chapel abutting it to the north.

The Chapel was built at the same time as the cottage using the same bricks and tiles and has similar detailing to its gables and eaves.

Built at right angles to the road, the road side gable has two very tall semi circular headed windows either side of a lower doorway which incorporates an attractive semi circular fanlight. The paired doors are three panelled and the windows have decorative curved glazing bars. Above the doorway is a recessed plaque with the inscription ‘Primitive Methodist Chapel 1856’ and above this at high level another small circular window.

The side elevation facing north-west has been painted over and the garden adjoining is fronted by a mature hedge.
Marking the western entry to the Conservation Area is an important 17th Century listed building with a brick Dutch gable to its side elevation. This long, narrow, two storey timber-framed structure has a steeply pitched roof which has clay pantiles to the rear slope but unfortunately the front slope has been recovered in modern concrete tiles.

There are two substantial chimney stacks, one forming part of the roadside gable, the other along the ridge, towards the rear. The front and rear elevations are plastered and this is decorated in places in the form of moulded panels. The windows are traditional small paned casements with some metal lights and there are two simple front doors on the front elevation, one boarded, the other six panelled.

Attached to the northern elevation of the building is a short single storey projecting wing. This is rendered and has a pantiled, gabled roof, with traditional barge boards and capping pieces there is a large sliding sash window to the roadside elevation. Its red brick walls have been rendered over.

There is a driveway beyond this wing providing access to a group of traditional outbuildings used as a coal-yard at the back of the site. This forms the north-western boundary of the Conservation Area.

12.10 High Street – west end, south side, Blenheim House to Yew Tree House

Travelling back along the southern side of High Street, there is a small wooded copse which helps to frame the entrance to the Conservation Area from the west.

The first building on the right when travelling east is Blenheim House which dates from the early 20th Century. The house has a very pleasant setting with trees abutting its garden to the west and grassy verge and hedge to its roadside frontage.

The house itself is a good example of the sort of quality buildings that were being erected before the Second World War. With clay plaintiled roofs, attractive red brick walls with traditional bonding and pointing, white painted timber casement windows with glazing bars and small panes of glass, careful eaves and verge detailing and a suitably robust chimney stack, overall it is an attractive unspoilt composition.
Alongside Blenheim House is a driveway serving a bungalow which has been built behind the frontage development. Steeply pitched roofs and a few other traditional characteristics help to reduce its impact on this ‘backland’ site.

On the other side of the driveway is a Victorian terrace of four dwellings built right on the edge of the road. **Hope Cottages** has a wide gable, shallow pitched slate roof and two large chimney stacks along the ridge line. The red brick walls have white brick decorative detailing and there are ornamental bargeboards.

Only one cottage still has the original sliding sash windows with single glazing bars. The quality of the detailing and the proportions of the fenestration mean that this quite large structure does not appear oversized in the street scene.

In fact Hope Cottages make a very suitable neighbour for the vernacular timber-framed one-and-a-half storey cottage next door. The grade II listed Caxtons was formerly two cottages, then became a “beer house” and is now a single dwelling, recently re-named **The Old Beer House**.

16th Century, it has a "T" shaped plan, rendered walls and steeply pitched roofs covered in plaintiles. There are two chimney stacks, one massive one with panelled sides at the centre of the ridge on the roadside frontage wing, the other forming part of an original brick gable end to the rear extension. There are gabled dormers to the front and rear wings and traditional casement windows some with leaded square panes.

To the east is another important listed building. Set back with a pleasantly simple frontage of grass lawns and verges, shrubs and metal railings and gate, **Hope House** is an imposing composition.

It has an early 18th Century Georgian frontage comprising elegant sash windows surrounding a central classical portico. The steeply pitched plaintiled roof has three flat roofed dormers. The side walls have tall Dutch gables, each incorporating a large chimney stack.

The rear of the house probably dates from the 16th Century and is timber-framed. Hope House makes a major contribution to the townscape in this part of the Conservation Area.
Wisbech Cottage adjacent to Hope House is also grade II listed. It has two gabled wings which extend forward to the edge of the road and the gables are quite a significant facing north traditional feature in the street scene.

Formerly one house, now divided into two, the building is one-and-a-half storeys and dates from the 16th Century. Timber-framed and plastered, its steeply pitched roofs have plaintiles at the front and pantiles to the rear. There is a single gabled dormer window facing north and a chimney stack on the western gable. The windows are mostly 18th Century with metal casements, some with diamond and square leaded panes. The front door is simply boarded with a traditional drip mould.

Beyond the projecting gable of Wisbech Cottage is another gap in the frontage with a grass verge, a simple picket fence and an atypical conifer hedge behind.

The garden belongs to Wades, which is a two storey brick dwelling with painted walls and a shallow pitched slate covered roof. The house has a gable which is located right up close to the edge of the road and as there is a slight bend here it appears to protrude even more. A pleasant building, probably 19th Century, it has some small paned casement windows with metal frames which are probably original. In fact, to date, it appears to have kept virtually all of its traditional features.

Located right next to Wades is Starlings which again is located very close to the road. A larger house it has rendered walls with pargetting in places and shallow pitched, hipped roofs covered in natural slate. When viewed from the road, the house has two wings, the left hand one projecting forward slightly. Each has a tall red brick chimney stack. There is a panelled front door to the right hand wing which has a blocked in rectangular fan light above and a well detailed classical doorcase.
Those windows of Starlings that can be seen from the road are particularly interesting being either the traditional nine pane Suffolk style casements or three light mullioned casement windows with architraves and square leaded lights. Like many of the other buildings in this quite tight-knit built-up part of the High Street, Starlings is an imposing structure which has some very interesting traditional features.

Next door, Yew Tree Cottage and Yew Tree House do not have quite the same traditional quality as Starlings but they are still imposing because together they appear as quite a large structure in the street scene.

Yew Tree Cottage, to the right, was probably quite an interesting Georgian house with a large central chimney stack. It now has concrete tiles to its gabled roof and traditional eaves and barge boards. However, over the years the building has been altered and to the left a tall extension has been added which is set back so that its eaves virtually line up with the ridge of the earlier house.

This has created a large gable end and a built form which appears to have had its left hand corner removed. A further disruptive feature is the large modern windows with no glazing bars which have been installed. The non-traditional form of the southern end of Yew Tree House is further emphasised by the very traditional form of the adjacent house.

12.11 High Street – western end, south side, Minsmere House to The Limes

The grade II listed Minsmere House is located close to the back edge of the pavement behind a simple timber post and chain barrier. It has 16th Century survivals to the rear. A 17th Century front range has an early 19th Century brick facade with an upstand parapet. A particularly interesting building, the addition of a brick facade to an older timber-framed building was something which happened quite often in the Georgian period.

Unlike many others, in this instance, the front elevation has retained some small paneled casement windows instead of having sash windows installed. These windows still incorporate the original metal opening lights. Also, there is a decorative cornice below the parapet close to where the original eaves would have been. At some stage the brick facade has been painted over.

Behind the parapet is the typical steeply pitched gabled roof which unfortunately has been re-roofed in modern concrete tiles. The off centre chimney stack at ridge level has also been rebuilt using modern bricks. There are however, three pleasant dormers with small sash windows and shallow pitched lead covered roofs.

There are two doorways at the front with recessed six panel doors. The doorcases are similar although one incorporates architraves whilst the other has pilasters. Both have a frieze and cornice. For some years part of the building was used as a Post Office.
The steeply pitched roof and traditional gable end of the south end of Minsmere House together the single storey brick rear extension and tall chimney stack, form quite prominent traditional features in the High Street when looking north because the house next door is set back. Rose Cottage has some attractive shrubs and small trees bordering its gravelled driveway.

The Cottage itself has been much altered and extended. Probably a simple 19th Century brick dwelling, it still retains its central red brick chimney stack and the roof is still covered in black pantiles. However all the windows have been replaced, some modern extensions have been added and the whole structure has been rendered over with a hard cement render. Much of its traditional character and appearance has therefore been lost.

Stanhope is different as it has been little altered over the years. A hipped slate covered roof with tall chimneys above a part rendered and part painted brick facade, the house still retains its attractive traditional fenestration. This includes two small paned casement windows on the first floor, an attractive sash window to the left on the ground floor and a panelled front door with architraves abutting a pleasant six light casement window. The latter is probably a former shop window. It would be a shame if a building with this much character should lose its patina of age through misguided and insensitive modernization.

Cotton’s Yard is also a building of real character and reads as a major feature in the High Street. Old red brick walls, a clay pantiled roof, the building has a traditional 19th Century "industrial" appearance which is derived primarily from its varied fenestration of old metal and timber windows. The large timber doors on the side elevation at first floor level and the pair of half glazed doors set within a doorcase at the front, reinforce this character.

The roof has been altered and raised and additional space has been created under a single large roof with a higher ridge line, where a valley gutter used to serve a double pitched roof. The parapet gables still remain on the flank elevation and a large diamond shaped window with mullions has been formed within the space created. Visually, this is a very prominent feature which tends to catch the eye. It sits reasonably well here though, primarily because it has been added to a building which has an industrial rather than a domestic character.
Milestone House, the abutting building to the east, certainly provides a contrast and together they make a really intriguing pair. It is built in white brick and stone and has a parapet, crow stepped gables and tall sash and french windows. Its crowning glory is a pair of porticos which project across the pavement and are linked at first floor level to form a long balcony above which is a graceful curved leaded roof.

Very reminiscent of the architecture of Regency towns such as Brighton and Cheltenham, the porticos each have a pair of round columns supporting an entablature. Above is a lightweight decorative metal balustrade the uprights of which continue upwards to support the thin, ribbed metal roof. This feature on this very attractive building forms an important focal point right at the centre of the High Street.

Milestone House was a former stonemason’s workshop and later a shoemakers until the 1950s.

Alongside the eastern gable of Milestone House is a narrow gravelled driveway which provides access to a small group of buildings to the rear of these along the frontage. These mostly traditional buildings, including Rosemary Cottage, are virtually hidden from public view although there is a glimpse as one passes the narrow driveway.

As in a small number of locations elsewhere in the village these discreet groups do little to undermine the very linear nature of the settlement. Their form and character means that they are clearly ancillary to the main frontage development.

The other side of the driveway, Haven House is close to being one of the tallest buildings in the High Street. Brick built, it has a steeply pitched roof which is covered in plain tiles, a large central red brick chimney stack and traditional eaves and bargeboard detailing. Below this, the first floor incorporates three tall sash windows with brick arches.

The ground floor has a central panelled door either side of which are two quite small traditional shop windows with mullions and transoms, again with segmental back arches over.
The building alongside, is set back so most of the tall southern gable end is exposed. There are three windows on this elevation, those on the ground and first floors match closely those at the front. A modern casement window above these, lights the second floor attic space.

Physically linked to the rear of the eastern gable of Haven House, **Yoxford Cottage** is very much the smaller neighbour, narrow fronted with a hipped end to its pantiled roof, it is a relatively long albeit small scaled building.

Set behind pleasant metal railings, the front elevation is rendered and has an attractive tall sash window at first floor level. There is a modern metal casement window to the left of the ground floor and tucked next to the simple boarded front door is another small window.

Another impressive house occupies the site to the east with sash windows surrounding a classical doorway. **Magnolia House** is set back slightly from the pavement behind a low wall and hedges. It probably dates from the late 16th Century but an early 19th Century brick facade was added to the original timber-framed building.

The brickwork at the front is now painted over. The gabled roof is steeply pitched and covered in mellow clay plain tiles. There is a really massive off centre chimney stack on the ridge and three simple small rectangular dormers with leaded roofs.

The front elevation has tall sash windows surrounding a classical doorway panelled door. A very tall brick boundary wall, which like the house has vegetation growing over it, is built on the back edge of the footpath and encloses the garden on the south side. This wall returns and forms the boundary with The Griffin Pub.
The Griffin occupies the site of a much larger hotel which burnt down. With the garden of Magnolia House on one side and the former bowling green on the other, the Pub sits amidst some pleasant open space. It has a large gravelled forecourt with some simple timber picket fencing.

The frontage of the pub site has a self-consciously added ‘rural’ appearance, with mock timbering. Although some improvements could be made it would be unfortunate if it were to be changed so that the informal setting for the building was lost.

The building itself is two storeys with a pair of gabled projections at the front on the right hand side. The wall is rendered and there is much mock half timbering. Most of the gabled roofs at the front are covered in black pantiles. There are a number of substantial chimney stacks. The windows are a mixture of three light casements with square leaded panes to the first floor and large tripartite sash windows on the ground floor.

In all it is quite a pleasant building with some good traditional materials, detailing and fenestration. The asymmetrical roof of one of the front projections and the mock half timbering however, don’t actually contribute much to its overall character and appearance.

Alongside the pub is a walled enclosure which was the village bowling green. The attractive high red brick wall and the open space with trees and shrubs contributes much to the high landscape and townscape quality which exists in this part of the village, close to the Church and Churchyard.

The Limes has been built on this site, set well back so that it does not impinge on the open character of the space as much as it would otherwise have done. The roof with three cat-slide dormers can still be clearly seen though.
13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Yoxford remains that of an old Suffolk village which still retains much of its traditional form and appearance with distinctive characteristics including its parkland setting and the high quality of its streetscape architecture. Despite some intrusive 20th Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which justify its Conservation Area designation.

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

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

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

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

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

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

13.1 Alterations to existing buildings

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

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

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

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

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

13.2 Design of new development

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

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

On completion in 2010/2011 of appraisals for all 34 of the District’s conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. Some public comments made to date include a suggestion that the conservation area boundary is expanded to incorporate the entire village.

13.4 Demolition

Yoxford has a finite quantity of historic buildings which are integral to the character of the conservation area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Yoxford and undermine the conservation area. Conservation area guidance issued by the Government (PPG15) provides that a proposal to demolish an unlisted building that is judged to make a positive contribution to the special interest of the conservation area will be considered against the same set of tests that apply to a proposal to demolish a listed building. Appendix 2 of the English Heritage publication ‘Guidance on conservation area appraisals’ sets out the characteristics to be identified in judging whether an unlisted building makes a positive contribution.

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including future mitigation of the impact of the A12. Where possible the Council will work, through its enforcement role and in conjunction with other local authorities to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Yoxford is maintained and protected.

13.6 Landscape and Trees

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

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

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

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

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

Conservation and Design Service
Tel. 01394 444616  conservation@suffolkcoastal.gov.uk

Landscape Officer
Tel. 01394 444420  communityandeconomicservices@suffolkcoastal.gov.uk

Arboricultural Officer
Tel. 01394 444241  communityandeconomicservices@suffolkcoastal.gov.uk
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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site  [www.suffolkcoastal.co.uk](http://www.suffolkcoastal.co.uk)