NORTH LOWESTOFT Conservation Area

Character Appraisal

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North Lowestoft Conservation Area Character Appraisal

Introduction
The historic environment is all around us in the form of buildings, landscapes, archaeology and historic areas; it is a precious and irreplaceable asset. Once gone it is gone forever.

Caring for the historic environment is a dynamic process which involves managing change. This does not mean keeping everything from the past, but making careful judgements about the value and significance of buildings and landscapes. Critical to these decisions is an understanding and appreciation of an area’s character, including its social and economic background and the way in which such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and future.

This conservation area appraisal:

- Describes the character of the area
- Identifies its special character
- Puts forward a basis for effective policy control of development
- Identifies proposals for its enhancement

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now sixteen in Waveney District. Conservation areas are ‘areas of special interest, the character of which it is desirable to preserve or enhance’. The North Lowestoft Conservation Area was designated in 1973 and was extended to the north in 1996 and to the south in 2003.

Designation as a conservation area is not intended to prevent new development or stifle the area’s economic life or potential, although it is expected that a high degree of attention will be paid to design, repair and maintenance in such areas and, when exercising planning powers, we will pay special attention to the preservation and enhancement of the conservation area according to the policies for the built environment set out in the adopted Waveney District Local Plan of November 1996 and the Interim Local Plan of May 2004.

In recognition of these policies, the Core LDF strategy and in line with the requirements of the 1990 Planning (Listed Buildings and Conservation Areas) Act, we will continue to formulate and publish proposals for the preservation and enhancement of the conservation area and consult the public on these proposals. The appraisal will be subject to a quinquennial review in order that it remains a relevant and useful document.
Map of the existing North Lowestoft Conservation Area and listed buildings
Assessment of Special Interest

Location and setting

Lowestoft is situated in East Suffolk, to the northeast of the county. Located on the Suffolk coast, the town is 19km from Great Yarmouth, 35km from Norwich and 71km from Ipswich. In 2001 Lowestoft had a population of c.57,746. Following a period of decline in the later 20th century, the local economy is now supported by a number of disciplines; including fishing and maritime industries, retail, light industry and administration.

Lowestoft is situated on the side of a broad shallow valley between the River Waveney and the North Sea. The valley runs approximately east-west and contains alluvial deposits, man-made channels and recent land-reclamations. The solid geology of the area is formed by Norwich Crag, Red Crag and Chillesford Clay, with superficial deposits of glacial sand, gravel, and blown sand to the east.

Following a period of economic decline, Lowestoft is now the focus of major regeneration with the formation of the 1st East Urban Regeneration Company (URC). The URC aims to generate economic growth by bringing areas of derelict and under utilised land back into active use. As such, the town is subject to substantial pressure for the redevelopment of key sites in and around the urban centre.

General character and plan form

North Lowestoft Conservation Area forms the historic core of the modern town. It retains much of its historic street plan and morphology, arising from its origins as a fishing port and market centre, and subsequent development as a pleasure resort. The High Street is characterised by continuous frontages divided along burgage plots and punctuated by the scores. A mixture of commercial and residential buildings remain throughout the streetscape. To the north, the conservation area is more residential in character, formed by Victorian parks and a variety of 19th and 20th century villas and terraces set within private gardens along broad streetscapes. Whapload Road to the east of the conservation area retains evidence of Lowestoft’s maritime history, in the presence of warehouses and net stores, now in light industrial use, and the open land of the Denes.

Landscape setting

The North Lowestoft Conservation Area is situated on the cliff overlooking the North Denes and the North Sea beyond. The town of Lowestoft extends to the south and west to incorporate the surrounding settlements of Oulton Broad, Pakefield and Carlton Colville.

The landscape setting of the North Lowestoft Conservation Area is defined principally by its cliff top position. The land to the east of this drops rapidly towards Whapload Road and the North Denes, giving dramatic views from the High Street along the scores, towards the North Sea. The scores also provide physical links between the High Street and the Denes. These are narrow, predominantly pedestrian passageways, which often twist or bend to accommodate property boundaries and generally widen towards Whapload Road due to modern development eroding the historic building pattern.

The Denes to the east is defined by a substantial sea wall and is formed by a
narrow sandy beach. The area to the east of the High Street is now dominated by industrial premises, whilst to the north, open land and former leisure uses predominate. Ness Point, the most easterly point of the British Isles, is situated opposite Rant Score.

The difference in height between the Denes and the High Street enables dramatic and characteristic views towards the top of the cliff and the rear of properties on the High Street.

To the south and west of the conservation area, the land falls away to towards the harbour and Lake Lothing. The physical and visual relationship between the High Street and these areas is damaged by the presence of Jubilee Way and Artillery Way, both represent major road routes constructed in the 1990s without reference to the existing street pattern and urban form.
**Historic Development and Archaeology**

The origins and historic development of the area.

Lowestoft is located c.2.5 miles from Pakefield, the site of the earliest known human remains in Northern Europe. The discovery of human remains and flint tools in 2005 represents ‘the oldest, unequivocal evidence of humans in northern Europe’ (Amos 2006), having been dated to 700,000 years before present. Within Lowestoft, Neolithic activity is suggested by finds of artefacts, including projectiles, in the area of Church Road, Water Lane and Princes Walk (Pers. Comm. D Butcher). Documentary evidence also suggests the former presence of a Bronze Age burial mound in the vicinity of Barnard’s Meadow Sports Field. Within Lowestoft there is further potential for well-preserved evidence, as revealed by the discovery of Bronze and Iron Age activity at a site on Hadenham Road in Pakefield.

Roman activity in the area of Lowestoft is suggested by a number of sources. Remains tentatively interpreted as part of a possible Roman road and associated bridge structure were exposed during 19th century canal excavations near Lake Lothing. The River Waveney is known to have been used as a communications route and various other Roman finds have been exposed, notably in the area now known as Roman Hill; however, no settlement remains have been found. It is likely that any associated settlement was located on high ground to the west of the present town centre.

The current town has its origins in the village recorded as *Lothuwistoft* in the Domesday Book. The village relied upon both agriculture and fishing, and the predominance of fishing may be seen in the payment of land rent to Hugh De Montfort in herrings (Williams and Martin 1992, 1187). This settlement was located to the west of High Street in the vicinity of the junction of St. Peter’s Street, Normanston Drive and Rotterdam Road (Butcher and Bunn, ND, 1); however, by the 14th century the settlement had shifted onto the higher ground behind the cliffs where the High Street is now laid out. Interestingly, the parish Church of St Margaret, was not resited to the new village, remaining c.1km from the High Street. A chapel of ease was built on the site of the current town hall and licensed for use in the mid-14th century. It was used mainly during the winter months. This may indicate some form of seasonal movement between the inland and coastal settlements, as is known to have occurred in the villages of Winterton-on-Sea and East and West Somerton further north on the Norfolk Coast.

The medieval town was characterised by the layout of burgage plots along the High Street. The cliff face to the east was terraced along its length, aiding its stability and providing yards, gardens and storage areas. The layout of burgage plots and undertaking of terracing suggests that these were undertaken by concerted community effort, most probably under manorial control (Butcher & Bunn, ND, 2). The scores were established at this time, running between burgage plots to give access from the High Street to the Denes. These passages are thought to take their name from the old Norse ‘skora’, meaning to cut or make an incision, and it is likely that they originate from surface water channels cutting into the soft cliff (Butcher 1995, 32). The scores are a notable characteristic of the town and have been a source of interest throughout its modern history. A guidebook published in the 1850s described them as ‘mysterious and
hazardous to look upon and highly suggestive of melodramatic adventures in the dark’.

The topography of the town enabled a separation of domestic and commercial property, with merchants’ housing and commercial premises lining the High Street, whilst premises associated with the fishing industry were located on the lower ground adjacent to the Denes. The green and common land were located to the north and south of High Street, whilst the parish Church of St Margaret was located over a kilometre to the west, suggesting an early shift in the settlement focus brought about by the growth and development of the fishing industry.

A plan of Lowestoft reconstructed from manorial evidence of 1618 (Butcher 1995, 27) reveals the form of the medieval settlement. Buildings were concentrated along the High Street, many with narrow burgage plots extending to the east, where a series of elongated east-west orientated structures are present overlooking the common land of the Denes. To the west, a dense network of east-west streets is laid out between the High Street and the common. As the principle street within the town, buildings on High Street tended to be populated by wealthy residents, whilst the streets to the west were populated by the lower classes (Butcher 1995, 25).

Buildings constructed on High Street in the medieval period were of brick or rubble construction across the ground floor, with timber framing used for the upper storeys, which were often jettied. Timber was not a readily available building material in Lowestoft at this time, suggesting that its use in such a conspicuous manner was a means of indicating status (Butcher 1995, 10). The considerable investment in the properties of High Street is also seen in the survival of well-built medieval cellars, most significantly at Number 160 High Street where an early 14th century rib-vault brick cellar survives. This is the earliest structure within Lowestoft, similar to the undercroft at St Olave’s Priory at Herringfleet. The quality of Lowestoft’s medieval buildings is reflected in the description of the town by the third Duke of Norfolk c.1545, as being ‘right well builded’ (Butcher & Bunn, ND, 3).

To the west of the High Street, the town was formed by the three principle east-west streets of Mariner’s Street, Crown Street and Duke’s Head Street, linked by a series of north-south orientated lanes and back streets. These streets contained cottages, tenements, barns, sheds and workshops, providing accommodation for small-scale industry and the lower status residents of Lowestoft. Crown Street was the principle route into Lowestoft during this period, connecting with Mutford Bridge, Becles and the south (Pers. Comm. I. Bunn).

Throughout the medieval period, Lowestoft continued to grow in size and economic strength, as seen in its rising place within the taxation lists for the hundred of Mutford and Lothingland, being 14th in 1327, 12th in 1334, and first by 1524 (Butcher 1995, 20). The increasing success of the settlement was recognised by the neighbouring town of Great Yarmouth who, in 1357, sought to restrict Lowestoft’s fishing activity with the Statute of Herrings giving the Yarmouth bailiffs control over the autumn herring fishery for a distance of seven leagues from the Yarmouth town quay.

The potential strategic importance of Lowestoft was first recognised by the
A reconstructed plan of the Parish of Lowestoft c.1618

Reproduced with the permission of David Butcher and Ivan Bunn
construction of three forts during the reign of Henry VIII. Built in recognition of the possible attack by Spain, France and the Holy Roman Empire, the forts were located to the south of the town at the Stanford Channel, at Lowestoft Ness and to the north of the Ness. These forts were simple earthwork structures, each armed with three or four guns. Despite the investment in these defences they were rarely used and tended to fall into disrepair (Brown ND, 21).

By the early 17th century, Lowestoft supported a diverse local economy, with over 100 occupations recorded in the town, including textile and clothing manufacture, metalworking, and food and drink production. Central to the growth of the town were the weekly market and agriculture, whilst fishing remained a significant element of the local economy. Increasing civic pride may be seen in the foundation of a Grammar School by Thomas Arnott in 1570.

During the Civil War, Lowestoft was mixed in its loyalties, with Royalists sympathisers and a significant dissenting element present within the town. Despite the presence of three canon, the town surrendered peacefully to Cromwell in 1643 without a shot being fired (Brown ND, 10). During his time in Lowestoft, Cromwell is recorded to have stayed at the old Swan Inn, on the corner of the High Street and Mariner’s Score.

Lowestoft was badly damaged in a substantial fire in 1645. Beginning in a fish house at the base of Lighthouse Score, buildings as far south as Rant Score and to the west of High Street around Crown Street were damaged and destroyed (Butcher ND2, 2). Records of losses claimed after the fire reveals the mixed economy of the town, with dwelling houses serving multiple functions such as shops, workshops, and inns, and little specialism by individuals (Butcher ND2, 9).

The first of Lowestoft’s navigational lights was established in 1609 with the foundation of the leading light in 1609. There is some debate over the location of this light, suggesting it to have been located on beach (Pers. Comm. D. Butcher) or on the cliff side to the north of Mariner’s Score (Pers. Comm. I. Bunn). The original light was replaced in 1628 with the High Light which was constructed at the top of Lighthouse Score. A permanent lighthouse, also known as High Light, was constructed in 1676 by order of Samuel Pepys in the area of Bellevue Park. This was supplemented in 1735 with a mobile lighthouse on the Denes, known as Low Light. Remaining in use until the 1920s, this light was moved periodically to align with the High Light, in order to guide boats safely through the ever-changing sands of the Stanford Channel (Robb 2005, 21).

Lowestoft was granted Port Status in 1679, giving the town certain specified rights of import and export, and ensuring its freedom from interference in trade by Great Yarmouth. Lowestoft continued to expand throughout the post-medieval period, with the subdivision of some of the existing building plots and the encroachment of new plots onto the market plain to the southwest of the High Street.

The character and economy of Lowestoft changed markedly in the mid-18th century, with its development as a health resort for sea bathing. The influx of upper class visitors to the town led to its
Barnes’ map of Lowestoft in 1830

Reproduced with permission of Lowestoft Record Office
gentrification. Large high status houses were erected in High Street, such as Crown House, whilst other, more modest properties were merely refronted, as visible at Number 45 High Street. The turnpike road from Yarmouth to Southwold was constructed in 1785 and passed through Lowestoft, running north-south through the town. This resulted in development along what is now London Road North, coming to supercede the important route of Crown Street. By the close of the 18th century, Lowestoft was described as a moderately sized market town, fishing centre and resort, with a population of 2300.

Improvements were also made to the defences around the town. The existing defences were replaced with three new batteries in 1781, in response to continued hostilities with France, Spain and Holland (Brown ND, 23). These were situated in similar positions to the earlier batteries, with one to the south of the town on Battery Green, the remains of which can be seen behind Coastguard Cottages overlooking the present day roundabout (Pers. Comm. I Bunn), one at Lowestoft Ness and one to the North in what is now Bellevue Park (Brown Ibid). These were gradually removed or lost to the sea during the 19th century.

The growing civic consciousness of the town is reflected in the establishment of the Wilde’s School in 1788, from the proceeds of John Wilde’s estate. Opened in buildings to the rear of Wilde’s House (80 High Street), the school provided education for forty boys in reading, writing, accounts and Latin.

During the 1790s, a community began to develop on the Denes below the High Street. The community expanded substantially in the mid-19th century to become an established settlement in its own right, housing c.2,500 people by the close of the 19th century (Higgins 1987, 196). Later known as the beach village, this area subsequently became home to many of Lowestoft’s fishing community and particularly workers within the beach companies, who were involved in salvage, pilotage, and fishing. Formed by a hodgepodge of streets and buildings laid out parallel to the shore, the working buildings of the beachmen formed the easternmost edge of the village, shifting progressively eastwards as the high water line receded (Ibid). The lower status of the beach village, in comparison to the town on the cliff may be seen in the foundation of the gas works on the Denes in the mid-1800s.

The modern character of Lowestoft began to be forged in the early 19th century, with the passing of the Norwich and Lowestoft Navigation Bill of 1827. This bill enabled the construction of a harbour at Lowestoft and the establishment of a navigable waterway between Norwich and Lowestoft, enabling wherries and larger vessels to avoid Great Yarmouth harbour with its tolls and fees. However, the spiralling costs of construction and difficulties with silting, and the Lake Lothing lock, led to the failure of this venture. The purchase of the Navigation and land to the south of the harbour by Samuel Morton Peto in 1844, however, transformed the town.

A civil engineer, railway pioneer and MP, Peto established Lowestoft as a holiday resort, transforming its economy and townscape. Transport links to the town were improved in the first instance, with the expansion of the harbour to accommodate 1000 boats, and the construction of a rail link between Lowestoft and Norwich, and subsequently...
Chamber's plan of Lowestoft and Kirkley, 1878

Reproduced with permission of Lowestoft Record Office
Ipswich, leading Peto to promise to deliver Lowestoft fish to the markets of Manchester the same day. To the south of the harbour on former farm and common land, Peto constructed terraces of fine townhouses and lodging houses, transforming the fishing town into a holiday resort. Annual regattas did much to raise the profile of the town and encourage visitors, as may be seen in the description of Lowestoft as an ‘important and rapidly improving town’ in the Illustrated London News of 1855 (August 4th 1855).

As a result of Peto’s activity, the focus of the town shifted away from the High Street towards the harbour and the new town. The North Denes continued to be used by smaller vessels and was described in 1883 as largely given up to fishing and fishermen, whilst the south beach was the focus for pleasure.

Expansion to the north of High Street began in the 1860s and 1870s. Central to this growth was the establishment of Bellevue Park in 1874. Formerly known as Arboretum Hill, this was Lowestoft’s first public park and was established on part of the North End Common, on the eastern edge of which were the remains of the northernmost fort. Civic investment in the park encouraged the gentrification of the north end of the town, with the construction of substantial residences to the north of the Park in North Parade and Gunton Cliff. Expansion further to the north of this continued throughout the 20th century. A second public park was established in this area in 1897 with the purchase of Robert Sparrow’s summer residence. The gardens were laid out as a park and became the venue for numerous entertainments. Further development of the Park as a pleasure ground occurred in the early 20th century, with a pavilion and bandstand built alongside various sport facilities (Clements 1994, 14). The park was commandeered by the Navy in 1939 and was known as HMS Europa throughout the Second World War. The park was returned to leisure use after the war but remains the site of the Royal Naval Patrol Service Museum.

The increasing wealth and civic pride in Lowestoft is demonstrated by the formation of a body of “Improvement Commissioners” in the early 1800s, the construction of a Town Hall in 1857, and the granting a charter of incorporation in 1885. The widening of parts the High Street in the 1880s and 1890s also reflects this increasing pride in civic appearance.

Despite the growth of Lowestoft as a pleasure resort, the fishing industry continued as a vital part of the economy. Seasonal workers, such as herring girls from Scotland, became a well-known sight within the town every autumn. By 1911, at the peak of production in the British fishing industry, Lowestoft’s population had risen to 37,886. The onset of the First World War, however, greatly reduced fishing as the Admiralty requisitioned steamboats for patrolling and minesweeping. This resulted in the growth of other industries, such as shipbuilding and engineering.

Leisure continued as key industry into the 20th century, peaking during the inter-war period. New leisure facilities were constructed on the Denes below Gunton Cliff and North Parade in the early 20th century, including the Denes Oval, new tennis courts, cricket facilities and a new paddling pool (Clements 1994, 19).

Due to its associations with the Admiralty and its position as a port of strategic importance, Lowestoft was bombarded by the German Navy during the First World
War and heavily bombed during the Second World War. This led to extensive rebuilding programmes throughout the 20th century, and particularly in the London Road area. During World War II, Lowestoft was an important naval base with surrounding defences of trenches, pillboxes and dense belts of barbed wire.

Lowestoft has been subject to periodic flooding throughout its history (Clements 1999, 29), resulting in the construction of various sea defences. One of the most dramatic floods occurred in January 1953, when the older sea defences were swept away and the Beach Village and southern town heavily inundated. The impact of the flood combined with the damage caused by the military during World War II when most of the village was commandeered led to the abandonment of the Beach Village and the land subsequently redeveloped for industrial use.

Throughout the later 20th century, Lowestoft endured a downturn in both the fishing and tourist industries, leading to a period of economic decline. Attempts to modernise and revitalise the town were undertaken in the 1960s and 1970s, with considerable redevelopment to the west of the High Street. The construction of the town bypass in the 1970s in particular resulted in the clearance of substantial areas of historic buildings.

Archaeological Significance
There are no Scheduled Ancient Monuments within Lowestoft.

The proximity of Lowestoft to the site of Paleolithic occupation in Pakefield raises uncertain potential for the discovery of similarly dated deposits within the town. Some evidence of Neolithic and bronze Age activity is suggested by finds by local
archaeologists and documentary evidence, indicating some potential for further archaeological evidence. Limited evidence of Roman activity is known within Lowestoft; however, the finds recorded in the 19th century around Roman Hill, combined with the use of the Waveney as a communication route in this period raises the potential for the presence of Roman archaeological evidence within Lowestoft.

No archaeological evidence is currently known of the town’s earliest origins; however, some finds of Anglo-Saxon pottery near Rotterdam Road, St Peter Street, Normanston Drive roundabout are known locally (Pers. Comm. D. Butcher), suggesting a focus for activity in this period and potential for further evidence.

The High Street represents the core of the medieval settlement from the 13th century onwards, with burgage plots and scores radiating east-west from the High Street to the sea. The Denes and former Beach Village also developed alongside the fishing industry at the base of the cliff. These areas are likely to have significant archaeological potential.

There are numerous sites on the local Historic Environment Record relating to Lowestoft’s medieval and post-medieval history, alongside further sites associated with World War II structures.

Spatial Analysis

The morphology of the North Lowestoft Conservation Area results from the town’s medieval origins and reflects the historical and development of the town in both visual and physical terms.

At the core of the conservation area is the High Street, an historic and largely self-contained streetscape which follows the local topography, curving to follow the edge of the cliff. The narrow width of the street and its undulating character, combined with continuous building frontages of varied form, height, and materials creates an enclosed streetscape that draws in views and maintains visual interest. The scores punctuate this space to the east, providing long views towards the North Sea, whilst to the west, perpendicular streets terminate in wide and disjointed vistas towards Jubilee Way.

The enclosed, linear High Street is relieved by the presence of a small number of open spaces which break up the continuous building frontage.

New Market Place, formed in 1703 by the demolition of the New White Horse Inn, formerly covered a larger area, but has been reduced in size through the development of the Compass Street frontage. Although currently used as a car park, New Market Place opens up good views towards the Town Hall, a key building of the conservation area.

Welsleyan Place forms a pleasant, well-tended open space, recessed suddenly from the continuous frontage of the High Street and enhanced by the fine Victorian screen wall to Number 147.

A small square is present to the south of Duke’s Head Street which was created to
provide a turning space for horses and carts travelling up Rant Score. The square is enclosed by varied two- and three-storey buildings and opens up views to the good historic frontage of the Old Blue Anchor pub. Located at the junction of High Street and Rant Score, a significant traffic route, the square decreases the potentially severing effect of this route, due to its open and pleasant character, enhanced by the presence of trees and subtle paving using an interlocking fish motif.

The Triangle Market is located at the junction of High Street and St Peter's Street and is the historic market place within Lowestoft. This space was enlarged in the late 19th century with the demolition of buildings to the north for the intended construction of a new town hall. Although lined by generally attractive and interesting buildings, the market currently forms a transient space, being little used by traders and providing vehicular access to High Street. The northwest side of the space is of poor townscape quality with unused market awnings screening an area of disused land, breaking down the sense of a continuous and active townscape.

To the east, the scores interject the continuous building frontage of the High Street. Each score enjoys a unique character, form and history, many being named after an associated public house or merchant. Some, such as Rant Score, are wide enough to allow vehicular passage. More typically, however, these are narrow pedestrian routes, enclosed by boundary walls or buildings, with stairs giving access to the High Street. Passage along the scores is encouraged and enhanced by the placement of varied public art and the presence of features such as crinkle-crankle walls and terraced
housing. The scores are an atmospheric feature of the townscape, contrasting with the sinuous streetscape of the High Street, and the industrial scale of the Denes below.

The backlands flanking the scores are highly varied in nature and use. To the east, these areas form private gardens to the rear of High Street properties, sometimes being subdivided to accommodate infill development, as seen in the Crow’s Nest on Crown Score. Views towards these spaces are provided through entranceways and from the scores, providing tantalising glimpses of private spaces. To the east, however, these areas are dominated by industrial uses with the development of the Beach Industrial Estate in the later 20th century. A piecemeal character is established in this area by its varied form, age and layout, including larger-scale buildings, yards and car parks, interspersed with historic warehouses to the north. To the east of Whapload Road the industrial estate contains large-scale buildings, severing views towards the beach. The visual impact of these structures is relieved only by the presence of the inland wind turbine, a recent townscape feature which is rapidly becoming iconic of the town. The termination of the Scores into this industrialised townscape contrasts unfavourably with the High Street, and is compounded by the absence of any signage indicating further scores or features of interest. Although this area has lost its historic architectural character, it remains of economic importance to Lowestoft, similar to its role throughout the medieval and early modern periods.

Moving north from the High Street, the conservation area is characterised by broad streetscapes lined by villas and houses set within modest gardens. The public parks of Bellevue, Sparrow’s Nest and Arnold’s Walk, located on the cliffside to the east of Yarmouth Road provide significant open, green spaces within the townscape. Each has a distinct character: Bellevue Park retains its Victorian meandering paths and excellent views to the sea from the War Memorial, whilst the development of Sparrow’s Nest as the gardens to a private residence is evident in its enclosure and inward-looking nature. Arnold’s Walk was gifted to the town in 1943 and is less structured in its layout and informal planting. High traffic levels use Yarmouth Road; however, the broad streetscape, coupled with its green setting decrease its impact upon the conservation area.
Key Views and Vistas
A number of key views and vistas are present into and out of the conservation area:

- North and south along High Street from Rant Score
- Mariner’s Street and Score to the east
- Crown Score to the east
- Rant Score to the east
- Wilde’s Score to the east
- Whapload Road looking west to the rear of buildings on High Street
- War Memorial in Belle Vue Park to the North Sea coast
- North Parade and Gunton Cliff to the North Sea coast
- The Denes to the High Light, North Parade and Gunton Cliff

Character Analysis
Although forming the historic core of the town, the North Lowestoft Conservation Area comprises three areas of distinct character, as indicated by their history, built form, morphology and use. Key buildings of positive townscape contribution are identified and mapped in Appendix 1.

Character Area 1: The High Street
The High Street Character Area covers the historic core of Lowestoft. This area developed from the early 14th century onwards, with the movement of the early settlement to the current High Street. This street provided residential and commercial frontages for merchants, whilst industrial premises such as warehouses and net stores were located at the base of the cliff, with easy access to the beach. Lower status housing was situated to the west of the High Street on a network of east-west streets. The High Street remained the focus for activity within Lowestoft until the mid-19th century, when the development of the harbour, train station and land to the south of Lake Lothing led to a southward shift in focus. The long history of High Street and its continued importance within the town has created a varied and interesting streetscape.

The urban morphology of the High Street results directly from its development in the medieval period. The High Street follows the natural topography of the cliff, undulating to follow its course. Burgage plot boundaries survive throughout much of the area, both in the size of building frontages and the division of backlands. The historic importance of High Street is seen in its elongated form and the dense development of the street frontage.
Buildings within this character area are highly diverse in form, height, architecture and age, reflecting the continued importance of the High Street from the medieval period. The shared feature of these buildings, however, is their choice of a prominent and central location for residential, commerce and civic activity.

The scores continue to provide access between the High Street and the Denes below. Laid out during the medieval period to follow the burgage plot boundaries, many of these routes remain narrow and enclosed, retaining much of their historic character. The historic terracing of backlands survives in some locations, visible to the north and south of Mariner’s Score. To the west of the High Street, the area principally comprises rear yards of High Street buildings and incorporates remnants of the formerly extensive network of east-west streets, such as Crown Street East and Duke’s Head Street. These streets were severed by the construction of Jubilee Way in the 1970s, and survive today as short, disjointed stretches of building, opening out into car parks and later 20th century structures.

**Architectural and Historic Qualities of the Buildings**

The High Street contains a wide variety of historic buildings dating from the late medieval period to the 20th century. The construction of buildings for separate owners over a long period of time has created a highly varied streetscape, characterised by its lack of uniformity in scale and design. Buildings are generally of two or three storeys, however, there is considerable diversity in storey height, creating a constantly shifting roofline, prominent in views west from the Denes.
Architecturally, Georgian and Victorian frontages are dominant throughout the character area, although many of these buildings represent rebuildings or refrontings of post-medieval buildings. These buildings are simply designed, maintaining regular fenestration and good proportions, with well-detailed features such as doorcases, 6/6 light sash windows, and modillion cornices. A variety of status is apparent within these structures, ranging from the grandeur of Crown House, to the more modest domestic styling of buildings such as Number 140 High Street. Buildings of the later 19th century tend to feature more decorative elements, such as moulded brickwork, and decorative capitals. Vernacular buildings of the late 15th to 17th centuries form a significant feature of this character area, contrasting favourably with the taller, more regular elevations of later buildings. Steeply pitched roofs, flint construction and jettied first floors set these structures apart from their neighbours.

Despite the architectural variety found throughout this character area, a sense of coherency is established by the common domestic scale of building and in the shared use of local building materials, such as gault brick, stucco and pantile.

A number of statutorily listed buildings and buildings of contribution to the local character are present within this character area. These are detailed in full in Appendix 1.

**Character Analysis**
Moving into the High Street from the junction of Camden Road, the streetscape becomes strongly defined and enclosed to the east and west. To the south the street curves creating contained views. Great variety is apparent within the buildings of this streetscape. To the east, the streetscape is dominated by narrow frontages which reflect the burgage plot layout of the High Street and provide a constantly shifting roofline of two- and three-storey buildings of differing height and roof pitch. Georgian and Victorian frontages dominate; however, significant contribution is made by vernacular buildings such as the Royal Falcon Inn, and Number 36 High Street (the oldest complete building within Lowestoft), whilst the formal 18th and 19th century frontages of buildings such as Numbers 29, 30, 31 and 32 High Street conceal mid- to late 16th century structures behind their formal elevations. To the west of High Street, a more regular frontage is created by 19th century buildings such as the Crown Hotel and Numbers 160-178 High Street.

The widening of the north end of High Street in the late 19th century has established a fine, broad street, characterised by its variety of buildings. The Town Hall features prominently within this area, highlighted by the projection of its clock tower above the ever-changing roofline of High Street and the presence of the New Market Place to the south, opening up views towards its south and east elevations.

The only disruption to this pleasant streetscape is the mid-20th century building of Number 38-40 High Street, a three-storey, flat-roofed building of no visual interest which intrudes into views west along Mariner’s Score.

Mariner’s Score runs east from the High Street and is entered from a pointed archway through a short brick wall. This is one of the most picturesque scores, with excellent views across to the North Sea framed by the archway. A long flight
of steps leads down to Whapload Road, lined to the south by a historic brick and flint wall. Opening out onto Whapload Road, the score is flanked by a historic warehouse to the north, framing views west towards the High Street.

To the west of the High Street, views along Mariner’s Street, Compass Street and Crown Street East break down as a result of substantial demolition of historic structures in the 1970s. These streets are now characterised by the presence of car parks and modern office buildings, before the major road of Jubilee Way.

Despite the considerable impact of Jubilee Way, Crown Street East retains a rare feature within the historic townscape in the form of a coach house that formerly served the Crown Hotel. An area of open land enables views towards the building, providing visual and historic interest to an otherwise poor quality streetscape.

To the south of the Town Hall, the High Street narrows, creating a greater sense of enclosure, aided by the increasing height of flanking buildings, whilst the curve of the street to the south of Duke’s Head Street again contains views within the streetscape. Continuous narrow building frontages dominate the streetscape, punctuated occasionally by the scores, streets to the west and open spaces, recessed from the continuous street frontage. Buildings within this area represent evidence of Lowestoft’s history from the 16th to 20th centuries, creating an attractive and varied streetscape. The earlier structures have been subject to several phases of remodelling, as demonstrated by Number 41 High Street, a mid-late 15th century structure, rebuilt in the 17th and 19th centuries, before
being altered again in the 20th century. The building now presents a modest three-storey Victorian elevation to the High Street. Crown House (Number 55 High Street) forms a distinctive element within this streetscape in contrast to the more modest surrounding buildings. This is a substantial townhouse of the late 18th century, recessed from the streetfront with a compact garden, enabling longer views toward the structure and highlighting its role within the streetscape.

A more vernacular architectural character is dominant to the west of the High Street, represented by the row of two-storey buildings of Numbers 139 – 149. Varied storey height, roof pitch, roofing materials, fenestration, and shop fronts serve to define each building, and draw the eye across their elevations. However, the large mirrored glass shop frontage inserted into Number 141-142 interrupts the rhythm established by adjacent frontages.

Welsleyan Place relieves the continuous building frontages to the west of the High Street, stepping back towards the late 20th century building of Wesley House and providing a pleasant open space within the streetscape. Further variety is seen in the juxtaposition of the formal late 18th century town house of Number 55 with more modest buildings to the south, and particularly their commercial function as reflected in the good historic shop fronts of Numbers 56-57 and 59. The mid-20th century buildings of the Post Office (Number 53) and Number 58 have a neutral impact upon the streetscape, being of no inherent architectural quality, but maintaining the domestic scale of the street.

Crown Score punctuates the streetscape between Numbers 50 and 51 High Street, giving long enclosed views along the score. Reached from a short area of sett paving, a flight of stairs flanked by brick and flint walls gives access to the base of the cliff. The presence of public art in the form of large metal crabs and well-designed lamp standards further enhances passage through the score.

Martin’s Score runs down the cliff face between Numbers 60 and 61 High Street. Beginning as a broad sett-paved route, the score rapidly narrows as it moves down the cliff, enclosed by tall flint or brick boundary walls to the north and south. The public realm of this score is enhanced by the presence of plaques set into the pavement showing boats historically associated with Lowestoft.

To the south of Martin’s Score, the High Street begins to take on a more commercial character, with more substantial three-storey Victorian buildings, such as the ornately decorated Numbers 67-69, and the finely detailed brick building at Number 127-130. Interspersed throughout these more commercial structures are a number of more modest, domestic-type buildings, such as Numbers 75-76 High Street, and Wildes House. This mixture of scale and function creates a sense of historic depth and visual interest within the streetscape, constantly drawing the eye onwards.

The High Street opens out around its junction with Rant Score, a principle east-west road route between Jubilee Way and Whapload Road, in the form of a small square to the south of Duke Street East. Views west deteriorate with the premature termination of Duke’s Head Street at the Jubilee Way roundabout and Old Market Plain car park, despite the
interesting array of terraced houses to the north of the street.

Rant Score contrasts considerably with the other scores of the conservation area. The score is wide and unenclosed making it fully accessible to vehicles. It is also surrounded by modern light industrial premises. Views east and west along the score are broad, encompassing much of the highly varied townscape, with clear views to the wind turbine.

Wilde’s Score is entered from High Street through a narrow carriageway under Wilde’s House, giving appealing views towards the turbine. This score is flanked by a combination of brick and flint walls and turns to run along subdivisions in property boundaries. These brick and flint walls date from the late 16th century and are a valuable reminder of the building styles of that period. The townscape quality of this score suffers as a result of the low architectural quality of surrounding buildings to the east and the poor maintenance of its verges; however, the presence of public art in the form of shoals of fish inlaid into the steps enlivens passage through the score and enhances the pedestrian route.

The varied architecture and townscape of the High Street continues down into the Triangle Market, a wide public space formed at the junction of High Street and St Peter’s Road. An eclectic array of buildings line the market place, forming a shifting streetscape of two and three storeys, rising to the south towards the denser development of London Road North. Views to the north are terminated by a series of modern market awnings, screening views towards of an area of disused land. The variety of architectural style is seen in the juxtaposition of Numbers 90-91 and 123 High Street, a late
Victorian gothic-inspired building and simply detailed three-storey mid-Victorian townhouse respectively. The enjoyable rhythm of the space is disrupted by poorly designed and unsympathetically altered buildings, such as Numbers 85-86 High Street. St Peter’s Street breaks down to the northwest, as it moves towards the roundabout junction, terminating views out of the conservation area with poor quality views of high-rise flats.

Maltsters Score exits the High Street by a narrow passage in the ground floor of Number 88. Believed to be the site of frequent attacks on sailors in the 19th century, the score appears particularly enclosed and unwelcoming from the High Street. Passage through the opening, however, reveals a pleasant pedestrian routeway flanked by traditional Suffolk crinkle-crankle walls and enhanced by the placement of metal sculptures of skeletal fish. The passage then returns to the south to join with Spurgeon Score, the only score to retain historic housing in the form of compact two-storey terraces.

The mixture of commercial- and domestic-scaled buildings continues to the south of the High Street towards its junction with Artillery Way. Commercial structures are represented by well-detailed three-storey buildings such as the pleasing, regular gault brick elevation of Number 99 High Street, and the decorative Numbers 118-119 High Street. The vertical emphasis of these structures contrasts with the two-storey 16th century former merchant’s house of 102-104 High Street. The current building at Number 100 High Street is of no architectural significance and is intrusive within the streetscape due to its poor quality shopfront and use of corrugated metal sheeting above; however, this structure is of historic significance for the preservation of three small cottages built into the cliff face in the basement. These buildings are believed to date to at least 1720 and were last in use during the Second World War (Newark 2000).

The High Street terminates abruptly with the passage of Artillery Way, the town bypass constructed in the 1990s. This busy road severs the conservation area into two parts, cutting across High Street at an angle and segregating the High Street from the principal retail frontages of London Road North. The public realm of this street is particularly unsympathetic to the conservation area, using bright red modern bricks for boundary walls and screens to building gables.

Despite the severing effect of Artillery Way, passage into the High Street from London Road North is improved by the placement of a raised sign announcing entrance into the High Street, functioning as a gateway feature and encouraging pedestrians to cross Artillery Way. Herring Fishery Score is located to the south of the pub, running alongside the modern police station, a heavily massed building constructed in modern red brick which shows little reference to its setting. The score, however, manages to maintain something of its historic character, aided by the presence of the Pub and restriction of traffic. At its eastern end, the score is dominated by Christ Church and the associated Parish Hall. These buildings are rare survivals from the Beach Village and form significant elements in the streetscape of Whapload Road and in views north from Battery Green roundabout.

London Road North is a broad streetscape sloping down towards the harbour and station. The street forms the principle retail frontage within the town, containing a broad variety of mainly post-war
buildings outside the conservation area. Within the designated area, the street is occupied by two- and three-storey buildings of later 19th century date, forming a varied streetscape of building types and styles. Similarly to the High Street, the rooftops of this area vary considerably, shifting between one, two and three storeys in adjacent buildings. The streetscape widens at the southern boundary of the conservation area to encompass the forecourt associated with the United Reformed Church, a well-detailed, polychrome brick structure which forms a landmark feature in the streetscape. Further visual interest in the streetscape is established by Number 167 London Road North, a compact idiosyncratic gothic-styled building of the late 19th century. The east side of the street retains some narrow passages between buildings, giving brief, tight views towards Artillery Way.

Local details and building materials
The variety of buildings within the High Street Character Area has resulted in a wealth of local details and much variety in the use of building materials and finishes. Indeed it is this lack of uniformity which characterises the area as a whole.

A variety of brick types are used across the conservation area, including gault, handmade, machine made, and moulded brick, with many buildings being colour washed, or using polychrome brickwork, creating a colourful streetscape. Render and stucco are also employed, often incised to imitate ashlar work. Flint construction, typical of the vernacular tradition in Suffolk, is present in some key buildings, such as Wilde’s House, and also forms a characteristic feature in boundary walls throughout the scores. Some timber framed buildings survive
within the character area; however, their method of construction is visible externally only in the use of jetted first floors. Individual buildings also employ materials such as hung tiles and faience, creating further variety in colour and texture. Decorative mouldings are executed in Coade Stone and moulded brickwork. Roof slopes tend to be covered in pantile or slate, and frequently include dormer windows.

The detail and decoration of buildings within this character area is highly varied and frequently idiosyncratic. This may be seen in features such as the gargoyle capitals of 130 High Street, the well-detailed clock of Number 138 (a replica of a historic fixture), the initials over the door of Wilde’s house, fine Georgian doorcases and fanlights as for Crown House, or the fine cast iron railings on the north elevation of Number 170 High Street. At ground-floor level many of these details have been lost with alterations to shopfronts; however the upper storeys contain a wealth of features, such as original sash windows, chimney stacks and painted signs.

Goodshop fronts form an important feature of the character area and survive in a number of properties, such as the Old Blue Anchor Pub, Number 36, and Number 149 High Street. A number of historic inn signs also survive within the upper storeys of buildings, as may be seen in the Anchor Hotel.

Within the scores, historic boundary walls of combined flint and brick construction are common, whilst crinkle-crankle walls also feature prominently. The placement of public art within the scores forms a distinctive and unique local feature, enhancing the historic townscape.
Street furniture within the character area is uniformly good and unobtrusive, being painted black and using repetitive motifs. The public realm is also generally well maintained with unobtrusive paving.

**Intrusive and damaging factors**

The High Street Character Area forms a cohesive townscape which makes a positive contribution to the conservation area. However, intrusive and negative features within this area are damaging to its special interest.

Incremental alteration to individual structures has a cumulative impact upon the conservation area as a whole. Of particular detriment in this respect are the modern alteration and replacement of windows and doors, which has diminished the interest and quality of individual structures and disrupted the rhythm of the streetscape. This may be seen in buildings such as Numbers 175-179 London Road North. Poorly designed, modern shopfronts are damaging to the conservation area due to their use of features such as bright colours, over-large signs, and extension across multiple properties, as may be seen in the O’Reilly’s frontage to the south of the Triangle Market.

A significant proportion of the shops within High Street are currently in use as antique and charity shops. Many are poorly maintained and reveal a lack of investment in the properties, with peeling paintwork, poor quality shopfronts and hoardings. Cumulatively, and in their current condition, these shops detract from the streetscape quality of the area.

The Triangle Market is not in active use as a market place. The awnings along the northern edge of the space are unused and are becoming detrimental to the
market place as a whole. The presence of vacant, unkempt land and the unsympathetic modern building on St Peter’s Road serve to degrade the setting and appearance of the conservation area.

Within the High Street Character Area there are a number of buildings which adversely impact upon the character and appearance of the conservation area due to their scale, massing, design and use of inappropriate materials. These buildings have been identified as:

- 38-40 High Street
- 61 High Street
- 85-86 High Street
- 89 High Street
- 92 High Street
- 100 High Street (the above ground structure only)
- 105-106 High Street
- 116 High Street
- 179 London Road North

Inappropriate and unsympathetic development has occurred to the rear of properties on the High Street. Employing unsympathetic massing, materials and fenestration, and often being poorly maintained, the architectural and visual interest of these elevations has been severely degraded in places, adversely impacting on views towards the High Street from the Scores and Whapload Road.

Green verges and shrubs along the scores are currently poorly maintained and overgrown, contributing to the degradation of the public realm, particularly within the scores.

Although outside the designated boundaries, the relationship between the conservation area and the North Denes is of paramount importance in the development and understanding of North Lowestoft. The Beach Industrial Estate currently serves to divide the High Street from the seafront. The loss of this visual relationship isolates the North Beach from the townscape to the west, and has the effect of marginalising the contribution of Ness Point to the townscape more broadly. The nature of the historic relationship between the cliff top and Denes is appreciable to the east of Belle Vue Park, where the Denes remain largely undeveloped as open grass land with excellent views towards the cliff top.

The integration of the High Street Character Area with the significant townscape features located within the area of the Denes is currently very poor. Upon passage through the scores, the pedestrian exits into a streetscape devoid of historic or architectural interest, and without indication of adjacent scores or other features of interest. There is little apparent attempt to integrate of the High Street with Ness Point, the sea wall or the net drying racks.

To the west of the High Street, the conservation area is adversely affected by the presence of Jubilee Way and Artillery Way, slicing through the historic townscape and creating areas of disjointed open land, such as the Market Plain. Views from the High Street to the west are of poor quality, dominated by traffic and poorly designed buildings of the late 20th century.
Character Area 2: Bellevue Park

The Bellevue Park Character Area developed from the 1870s as a northwards expansion of the town. The development of this land resulted in part from the economic success of Lowestoft as a tourist destination, and should be viewed in tandem with development occurring to the south of the harbour. The Bellevue Park area developed as a wealthy suburb of the town, providing high status accommodation for the town’s residents, encouraged by civic investment in Bellevue Park. The suburban expansion of Lowestoft persisted throughout the later 19th and 20th centuries, with continued development within the Bellevue Character Area. This has resulted in a broad and varied architecture within the character area, dominated by a sense of a spacious and pleasant residential neighbourhood.

The present morphology of this area clearly reflects its origins. To the south, it is dominated by three public parks: Arnold Walk, Sparrow’s Nest and Bellevue Park. Three scores remain within this area and now provide access between the Denes and Yarmouth Road. The Ravine and Cart Score are sinuous enclosed routes, cutting into the cliffside which define the north and east boundaries of Bellevue Park, and now functioning as vehicle accessible roads. Lighthouse Score remains a steep, enclosed pedestrian route. To the north and west of the parks, a linear network of wide streets is laid out, lined with detached and semi-detached villas which are set back from the street front within private gardens.

Architectural and Historic Qualities of Buildings

The buildings within the Bellevue Character Area were constructed throughout the later 19th and 20th centuries. The combination of private and speculative development is reflected in the mixture of repetitive, uniformly designed buildings, as seen along Lyndhurst Road; and larger individually designed houses set within gardens of differing size, as evident on Gunton Cliff. There is considerable variety in architectural style throughout this area and buildings tend to be of two or three storeys in height. Brick is the dominant construction material, with some use of render and colourwash providing variety within the streetscape.

Victorian and Edwardian architecture forms a significant feature of the architecture of this character area, with the use of formal, well-proportioned facades, regular fenestration and classical architectural details, particularly around Yarmouth Road and North Parade, as may be seen in buildings such as Abigail Court and 1-2 North Parade. These structures were built to take advantage of their location, being sited on wide streets within private gardens, enabling good views to and from their principle elevations. Within the smaller-scale houses of Corton Road a similar aesthetic is used, with regular, well-proportioned facades and the presentation of a formal elevation to the street front. 20th century architecture forms a significant feature of this area, particularly in architect-designed buildings. A number of Arts and Crafts buildings designed by the local architect R. S. Cockrill are present on Gunton Cliff and Corton Road, whilst more pedestrian late 20th century architecture is represented by the buildings to the north of Yarmouth Road.
Character Analysis

To the south, the character area is formed by the junction of High Street and Jubilee Way with Yarmouth Road, the principle road route between Lowestoft and Great Yarmouth. In contrast with the High Street, this area is characterised by a wide streetscapes, mature trees, brick boundary walls, and substantial villas and houses set within generous gardens. This area has a strong residential character and is formed by quiet side streets as well as the traffic-dominated north-south roads of Yarmouth and Corton Roads.

At its southern boundary, the character area is formed by a rather disjointed streetscape, resulting from the junction of Jubilee Way and High Street. Numbers 2, 3, and 4 High Street stand separate from other High Street structures and were formerly located within a continuous streetscape setting, prior to the demolition of adjacent cottages in the early 20th century. Now located opposite a petrol station and interwar block of flats, these buildings positively dominate the rather disconnected streetscape through their scale and formal architecture.

To the north of this, Yarmouth Road is formed by a broad, tree-lined street, giving glimpsed views towards private houses and the coast through screens of mature trees. High Lighthouse forms a significant and landmark feature within this area, forming an active link between the gentrified Yarmouth Road streetscape and the sea to the east. To the west of Bellevue Park, Yarmouth Road is lined with varied villas of 19th and 20th century date. Principle amongst these is the former Convalescent Home, now known as Abigail Court which retains considerable local historic
interest, despite extensive unsympathetic alteration. Detached houses of a smaller scale are situated to the north of Park Road, and the streetscape is united by the presence of brick boundary walls, mature trees and extensive greenery. Avenue Mansions, located at the junction of Yarmouth Road, North Parade, the Ravine, and Royal Avenue, forms a significant element of the streetscape, being angled to address views from north, south and east with well-detailed and proportioned elevations.

North Parade was one of the earliest streets to be laid out north of the High Street, following the establishment of Bellevue Park. Running along the north side of the park and round along the cliff top, this is a broad and formal streetscape lined by semi-detached villas of the later 19th century, sited to take advantage of fine views to the south and west. North Parade is characterised by long vistas from the cliff top to the sea and is enhanced by the formal architecture of the flanking buildings. Overlooking Bellevue Park are a series of speculative villas, including the classically designed Numbers 1-4 North Parade, substantial and finely detailed five-storey villas. Situated close to the junction with Yarmouth Road, these buildings establish a grand sense of scale and status within the streetscape. The scale of building decreases to the east of this with more modest red brick villas of Numbers 6-12 North Parade. Overlooking the Denes, Numbers 13-20 North Parade are a terrace of understated red brick houses of later Victorian date. Although modest in their design, these buildings respond to their cliff side location through the inclusion of a raised turret-like room projecting above the roof in the end villas. These rooms have excellent views across the Denes and to the sea, whilst creating a landmark feature in views from the Denes towards North Parade.

Gunton Cliff continues along the cliff top to the north and is formed by a broad road overlooking the Denes. The buildings of Gunton Cliff similarly respond to their setting and form a varied streetscape of individually designed houses, constructed between the late 19th and mid-20th century. Architecturally, the buildings vary considerably: from the Victorian villas of Numbers 3, 7 and 8 Gunton Cliff, to the Cockrill-designed Arts and Crafts buildings of Numbers 1-2 and 4-5 Gunton Cliff. Common characteristics of all these buildings are large windows and substantial gardens, aiding the blend of their diverse architecture. Of particular interest within this area is 8 Gunton Cliff, also known as Briar Cliff, which was constructed in the late 19th century for Howard Hollingsworth, the local philanthropist and shop owner. Briar Cliff formerly comprised a substantial estate running north to Heather Road, including pleasure gardens and greenhouses. A number of structures from the estate still survive, such as the gate lodges at numbers 32, 36 and 40 Corton Road, whilst the former extent of the estate is now preserved by the presence of a fine cast iron railing with art nouveau motif, which runs around Gunton Cliff, Heather Road and Corton Road.

Moving back from the cliff, the status of buildings decreases, accompanied by narrower street widths and smaller garden size. The east-west streets of Lyndhurst Avenue and Station Road terminate in views towards houses on adjacent streets, whilst the long linear streetscapes of Corton and Yarmouth Roads enable elongated views, measured
by the repetitive presence of detached and semi-detached houses.

Lyndhurst Road is lined by a series of speculative paired villas, set within compact gardens, the scale and coherent design of which creates a pleasant streetscape, enhanced by the maintenance of front gardens with soft landscaping. Corton Road and Station Road continue the decreasing status of buildings westwards, with semi-detached houses of the late 19th century. Of brick construction, these are generally well detailed with moulded doorcases, decorative lintels, ridge pieces and pinnacles. Within these streets are individual houses of some streetscape presence, including Christchurch Vicarage and St Martins on Station Road. A pair of semi-detached houses constructed in the 1920s, they are identically and idiosyncratically designed, including features such as an irregular plan, long sloping roofs and gothic tracery windows. Also of note are the Cockrill-designed buildings of Numbers 18 and 20 Corton Road, detached Arts and Crafts villas of individual design and considerable visual interest. Houses of late 20th century date are located to the north of Yarmouth Road, interspersed with more historic buildings on Corton Road and Lyndhurst Road. Although largely unremarkable in design, these structures maintain the character of the conservation area through their detached garden layout.

In contrast with the formal garden layouts of much of this character area, St Margaret’s Road and Parkholme Terrace, to the west of Jubilee Way, contain more modest, terraced housing, opening directly onto the street. Of particular note within this area are Numbers 10-20 St Margaret’s Road, terrace of mid-17th
century cottages of very modest proportions. Architectural and documentary evidence has revealed that these cottages were produced by subdividing an ancient barn which served a farm that existed here in the 17th century (Pers. Comm. I. Bunn). Now much altered with modern windows and doors, the cottages still retain considerable streetscape presence due to their compact size, steep roofs, and brightly coloured facades. The presence of a stone plaque declaring them to be an ‘ANTIENT PLACE’ further adds to their charm. Parhome Terrace also contributes to the character of the conservation area, being a short terrace of well-detailed houses, accessed from a narrow footpath overlooking a small, well-treed open space.

**Local Details and Building Materials**

Buildings within the Bellevue Character Area are constructed predominantly in brick, with some use of contrasting render and roughcast. Both machine manufactured red brick and gault brick are widely used. Some of the Victorian houses on North Parade and surrounding streets employ moulded brick decoration, including Numbers 5-12 North Parade which have fine doorcases in moulded bricks with fluted Corinthian pilasters, cornices and pinnacles. Higher status houses, such as Numbers 1-4 North Parade have Coade Stone dressings, enabling the detailed moulding of features. Some limited use of flint is apparent in features such as boundary walls.

A characteristic feature of many villas within this character area is the use of a simple projecting column motif in the brick garden walls. Although the execution of this feature is varied, this feature is found throughout North.
Parade, Gunton Cliff, Corton Road, Lyndhurst Road and Station Road.

A number of individual houses in this area retain good original features such as polychrome tile paths and stained glass. Of particular interest in this respect is Arlington, located between the Ravine and North Parade which retains some fine heraldic glass in its north elevation.

A finely cast metal railing using a flowing Art Noveau motif survives along the boundary walls of buildings within the former Briarcliff Estate. Beginning along the boundary wall of number 8 Gunton Cliff, this feature continues north to Heather Road and returns south along Corton Road terminating at Briar Cliff Lodges.

**Green Space**

Green space in the form of public parks forms a highly significant element within this character area. Bellevue Park, Sparrow’s Nest and Arnold’s Walk each have a distinct character and history which contributes to their appearance.

The development of Bellevue Park on the site of a former battery is apparent from its prominent location, with long views across the coast. Encircled by Cart Score and the Ravine, the park was laid out in 1874 and retains much of its Victorian plan. Entrance to the park is from Yarmouth Road or across the Jubilee Bridge from North Parade, dramatically traversing the Ravine. A network of paths meander between planted beds and trees, leading towards the grade II listed Naval War Memorial, situated in a prominent position overlooking the Denes. Also of historic interest are the ‘Witches Stones’ or ‘Beacon Stones’ situated inside the southern entrance to Bellevue Park.
Photographic evidence from the 1860s show that these stones stood here before the park was laid out and documentary evidence indicates that they are the remains of a large beacon erected here in the second half of the 16th century to give warning of a Spanish invasion. The Victorian origins of Bellevue Park are apparent in its planning and the presence of the picturesque style lodge located at the southern entrance to the park. It is well maintained and forms a positive open space within the conservation area. The park is designated as a grade II registered park on the English Heritage Register of Historic Parks and Gardens.

Formed from the gardens of Robert Sparrow’s summer residence and opened to the public in 1897, Sparrow’s Nest has a very different character to Bellevue Park. Subject to some modernisation in the 20th century, (most notably with the loss of the Victorian house and the Sparrow’s Nest Theatre), Sparrow’s Nest is now home to recreational facilities, including bowling greens, cafes and a bandstand. The planning and planting of the park is also distinct, including large lawn areas, sunken gardens, ponds and fountains. Of particular note within the park is the listed Maritime Museum. Constructed as a house in 1828, this is a compact two-storey building, charming for its pebble and brick construction and an inscription over the door recording its construction. Sparrow’s Nest is well maintained and in active use making a positive contribution to the conservation area.

Arnold’s Walk was gifted to the Lowestoft Corporation in 1943 and is situated on the cliffside to the south of Lighthouse Score. Situated on an steeply sloping site, the park maintains a wild character encouraging its use by bird, animal and invertebrate species. It is particularly significant as a resting ground for migrating birds and as a destination for resident birds, encouraged by the presence of mature trees and a natural spring.

A narrow area of open space is present to the east of High Street, between Numbers 4 and 27 (the Royal Falcon). Created from the open space left when some of the houses which stood here were destroyed by bombs in World War II and the demolition of others in the 1960s. This area eases the transition from the enclosed High Street to the broad, green streetscapes of the Bellevue character area.

**Intrusive and damaging factors**

The Bellevue Park Character Area is generally well maintained and merits its designation as a conservation area. However, the overall quality is degraded by a number of intrusive factors which detract from the special interest of the area.

Small-scale incremental changes to building facades have detracted from streetscapes within the character area, with considerable cumulative effect. This is particularly visible along Lyndhurst Road where the unsympathetic replacement of windows and doors, and the replacement of garden walls has eroded the quality of individual buildings and decreased the uniformity of design and streetscape. The impact of these changes can also be seen in Numbers 10-20 St Margaret’s Road, where alterations to doors and windows, and the addition of satellite dishes have detracted from the historic character of the listed buildings.

Despite its historic significance, Abigail Court on Yarmouth Road currently has a
negative impact upon the conservation area. Now in use as long-term bed-and-breakfast accommodation, the building has been subject to substantial extension with the addition of an unsympathetic large-scale block to the rear. The adverse impact of this is further highlighted by the use of poorly designed and brightly coloured signage, and the poor maintenance of the surrounding grounds.

Entrance to the Bellevue Character Area from the south is currently damaged by the junction of High Street and Jubilee Way. Although an area of transition between the enclosed High Street and the more spacious Bellevue Park area, the urban form of this area has been broken down by the unsympathetic insertion of Jubilee Way and the construction of a petrol station to the north of Camden Street, creating a disjointed building frontage. The junction of High Street and Jubilee Way further reinforces this sense, with poor quality public realm and the dominant role of traffic in the one-way-system.
Character Area 3: The Denes

The Denes character area is an area of the Denes to the north of the Beach Industrial Estate. Situated at the base of the cliff below Arnold’s Walk, this area has been used throughout Lowestoft’s history for industrial and maritime activities due to its proximity to the seashore. In the 19th century, the area developed as the northernmost part of the beach village, with the construction of housing and other amenities. The area retains much of its historic character and provides a direct physical link to the now largely lost beach industries of Lowestoft.

In morphological terms, this development can still be traced in the form of the character area. 20th century housing remains around the base of Lighthouse Score, retaining the presence of residential buildings within the score. To the south of this, the courtyard footprint of former industrial buildings is retained within modern development, whilst the characteristic elongated form of the warehouses survives running east-west from Whapload Road. To the east, the character area is formed by open land with views towards the sea wall, a historic characteristic of the Denes.

The Architectural and Historic Qualities of Buildings

Buildings within the Denes Character Area are characterised by their modest scale and more functional design, in contrast to other areas of the conservation area. The warehouses and net stores are of characteristic form, being tall narrow structures, gabled to street, running east-west, and fenestrated in the south elevation. These buildings are amongst a small number of surviving historic warehouses within the Denes and represent a significant survival within the town. Later 20th century houses in this area employ elements of the warehouse form in their design, as is well demonstrated by the sensitive design in the Homeport development. Other more typically domestic buildings are also represented within this area.

Character Analysis

The southern portion of the character area contains a number of historic industrial structures, including warehouses and net stores. These buildings are of characteristic form, being of two or three storeys and running east-west, gabled onto the street, continuing the burgage plot arrangement from the High Street down to Whapload Road. Several of these buildings have been subject to alteration for their continued use.

To the north, the character area takes on a more residential character, with the presence of the modern housing development of Homeport, designed with reference to the historic building form of the Denes. Sitting within the footprint of now demolished buildings, these structures incorporate elements of historic buildings, such as the flint and brick building wall on Lighthouse Score, and use characteristic design features such as gabled elevations to Whapload Road and pantile roofs. Two Victorian houses survive within this streetscape, adding to the depth of the historic townscape. The more conventional design of housing around Lighthouse Score is improved by the use of brick and flint in their construction, and the prominent use of gables and chimney stacks.

To the east of Whapload Road, the character area includes an area of open land within the Denes. This contains
The Denes Character Area
reconstruction net drying racks, erected as part of the maritime heritage trail. A selection of maritime objects, such as anchors and chains have been laid out to the north of this with information boards explaining the historic use of the area as a rope walk and site for net drying. The site of the rope walk is still discernible, as is the trench where cod liver reduction coppers once stood. Currently the net drying racks are in poor repair, with several collapsed and rotting. Animal burrows are also present throughout the area, making an uneven ground surface.

The character area enjoys long views north and south along Whapload Road, with key views west towards the High Light and Numbers 2-4 High Street, elevated on the cliff overlooking the Denes. This area is characterised by its open aspect, long views and piecemeal development.

Industrial buildings and functional design are a feature of this character area. Brick and flint are the predominant building materials, with some use of render, and tarred brick and flint. The use of weatherboarding in some recent buildings sits comfortably with other local materials and is appropriate in terms of historic construction. An alternating use of slate and pantile is found throughout the area.

The design and detailing of these buildings tends towards the industrial. Elevations gabled to the street are characteristic, as are elongated narrow footprints and verticality in short elevations. Elevated loading doors are used in several structures, whilst steeply sloping roofs and shaped gables also feature prominently.

Intrusive and damaging factors

Being located directly to the north of the Beach Industrial Estate, the southern boundary of the character area is dominated by a substantial factory building of single mass and corrugated metal construction. This structure dominates views to the south from the net drying racks and provides a very unsympathetic setting to the conservation area.

The deteriorating physical condition of the net drying racks and the poor maintenance of the associated information boards and maritime objects has served to create an atmosphere of neglect in this area. These features have little draw for visitors.

The caravan park to the northeast of the net drying racks currently forms a very poor setting for the conservation area. The poor condition of the ground surface and sanitary buildings create an air of neglect, whilst the poor maintenance of the road and verges to the north is unwelcoming to visitors.

Special Interest of North Lowestoft Conservation Area

North Lowestoft Conservation Area forms the historic core of Lowestoft. The existing townscape represents all phases of the town’s development and reflects the changing focus of the town’s economy from fishing port to pleasure resort.

The historic townscape survives in generally good condition, retaining the medieval street plan of the High Street and the formal villa layout of Bellevue Park area. Of particular significance to the identity and sense of place is the location of the High Street on top of the cliff overlooking the Denes and the presence of the scores, a unique historic townscape feature, giving access between the two. Views between the Denes and the historic High street are a key feature of the conservation area.
A rich heritage of historic buildings survives within North Lowestoft Conservation Area, representing development from the 14th to 20th centuries. These buildings reflect varied statuses, functions and periods in Lowestoft’s history, including structures constructed for maritime industries, commerce and gentry residences. Varied streetscapes incorporating buildings of differing architectural style and date are characteristic of the conservation area, and lend much visual and historic interest to the area. Many of these structures are statutorily listed with further structures of local significance recommended for inclusion on a local list by this document.

The Denes to the east of the conservation area form a highly significant element within its setting, and an area with considerable potential for change, some of which has already been identified in the Waveney District Council document Notes on Implementation, North Denes Caravan Site, Lowestoft (September 2006). Previous inappropriate development has had a detrimental impact upon the setting of the historic town, however, the regeneration of this area has the potential to reinvigorate this key site within Lowestoft, whilst enabling its better integration with the historic core. The location of the town centre adjacent to Ness Point, the most easterly point in the British Isles is unique and has considerable potential to enhance the relationship between the conservation area and its townscape setting.
Community Consultation

The draft of this document was distributed for stakeholder consultation. There were fifty-two consultees, both internal and external. External consultees included the Secretary of State, English Heritage and Suffolk County Council. A full list of consultees is available from the Design and Conservation team on request.

In addition, a public exhibition was held at Stella Maris Hall on the 28th February and 1st March 2007 and the draft document was featured on the Waveney District Council website in the specific “consultations” section.

Feedback/comment was returned with 21 replies using the exhibition pro-forma, 4 e-mails, 10 letters, and 85 unique users visited the consultation on the website. There were NO objections received to changes in principle. 1 letter was concerned with Spot Listing and several comments were received over extra boundary changes.

The boundary changes proposed by these respondents related specifically to the North Denes site. However, this site is subject to the Notes on Implementation adopted by the full council in 2006, which states “The site adjoins the North Lowestoft Conservation Area. Any new development or redevelopment must be sensitive to the amenity of the surrounding area.” On this basis it has been agreed to defer this proposed change until the Notes on Implementation have run their course.

Changes as a result of public response have included the Crown Street extension and the inclusion of the Smoke House on the corner of Wilde Street and Newcombe Road.
**Appendix 1: Building Descriptions**

**Listed Buildings within the Conservation Area**

**Crown Score: Walls and Steps**

**Listed Grade II**

18th century brick and flint walls. Flight of concrete steps with whole flint splays bounded to the south by late 18th century brick wall. The south wall is entirely of flint apart from the east end which is of flint and brick construction. The north wall is built of flint and brick. It has been heightened in the 19th century with brick towards the west end.

**1 and 2 Duke’s Head Street**

**Listed Grade II**

Three-storey, two-bay early 19th century building with pitched slate roof and two end ridge chimneys. Rendered and then scored to imitate ashlar. Two 20th century shopfronts at ground-floor level. There are two twelve pane hung sash windows at first- and second-floor level.

**24 Gunton Cliff**

**Listed Grade II**

Single storey detached residence with dormer attic, built c.1910. Architect unknown but probably R.C. Cockrill. Rendered and colourwashed brick. Hipped roof with machine tiles and central ridge chimney. Symmetrical composition based on three gables in line. The ground floor is entered through a central half-glazed door with painted glass. This is flanked to either side by three-light mullioned windows. These light inglenooks by the stack on the interior. Either side again are bay windows fitted with five-light cross casements. These support an
overhanging upper floor, which also rests on two square section timber piers in front of the doorway. The upper floor comprises three gables, each with a four-light mullioned window and vertical exposed studwork. Between the stud is brick nogging. The principal studs are placed diagonally to create a deeply syncopated rhythm. East and west elevations are dominated by long roof slopes, each with a pair of flat-topped dormers clasping a stack. Three further plain gables to rear, with similar mullioned windows.

2 High Street
Listed Grade II
Three-storey house with basement constructed c.1820 in red brick with a pantile roof. The principle elevation of two bays with a six-panelled door and overlight set to the right. Pair of 6/6 horned sashes to ground floor within rendered surround, first and second floors with 3/6 and 3/3 sashes respectively, both below segmental arches. Low pitched gable roof with internal stack to north and south. Now converted to flats, this building forms part of a terrace with numbers 3 and 4 High Street.

3 High Street
Listed Grade II
Two storey house with attic, constructed early 19th century. Brick construction, rendered and whitewashed externally, with a pantile mansard roof over. The principle elevation is of two bays. The doorway is set to the left below a four-light roundel within a brick arch, with a round-headed 9/3 light sash window to right with brick arch over. A small 2/2 sash set between bays. Two 6/6 sash windows to first floor with flat brick arches. A parapet runs across the elevation and there are a pair of dormer windows lighting the attic. Internal end stacks. The rear (north) elevation contains a deep bow window. Now subdivided into flats, this building forms part of a terrace with numbers 2 and 4 High Street.

4 High Street
Listed Grade II
Three storey house of mid-19th century date with basement. Rendered and colour washed externally, with hipped roof. The principle elevation is formed in five bays. 6/6 sash windows decreasing in size across the elevation. The central ground-floor window is set within a rendered Venetian surround, flanked by a pair of narrow 2/2 sashes. Dentil cornice over main block. To the left is a narrow, two-storey bay with a sash window above a 6 panelled door with fanlight and pedimented doorcase, inserted into a former round-headed window. A late 19th century two-storey wing is present to the south and contains a double-leaf door below a six-vaned fanlight. To the rear, the basement forms a full storey and the elevation is dominated by a canted bay window.

27 High Street
Listed Grade II
Mid-16th century house, constructed in colour-washed tarred flint with gabled pantile roof. A two storey building with attic in six bays. 2/2 later 19th century sash windows to on ground and first floors, with doors in the first and fourth bays. Four flat-topped dormers to attic, replacing original fenestration in 20th century. Raised eaves define the original building, with end stack to south and ridge stack between first and second bays. Rear elevation has two-storey extension to the south, adjacent to a two-
storey cross wing.

28 High Street  
Listed Grade II  
Mid 18th century house in header-bonded brick with black-glazed pantile gabled roof. Of two storeys with dormer attic, the principle elevation is in five bays. There are 2/2 sash windows of mid-19th century date below gauged screwback arches. The door is set in the second bay from the left and has an eared surround and pedimented doorcase. Modillion cornice and raised eaves to gabled roof. Two pedimented dormer windows to the attic and internal end stack to the north. To the rear is a cross wing with late 19th century extension.

29 High Street  
Listed Grade II  
Compact house, of 16th century origins, rebuilt in mid-19th century and much altered in the 20th century, of two storeys in one bay. Rendered externally with gabled corrugated concrete tile roof. Four panelled doors to left and right of elevation, both below plain overlights. Venetian window to ground floor, top hung 4/12 casement to first floor, both of late 20th century date. Internal end stack to north with reduced stack.

30 High Street  
Listed Grade II  
Two-storey house with attic, of 16th century origin, rebuilt in mid-19th century. Brick in Flemish bond with modern slate roof. The principle elevation is of two bays, with the doorway set to the right within a simple timber doorcase with plain overlight. Gauged skewback arch to large modern plate glass window. The first floor contains two hung sash windows with
margin panes within timber architraves. Single 2/2 dormer window with shaped barge boards to attic. Internally, this building retains a good range of historic features including moulded beams, fireplaces and cornices.

31 and 32 High Street
Listed Grade II
Two-storey house of 16th century origins, altered and refronted in the mid-19th century, when converted into two separate properties. Original building has a flint core, the remodelled frontage is in Flemish bonded brick; No. 31 is colourwashed externally. Pantile roof to No. 31, corrugated concrete tiles to No.32. A parapet with dentil cornice runs across both properties. Early 20th century shop front to No. 31 with four-light casement to first floor. Number 32 contains six-panelled door with plain overlight within scrolled acanthus doorcase, Sash windows with marginal panes below rendered skewback arches with keystone decoration to ground and first floors. A single flat topped dormer present in each property. To the rear is a mid-19th century extension.

33 and 34 High Street
Listed Grade II
Early 19th century house, now divided into two houses and shop. Of three storeys in Flemish bonded brick with slate roof. The principle elevation is in three bays, the central bay being blind above ground-floor level. Doors to both houses paired in centre of elevation, set within simple fluted surround with plain overlight, copied from 19th century original. There are 6/6 sash windows to ground and first floors below gauged skewback arches and 3/3 sashes to second floor. Deep eaves course across the elevation, with tall external end stacks. Ground floor of No.33 is a late 20th century reinstatement of a former shop front.

35 High Street
Listed Grade II
Two storey house of early 17th century date. Brick construction with stuccoed exterior, scored to imitate ashlar, with a slate roof. Six-panelled door to the right of the elevation within a moulded doorcase and late 19th century tripartite sash window with flanking lights to centre of ground floor. There are a pair of 2/2 sash windows to first floor. Internal end stack to north. Internally the building retains original bridging beams.

36 High Street
Listed Grade II*
Mid-15th century house, altered late 19th century. Of two storeys with jettied first floor. Timber-framed, with colour-washed brick and flint, and a slate roof. Good late 19th century shop front to ground floor with central door flanked by barley twist columns and 3/1 shop windows. Chamfered pilasters with modified Corinthian capitals define the building to either side, with four-panelled door to passage to rear to right of elevation within door surround of No. 37. The jetty is coved to underside with shaped bracket to north and south. 6/6 sash to first floor. Internal end stack to north. The interior retains diagnostic moulded timbers of 15th century date as well as features relating to the use of the building over the following centuries. This is the oldest surviving building in Lowestoft. Painted sign on north gable relates to use of building as a shop.
37 High Street, St David’s
Listed Grade II
Three-storey house with attic of mid-19th century date. Constructed in Flemish bonded gault brick with black-glazed pantile roof. Principle elevation is of two bays with a four-panelled door to left and set within a timber doorcase with moulded consoles under coving. A passage door for No. 36 is set within same surround. 2/2 light sash window to right, and across first and second floors, all with rendered gauged screwback arches. Dentil and modillion cornice across the elevation. Dormer window with side glazing to attic.

41 and 42 High Street
Listed Grade II
Three-storey building of mid-19th century, which preserves a 14th century cellar below. Mid-19th century building is of three storeys in Flemish bonded brick with slate roof. Double pile plan in three bays. Late 20th century shop fronts to the ground floor of both properties. No. 41 is formed by centre and left bay, and retains rendered gauged skewback arches over 6/6 and 8/8 UPVC windows respectively on the first floor, and 3/3 and 4/4 UPVC windows to the second floor. No. 42 is rendered and has been refenestrated to hold paired 6/6 and 3/3 casements, separated by an infill brick panel. The cellar to No. 41 was constructed in the late 14th century. Constructed in brick, it is formed by two compartments separated by a wide doubled chamfered 4-centred arch. Four-centred brick arches in the east and west walls of the southern compartment provide access to a series of small barrel vaulted chambers. The vaulted roof has been replaced in this compartment during the 20th century. The north compartment retains a quadripartite brick vault with hollow chamfered ribs on corbels.
43 and 44 High Street
Listed Grade II
Three-storey house of mid-19th century with 16th century origins. Constructed in Flemish bonded gault brick with a slate roof. The principle elevation is of two bays. There is a Late 20th century shop windows with simple pilaster surrounds to ground floor. Six panelled door to left of elevation. The first floor has two 6/6 sash windows below gauged skewback arches, rendered with keystone decoration. There are a pair of 3/3 sashes to second floor and a central ridge stack to roof. A painted sign in centre of first floor reads ‘Town Hall Stores Est. 1837’. The interior retains roll moulded bridging beams and painted religious wall paintings.

45 High Street
Listed Grade II
Two storey house with attic, 16th century origins, rebuilt in the early 19th century. Construction is of brick, with colourwashed stuccoed exterior, incised to appear like ashlar. Pantile roof. Late 19th century shop front to ground floor: central recessed door flanked by two-light plate glass windows. Double-leaf door with overlight with marginal glazing. 8/8 sash windows with segmental heads to first floor, 4/4 sashes below segmental arch to second floor. Overhanging eaves with triple modillion decoration. Internal end stack to south.

46 High Street
Listed Grade II
Three-storey house of early 19th century date. Brick construction with colour washed rendered exterior and a gabled slate roof. Two bay frontage with late 19th century shop front to ground floor: central recessed door flanked by two-light plate glass windows. Double-leaf door with overlight with marginal glazing. 10/10 light sash with marginal panes to each floor, below

47 High Street
Listed Grade II
Mid 18th century house of two storeys with attic, altered during 19th century. Two bay elevation, of colour-washed brick with pantile mansard roof. Late-19th century shop front to ground floor, with deep display windows extending back into the shop. First floor contains a pair of sash windows with margin glazing, below rendered gauged skewback arches. 4/8 light dormer to attic. Raised brick eaves to south with internal end stacks to north and south. Two-storey cross wing to rear.

48 High Street
Listed Grade II
L-plan building of late 18th century date, short elevation extends west to front High Street, body of building recessed to flank Crown House. Brick in Flemish bond with slate roof. High Street frontage contains a late 20th century shop front to the ground floor and a single 3/3 sash window to the first floor, below a gauged, skewback arch. There is an entrance to a passage to the rear set to left of elevation. The southern return faces garden of Crown House and is blind, save for an arch-headed doorway, now blocked. The recessed elevation adjacent to Crown House is formed in one bay and contains 10/10 light sash with marginal panes to each floor, below
gauged, skewback arches. Deep eaves with triplicate modillions runs across the whole elevation. Central ridge stack within gabled roof.

**49 High Street, Crown House including railings to steps and street frontage**

Listed Grade II

Three-storey and basement, three bay, brick-built house constructed in c.1760. Pitched roof of black-glazed pantiles with dentilled cornice and two end ridge chimneys. The central door is accessed via a flight of brick and stone steps with circular section iron railings; there is a five-vaned fanlight over door and a timber doorcase composed of a pediment supported on a pair of engaged unfluted Ionic columns. Two twelve pane hung sash windows flank the door, with a further three, similar windows at first-floor level. These are housed under square-headed brick lintels. There are a further three six pane hung sash windows to the second floor. Four-storey two-by-two bay extension to rear, with a rendered ground floor, and 12 pane and 6 pane sashes to upper floor. The house is set back from the street and separated from it by circular section iron railings with a central gate.

**49A, 50A and 50B High Street**

Listed Grade II

Pair of late 18th century brick-built townhouses, now converted into flats, of three-storeys and four bays. Hipped roof with black-glazed pantiles and modillioned cornice. The ground floor was partly rebuilt in the late 20th century. There is a single 20th century panelled door to north and south at ground-floor level. Two horned sashes between the doors, under square-headed brick arched lintels. Four similar sash windows on first floor, with shorter examples on the second floor. A three-storey hipped wing runs east down Crown
Score. This is rendered to the east with late 20th century fenestration.

55 High Street
Listed Grade II
Three-storey, three bay late 18th century brick-built house. Pitched roof with concrete tiles and two end ridge chimneys behind a low parapet and a single small flat-topped dormer. Central six-fielded panelled door with fanlight set within a recessed semi-circular arched panel; the keystone in the form of a green man. Door surround formed by two fluted Roman Doric columns supporting a metope frieze and hood. Door is flanked by two Venetian windows set within recessed semi-circular arched panels. Three nine pane sashes at first-floor level with square-headed brick lintels. Strong dentilled cornice above first floor. The second floor contains three six pane sashes with square-headed brick lintels. There are two two-storey cross wings to rear.

62 High Street
Listed Grade II
Two-storey, three bay rendered brick building. Mid 18th century with a late 19th century façade. Asbestos slate roof to front, with natural slate to rear. Pitched roof with dentilled cornice below a parapet with raised panels and letters reading ‘BARCLAYS’. Gable end stacks to north and south. Double pile plan. Main elevation has rusticated quoins. Central door with four-light overlight and moulded surround with letters reading ‘BANK’. Flanked to either side by horned tripartite hung sash windows set within moulded architraves. Dentilled hoods on scrolled consoles over door and sashes on ground floor. There are three plate-glass horned sash windows on first floor, the outer two contained within projecting bays, whilst at ground floor level are hung sash windows and 20th century casements at first floor level to the rear.

63 High Street, Holm View
Listed Grade II
Two-storey and dormer attic, brick-built mid 19th century townhouse, with pitched slate roof, two gable end chimneys and dentil modillion eaves cornice. Of four bays, with rendered rusticated quoins, the double-door is set to the south of the main elevation, under a semi-circular overlight. Unfluted Corinthian columns support a dentilled pediment. This is flanked to the north by three four-pane horned sash windows, with rendered surrounds with hoods on consoles. Four similar windows at first-floor level. Two dormers under open pediments with glazed sides and casements.

75, 76 and 76A High Street
Listed Grade II
Two-storey and dormer attic, mid 18th century property, now forming two shops with flat above. Constructed from rendered and colourwashed brick, with a pitched roof of black-glazed and red pantiles. Pitched roof with dentilled eaves cornice. Ridge chimney to south, rebuilt in the 20th century, and shared with 77 High Street. 75 High Street has a 20th century plate-glass shopfront, whilst 76 High Street contains a late 19th century double shopfront with hood at ground-floor level. Between the shopfronts is a door which provides access to first-floor level. Two mid 18th century twelve pane hung sash windows with flush exposed boxes at first-floor level on 76 High Street, with a single replacement 20th century casement above 75. Two flat-topped dormers at attic.
level, the southern of which contains a six pane sash window. There is a two-storey outshut to the rear of 75 High Street with 20th century details and a 20th century dormer with balcony.

80 High Street, Wilde’s House  
Listed Grade II  
House, constructed from tarred knapped flint with white-painted brick and stone dressings and dated 1586. Pitched pantiled roof with single asymmetric brick ridge chimney; north and south re-built parapets on moulded kneelers. The building is of two-storeys with a dormer attic on a plinth course. A square-headed carriage arch to extreme south leads to Wilde’s Score. This is flanked to the immediate north by a three-panel door with a lintel decorated with diamond panels and a plaque reading ‘1586 W.M.’. There are four 20th century replica hung sash windows to the north at ground-floor level, irregularly placed in groups of three and one. The outer two of the threesome are entirely 20th century insertions. All four windows have exposed boxes and chamfered painted reveals. Four identical windows found at first-floor level. There are three flat-topped dormers with 20th century casements at attic-level. The rear elevation has five irregularly-placed windows to each floor; all now contain 20th century casements.

81 and 81A High Street  
Listed Grade II  
Mid 18th century brick-built and rendered property, which has been subject to much alteration. Black-glazed pantiled bell-based pitched roof, with end ridge chimney to north. It is of two-storeys and dormer attic, containing a late 20th century shopfront at ground-floor level. On the first floor are three hung sash windows with plaster surrounds. Two flat-headed dormers at attic-level, both rebuilt in the 20th century.
82-83 High Street
Listed Grade II
Altered mid 18th century brick and rendered building. Bell-based pitched black-glazed pantiled roof with dentilled eaves cornice. Two-storey with dormer attic. Early 20th century plate-glass shopfront with a pair of central entrances on the ground floor. Three late 20th century top-hung casements on the first floor in plaster surrounds. There is a single flat-topped dormer at attic level.

101 High Street
Listed Grade II
Mid 19th century rendered and whitewashed brick building, of three storeys and two bays. Pitched black-glazed pantiled roof with end ridge chimneys. Original shopfront on the ground floor comprising a panelled dado, 20th century half-glazed door to either side of a display window with arched glazing bars, flanked by fluted pilasters rising on fluted consoles to frame the fascia board. Two horned sash windows with margin glazing and plaster surround at first-floor level. Similar moulded surrounds to the two windows at second-floor level, although these both contain late 20th century top-hung casements. To the rear is a whitewashed two-storey wing with 20th century doors and fenestration.

102, 103 and 104 High Street
Listed Grade II
Much altered mid 16th century townhouse and shop, now comprising three shops with flats above. Timber-framed, rendered and colourwashed two-storey building. No. 102 High Street has 20th century tile-hanging to the first floor and 19th century machine tile roof at front. Red pantiled pitched roof elsewhere. One ridge chimney and one end ridge chimney to north. Three 20th century shopfronts on ground floor. The first-floor overhangs, the jetty of which is coved. Floral consoles beneath the jetty at 103 High Street. Fenestration at first-floor level is varied: No. 102 High Street has one late 19th century three-light timber cross-casement; 103 High Street contains one late 20th century casement, whilst 104 High Street has two 20th century horned sash windows. Large two-storey 19th century brick extension to rear of 103 and 104 High Street, with a pitched roof, end ridge chimneys and 20th century fenestration. Rendered outshut to rear of 104.

134 and 135 High Street
Listed Grade II
Two early 19th century brick-built properties with pantiled pitched roofs. End ridge chimneys removed and south gable head rebuilt in 20th century. It is of three storeys with attic. No.134 High Street contains a late 19th century shopfront entered through a corner doorway. The display window is in the form of an eight-pane sash. 20th century shopfront to No. 135 High Street. Three twelve-pane hung sashes at both first- and second-floor level. Those on the first floor have square-headed brick lintels, whilst those at second-floor level have flush frames.

147 and 147A High Street, and attached screen wall
Listed Grade II
Early 19th century property of two-storeys with dormer attic, now comprising two shops with flats. Mid 19th century south flank. Colourwashed brick. Black-glazed pantiled pitched roof with end ridge chimneys. Two late 19th century plate-glass shopfronts with tiled
dados. Coved hoo-box on consoles. Two sixteen pane unhorned sash windows at first-floor level, separated by a blind window. Two flat-topped dormers above. South flank has a gault-brick screen wall with fielded arched panels to the ground floor, imitating those found on the now demolished Methodist Chapel to the west. Dentilled cornice below swept parapet. A pair of stacks in this flank suggests a double-pile plan, but the range served by the west stack is in fact only a low hipped addition.

148 High Street, Berfield House
Listed Grade II
Early 19th century brick-built house, rendered and colourwashed. Black-glazed pantiled pitched roof with two end ridge chimneys. Two storeys and dormer attic. Six panel door set to north, with panelled reveals and a geometric-glazed overlight. Small scrolled brackets support hood. Flanked to south by a single horned four-pane sash. Two similar windows to first floor. All have 20th century external shutters. One flat-topped dormer with six-pane sash. Two storey block to rear with pitched roof.

149 and 149A-D High Street
Listed Grade II
Early 19th century public house, now converted to a shop and four flats. Whitewashed brick-built structure with black-glazed pantiled pitched roof. Two storeys with dormer attic. Late 19th century plate glass shopfront to south, with arched muntins and a recessed central door. This is flanked to the immediate north by a 19th century panelled door with painted overlight; there is a singlehorned sash further to the north. Three similar sash windows with flush boxes. Two flat-topped dormers within the attic, both fitted with six pane sashes.
150 High Street, Crown Hotel  
Listed Grade II  
Three-storey brick built 17th century hotel and public house, remodelled in the mid-19th century. Pitched slate roof with end ridge chimneys to north and south and moulded timber eaves cornice. Eccentrically-placed open pediment over the entrance bay. Main elevation is of seven bays, of which the central three bays break forward. 20th century double-leaf door to south of central three bays, framed by fluted Ionic pilasters under a pediment. The pediment sits on a continuous moulded string course which is supported over the ground-floor windows by scrolled consoles. The windows are four-pane horned sashes. The two north ground-floor sashes have been removed. Similar windows to first and second floors; those on the first floor have segmental pediments, those at second-floor level have straight pediments. Two-storey cross wing extends west along Crown Street. It is 19th century in date, with 20th century remodelling. There is also late 20th century fenestration and ridge stack.

160 High Street  
Listed Grade II  
Early 20th century range of shops, with 160 High Street being built over an early 15th century cellar. Three-storey with dormer attic, brick built property. Hipped slate roof. The ground-floor contains a recessed door to the south with moulded frame. This is flanked to north by Italianate tripartite window. Moulded cornice above. Canted oriel window at first-floor level, rising to second-floor level. Rusticated quoins to either side. Single pedimented dormer window. Cellar of limewashed and colourwashed brick. Two bays of quadripartite rib vaults divided by a chamfered transverse rib. The vault ribs are hollow chamfered and rise from moulded corbels. Shute access from street protected by an iron grille.

Town Hall, High Street  
Listed Grade II  
Constructed in 1857 by John Louth Clemence as the new Town Hall. Later alterations in 1869-73 by W. Oldham Chambers and rebuilt and extended in 1899-1900 preserving the council chamber of 1869. Further extended to the west down Compass Street in 1904. Red brick with gault brick dressings. Two-storey with slate and concrete tile roofs. Façade to High Street is of seven bays with a central doorway enclosed by pilaster strips, which rise through the string course dividing the floors to the parapet. Two round-headed sashes over the door. Flanking bays contain square-headed sashes with gault brick lintels. Those to the first floor are round-headed. Plain parapet. Two storey square-section tower rises to a hipped roof. Corner pilasters. Façade to Compass Street (south) is composed of a central pediment and divided by pilaster strips. Each bay has two sashes without glazing bars, those to the upper floor are round-headed.

United Reformed Church, London Road North  
Listed Grade II  
Nonconformist chapel built in 1852 and extended in 1861 by one bay to the west. Red brick with gault brick dressings and a slate roof. The west front shows a large plain gable with a central gabled entrance porch in front. There is a squat staircase to the south and a campanile tower to the north. Central round-arched door flanked to either side by a lancet. Five
stepped lancets to the gable head below an oculus. Rusticated quoins and modillion cornices abound. The staircase tower was added in 1861 to give access to a new internal gallery: rusticated ground floor with a round-headed doorway. One lancet to first stage. Open paired lancets to each side of the upper stage. Slate pyramid roof with pinnacle. 6-bay returns to north and south, separated by flat buttresses. Round-headed sashes with glazing bars.

Mariner's Score, Wall to South
Listed Grade II
Wall defining south side of Mariner's Score. Flint and brick. 17th century lower courses, 18th and 19th century upper courses. Coursed whole rounded flints and pebbled with bricks at intervals. 19th and 20th century rounded coping and bricks.

1 and 2 North Parade, Wedgewood Court
Listed Grade II
Pair of villas, constructed in c.1860 and converted to 20 flats in 1982. Gault brick with rendered and whitewashed dressings and artificial stone. Slate roof. Four storeys and basement of four bays. Painted rusticated quoins. Two central canted bays rise to first floor, fitted with horned sashes with glazing bars. Over the ground floor sashes are segmental pediments with dentil decoration and scrolled consoles. Similar pediments over the first floor windows are missing except for those to the side bays. Segmental pediments repeated right and left over the doorways to end bays: Two-panel doors under three-vaned fanlights. The exterior of the basement is rusticated. Sashes above the canted bays are tripartite and have plaster architraves and glazing bars. There are twelve pane sashes to upper side bays. Double modillion eaves cornice below hipped roof. Central ridge stack and side stacks on east and west roof slopes.
3 and 4 North Parade, Park Mansions
Listed Grade II
Similarly to No.1 and No.2 North Parade, this pair of villas was built c.1860 and converted to flats in 1982. Gault brick with rendered, whitewashed detailing in artificial stone with a slate roof. Four storeys and basement in four bays. Rusticated quoins. Rusticated basement. Pair of central canted bays rise to first-floor level, fitted with four pane and twelve pane sashes. Ground- and first-floor windows have segmental pediments on scrolled consoles, a feature repeated across the first-floor side sashes. The doors are two-panelled with fanlights, below segmental pediments on scrolled consoles. The centre two bays of the first and second floors have tripartite sashes with glazing bars within moulded architraves. The remainder of the fenestration is of twelve pane sashes. Double modillion eaves cornice below a hipped roof. Central ridge stack and side stacks on east and west roof slopes.

10-20 (even) St Margaret’s Road
Listed Grade II
Terrace of six mid-17th century houses, heavily altered in the 20th century. Cottages result from the subdivision of a barn which served a local farm (Pers. Comm. I. Bunn). Rendered and colourwashed brick, with concrete tile and pantiled pitched roofs. Two storeys. Each house contains a door and window to the ground floor, and a single window to the first floor. 20th century replacement of doors and windows throughout, excepting number 20 which retains a 19th century four-panelled door and 19th century four-pane horned sashes, and number 10 which has a similar sash to the ground floor. Flat-roofed dormer window present in number 20. Three 19th century gault brick stacks and a red brick stack to the west gable across the terrace. The west gable is rendered and shaped.

Jubilee Bridge, The Ravine, Belle Vue Park
Listed Grade II
Footbridge spanning the Ravine, built in 1887 by Richard Parkinson. Steel, single-span flat-deck footbridge supported on two elliptical arches with tracery spandrels and lattice bolted balustrade. 20th century timber handrail. The span springs from brick revetments. The south side bears inscriptions referring to Queen Victoria’s Jubilee.

Maritime Museum, Whapload Road
Listed Grade II
House, dated 1828, constructed from whole pebbles with brick quoins and dressings. Pantiled pitched roof with rebuilt 20th century end ridge chimneys. Two storeys in three bays. Central late 20th century door in late 20th century brick surround. Flanked by a single window to either side, with rebuilt surrounds and 19th century segmental brick arches. Left window is late 20th century, window to the right is of late 19th century fixed type. Two late 20th century casements at first-floor level separated by a stone plaque bearing the inscription: ‘Rebuilt 1828/ Huh Lockwood/ Vicar/ John Elph Church/ W Cleveland Warden. Saw-toothed eaves cornice. 20th century single-storey outshut to west gable. Two 20th century metal casements at first-floor level top rear. Extension built in 1978 to rear.

Warehouse to rear of 317 Whapload Road
Listed Grade II
Fish House, now a warehouse. Probably
16th century, rebuilt in 1676. Coursed ashlar lower courses, ashlar, flint and brick upper levels. Pantile roof. Two storeys with attic. The ground floor of the east elevation contains three 19th and 20th century doors, and three four-light 16th century diamond mullioned timber windows. The first floor has a 19th century loading door reached by a timber platform set to the left, and two two-light 19th century casements to the right. Brick eaves rebuilt late 20th century. Pitched roof. The north gable has brick kneelers, the south gable is entirely a mid-20th century reconstruction.

**Wilde’s Score, steps and wall on south side**

**Listed Grade II**

18th, 19th and 20th century steps and walls. The south wall is of whole flint and brick construction at its western end and dates from the 18th century. It also serves as an external wall to buildings. The east end of the wall is of whole coursed flints only and is of 19th century construction. The steps are mainly concrete and 20th century with earlier origins.

**Smoke House, Wilde Street**

Single-storey brick structure aligned east-west, with pitched pantile roof. The building forms a single internal space with covered vents in the roof. There is a lean-to attached to the north wall, with a scar for a further lean-to evident on the east elevation. There are no further external features. Although much altered externally, the smoke house is significant for its survival as evidence of the small-scale industries formerly present within the beach town. It is also one of only a handful of structures surviving relating to the smoked herring industry that once played an important role in Lowestoft’s economic history.
Naval War Memorial, Belle Vue Park, Off Yarmouth Road
Listed Grade II
War memorial commemorating the Naval Patrol Service in the Second World War. 1952-53 by F. H. Crossley, with sculpture by H Tyson-Smith. Stone facings. Low circular drum forty feet in diameter set with concave bronze inscription panels listing the dead by rank. Concentric plinth supports fluted entactic column rising to stepped pinnacle and ball finial. On the finial is a model galleon (Lymphad) under sail.

High Lighthouse including North Cottage and South Cottage, Yarmouth Road
Listed Grade II
Lighthouse and keeper’s house, now an automatic lighthouse and two houses. The first light on the site was built in 1676, and rebuilt in 1853, with keeper’s house to the west essentially a single storey version of the present lodgings. The whole structure was rebuilt in 1873. Construction is in stuccoed brick with slate roofs. The building is of two storeys, with a central three-bay hipped block flanked by gabled ranges to the right and left, receding eastwards to enclose the circular lighthouse tower itself. The main block and the side winds are separated by narrow recessed bays on the façade. The central block has a small central pediment above a blind ground-floor window and the coat of arms of Trinity House to the first floor. Either side are one sixteen pane sashes to each floor in recessed segmental panels. Modillion eaves cornice below hipped roof. The narrow bays right and left have 20th century doors below eight pane sashes. The gable ends of the flanking wings are pierced by one twelve-pane sash to each floor, set in recessed segmental panels. Pitched roofs with modillion cornices. The central block has two tarred side stacks above the return walls. These returns are lit through one central eight-pane sash to each floor. The east gables of the side wings also have one twelve-pane sash to each floor set within recessed segmental panels.

The lighthouse tower is of three storeys: circular, with a gallery at the lantern stage; glazed lantern surmounted by a weather-vane.
Spot List Candidates

18 Corton Road
Two-storey rendered building, designed by R. S. Cockrill and constructed in 1908, in the Arts and Crafts style. Range with pitched tiled roof running north-south, with gables extending west to the north and south of the building. Central door at ground-floor level, housed within a projecting porch with small room at first-floor level. This is flanked to either side by a canted bay window that rises to first-floor level. The canted bays are situated asymmetrically on the inner side of each gable. They are flat-roofed, with hung-tiles between the two floors. Square-headed casement window flanks each bay on the outer side at ground-floor level. At first-floor level, single casement window flanks northern bay to north. Continuous glazing between the two bays at first-floor level, extending across the central porch. Original leaded glazing survives throughout.

20 Corton Road
Arts and Crafts building possibly designed by R. S. Cockrill in the early 20th century, combining a mixture of materials with varied vernacular architectural styles. In plan, a double-pile building, with short range ends facing Corton Road. The principle (west) elevation of building is formed in two bays, each housed under a separate hipped roof. The northern bay is constructed in flint with ironstone quoins and dressings. A square bay window projects in the centre of the range through the ground and first floors. Replacement uPVC windows to the ground floor, with close studding applied between floors. The southern bay is rendered and colourwashed, with
timber-framing detailing. First floor is jettied with corner bracing over a square bay window with uPVC frames at ground-floor level. Central four-light uPVC casement window to the first floor. The main entrance is located centrally on the north elevation, housed within a porch. This is flanked to either side by one-storey projections, housed under hipped tiled roofs. At first-floor level are four single-light casement windows. External stacks placed within the north and south elevations.

**Belle Vue Park Lodge**

Lodge to Bellevue Park constructed in 1874 and rebuilt in the 1990s following a fire. Single-storey Lodge with attic, in rustic style. Construction in Flemish bond brickwork with overhanging decorative thatched roof. Windows retain quarrel glazing. Principle elevation faces north and contains a central door, flanked to the east by a four-pane casement window, with subtle raised brick surround. The west elevation is curved, and contains three casement windows. Three round-headed dormer windows are located at attic level above, within the thatch. Tall central ridge chimney with three pots. Flat-roofed 20th century extension to the rear.

**90-91 High Street**

Two-storey building with attic, of the late 19th century, constructed in a Victorian gothic style. Rendered externally with decorative timber-frame details. The principle elevation is in four bays. Hipped slate roof with chimney to north and decorative ridge pieces. Two-centred arched doorway in second bay from left, below hoodmould with square stops. Modern shopfronts flank to the north and south. At first-floor level the outer bays advance slightly and contain four-light casement windows. The two central bays each hold a three-light window. All have heavy moulded lintels. Timber framing decoration across the first floor and attic. The bay rhythm is articulated at attic level by large gablets to the outer bays and smaller gablets to the inner bays, all with carved bargeboards. The outer bays contain three-light casement windows to the attic. A corbelled turret projects from the southwest corner of the building, surmounted by a weather vane.

**Local List Candidates**

**Christ Church Parish Hall**

Christ Church Parish Hall occupies the corner of Herring Fishery Score and Christchurch Square. It is constructed in Gault brick with red brick stringcourse decoration. The Herring Fishery Score elevation is ten bays in length formed in two parts. The western seven bays comprise a single-storey structure with deep-pitched roof. The bays are articulated by a window with 2-pointed red brick arch over. The easternmost bay contains a doorway below a pointed arch. The remaining three bays to the east form a two-storey structure with hipped slate roof.

Each bay contains a two-light window housed under a brick pointed gothic arch, with a door located similarly within the fourth bay. Three windows are located within the first storey; the westernmost of these is blocked. These are housed under flatter pointed arches. Three windows with pointed arches over are present at ground-floor level. Three windows are also present at first-floor level, below flat, slightly pointed red brick arches. A short chimney is located between the second and third bays of this block. The east elevation overlooks Christchurch Square and is formed in
four irregular bays. A door is located to either end of this elevation. The south door is housed under a brick gothic arch, whilst the north door is located beneath a three-light window and flat gothic brick arch. Three single-light windows are located between these doors below pointed arches. Four windows are present at first-floor level of similar form to those of the south elevation. There is a further small chimney within this elevation. Modern replacement glazing and doors throughout.

**Christ Church**

Christ Church is situated on a detached plot bounded by Herring Fishery Score, Christchurch Square and Whapload Road, and was constructed in the mid-19th century to serve the Beach village.

The church is constructed in Gault brick with red brick string course decoration. It is aligned north-south, and formed by a four-bay nave with two-bay chancel, flanked by aisles to the east and west. A tower is located in the southeast corner with doorway in its south elevation, rising to an octagonal belfry with louvred openings and short spire, with a clock on its south face. Simple geometric tracery is used across the building. A porch is located in the south bay of the west elevation. The north end of the west aisle forms the vestry, with external access through a simple door in the west elevation and a small chimney located between the vestry and chancel.

**1 Corton Road and 4 Yarmouth Road**

Pair of substantial two-storey semi-detached houses of the inter-war period. Constructed in brick and rendered brick with plain tile roof. T-plan house with long axis running east-west under a tiled double-pitched and flared roof. South
axis projects to the south, also under a
gable roof with a single ridge stack. The
party wall between the two houses is
situated in the centre of this gable. A
pair of attic windows are situated within
the gable with flat-headed dormer
windows in the north and south roof-
slopes. Two central bays with gablet
roofs project to the south, each contains
a canted bay window running from
ground to first floor. Two-storey
porches are located in the angle between
the long and short axes, set at a 45 degree
angle, with flared hipped roof over. A
doors with semi-circular overlight is
placed on the ground floor of each
porch, with vertical brick detail running
up to continuous glazing at first-floor
level. Canted bay windows at ground-
and first-floor levels are located in the
east and west gables. Square lattice
glazing throughout. Modern extension
to rear of 1 Corton Road.

30 Corton Road
One of a matching pair of gatehouses,
with 32 Corton Road, constructed in the
early 20th century as part of the Briarcliff
estate. Detached building in Flemish
bonded brickwork, with pitched roof,
overhanging eaves and ridge chimney.
West-facing gable end fronts onto
Corton Road. A single advanced bay is
located in the centre of the west elevation
and contains two windows with flat brick
lintels and keystone decoration to each
floor. A string course defines the first
floor, with similar detail finishing the
projecting bay. A further range extends
to the north, forming an L-plan. It has a
similar pitched roof. The front door is
located within the west elevation of this
secondary range, and is covered by a one-
storey porch with hipped roof. The
south elevation overlooks the former
entrance into estate, and is formed by a
three-bay elevation with central advanced
and gabled bay. Windows of a similar
form are contained within the south
elevation, at both ground- and first-floor
level in the central and right bay. A
single window is contained on the
ground floor of the left bay. 30 Corton
Road retains well-detailed gateposts and
an Art Nouveau cast railing to the garden
wall.

32 Corton Road
With 30 Corton Road, this property
forms one of a matching pair of detached
gatehouses, constructed in the early 20th
century for the Briarcliff estate. Brick-
built in Flemish bond, the building is of
L-plan with a pitched roof, overhanging
eaves and a ridge chimney. The west-
facing gable fronts onto Corton Road,
with a central advanced bay. Paired hung
sash windows to the ground and first
floors, with flat brick lintels and keystone
decoration. String course defines first
floor, with similar detail over first-floor
windows. A further structure extends to
the south, forming the second ‘limb’ of
the L-plan. It has a similar pitched roof.
The front door is located under a small
porch set within the angle of the
building, in the west elevation. The
north façade is formed in 3 bays with
central gabled bay, of similar form to
number 30. This building retains its
original sash windows, cast Art Nouveau
railing to Corton Road and excellent
stained glass to the front door.

46 Corton Road
Otherwise known as North Lodge, and
situated on the corner of Corton Road
and Heather Road, this is a two-storey
brick-built detached gatehouse of similar
design to 30 and 32 Corton Road.
Constructed in the early 20th century, it is
of brick construction in Flemish bond,
with a pitched roof, overhanging eaves
and a ridge chimney, and containing sash
windows throughout. West facing gable fronts Corton Road with long elevation to Heather Road. Single bay in the centre of the west elevation is slightly advanced and contains two windows with flat brick lintel and keystone decoration at ground- and first-floor levels. A further range extends to the south, forming an L-shaped plan. It has a similarly pitched roof and contains the front door within its west elevation, housed under a one-storey porch. The north elevation is of three bays. The central bay advances slightly, with a single window at both ground- and first-floor level. A single window is located at ground-floor level within both flanking bays. A similar arrangement of windows is retained in the east elevation, where the central bay also advances slightly. Art Nouveau railings are retained to both the Corton Road and Heather Road frontages.

**Crown Brush Factory, Crown Street West**

Brick-built factory with sandstone dressings, presently in use as the Crown Brush Factory. It comprises a complex of interconnecting one- to four-storey structures, with pitched slate roofs, dating to a number of different constructional phases. Some of the original casement windows survive, although some contain uPVC replacements. A corbelled cast iron water tank survives to the north of the site.

The eastern portion of the site occupies the former location of the Lowestoft porcelain factory; all trace of which was removed during redevelopment in the 1950s and 1960s. The porcelain factory closed in the early 1800s, when it was converted into a malthouse known as the ‘Bowling Green Malthouse’. It was later converted into a brewery called ‘The Town Brewery’, at which point the site was extended westwards to encompass the neighbouring bowling green. Parts of this factory survive
within the present complex, including this western extension, which forms a good example of a late 19th to early 20th century factory building. It is therefore possible to chart the continuous use of this site for industry since the 18th century.

At the extreme west of the site is a British Restaurant, built in the early 1940s to provide government-subsidised meals during the time of food rationing. This was later subsumed into the factory complex, and is still in use as the canteen.

3 Duke’s Head Street
Two-storey, brick-built building, with principle elevation to south. To the right, the main portion of the building has a pitched slate roof; however, its southwest corner has a separate mansard roof and projects to the west. This results in a distinctive and unusual building profile. To the right, the ground floor contains a door with overlight and moulded doorframe, flanked to the east by a large glazed shop window with matching moulded windowframe. A 1/1 sash window is present on the first floor with modern flat-topped dormer to the attic and internal chimney to the right. The western, projecting portion contains a further two-light shop window at ground-floor level, and 2/2 casement to the first floor. A secondary door is located within a porch on the west elevation, with a six pane casement window situated within the gable of the mansard roof.

1-2 Gunton Cliff
Pair of substantial semi-detached houses designed by R. S. Cockrill in in the Arts and Crafts style in 1906 for H. Jeffries. Rendered externally, this is a two-storey building with large attic and steeply sloping plain tile roof. Projecting semi-circular bay windows to the left and right of the elevation that extend into the attic with pitched roof over. Mullion and transom windows to the ground floor with mullioned windows above, with decorative chequerboard detailing in contrasting materials survives across the bays. The two central bays each hold six-light mullion and transom windows to the ground floor, and five light mullion windows to the first floor, and attic. Large modern extension to left of Number 1.

3 Gunton Cliff
Late 19th century detached Italianate villa of two storeys with attic. Brick construction with pitched roof, decorative tiles and ridge pieces. Principle elevation in three bays overlooking Gunton Cliff. Rusticated quoins and urn-shaped finials define the elevation to left and right, with dentil cornice running over the principle façade. The central bay advances slightly and contains a double-door at ground-floor level, below a semicircular overlight with painted glass, set within arched surround with dentilled capitals and raised keystone. A window of similar form is located at first-floor level above. Rusticated quoins define the bay to the left and right, with urn-shaped finals and balustrading over. Four-light windows with deep, simple, stone surrounds are present in left and right bays at ground- and first-floor levels, with the floor level demarcated by a brick string course. Three dormer windows to the attic, set below decorative brick gables and pinnacles. Decorative terracotta panels with heraldic and foliage motifs in gables of left and right dormers. All dormers contains a casement window with stone lintel and monogram above. A further recessed bay to the north and rear of the property provides a secondary door with
6 Gunton Cliff

Two-storey white rendered building with attic. Designed by R. S. Cockerill in the Arts and Crafts style in the early 20th century, the building has been subject to substantial alteration in the mid-20th century to create Alpine-cottage style frontage. The principle elevation is gabled to Gunton Cliff with steep, double-pitched tiled roof and decorative bargeboards. Main façade formed in two bays and two storeys. Two curved bay windows to the ground floor, with two four-light casement windows at first-floor level. A further wide, six-light casement window at attic level below decorative timber framing. Square lattice glazing throughout. To the rear, a further gabled wing projects to the south, with modern conservatory. Ridge chimneys located on both the main and rear wings.

8 Gunton Cliff

Two-storey red-brick house of late 19th century date. Main elevation faces east on to Gunton Cliff and is formed in three parts. Three central bays below tiled hipped roof with overhanging eaves. A further bay

semi-circular arch brick lintel at ground level, with a single window at first- and second-floor level.

4-5 Gunton Cliff

Pair of substantial semi-detached houses by R. S. Cockrill, constructed for H. Jeffries in 1906. In the Arts and Crafts style, of two storey with attics, construction is in brick, rendered across the upper floors, with steep plain tile roof. The two central bays contain large bay windows extending into the attic with pitched roofs over. Hung tiles are used between the floors and in the gable of the bay window. The outer bays of the principle elevation contain a three light window to the ground and first floors, flanked on the outside by a narrow projecting window below semi-circular arch.
to the right of the elevation is of two storeys below a separate hipped roof. Further bay to the left is of a single storey with balcony above. The ground floor contains a central door flanked by brick pilasters, with stone lintel and segmental arched hood mould over. This is flanked to the left by two canted bays, and to the north by a single extended canted bay window of six lights, which runs into the right-hand bay. These are housed between monolithic stone lintels and sills, with moulded stringcourse and decorative floral brickwork above. The first floor contains four bays, with single canted bay window to the left, two narrow windows housed under a single stone lintel above the door, and two canted bay windows to the right. The balcony over the left-hand bay has a simple wooden railing and is accessed through double-doors with overlight. The three canted first-floor bays have hexagonal turreted roofs, and the central bay is capped by a small pediment with simple bargeboard. To the south of the main building is a one-storey modern extension of architectural significance.

Structure to North of 15 Gunton Cliff
Single-storey brick structure, contained within the grounds of 15 Gunton Cliff. Irregular in plan, it contains three segmental arch windows within a canted bay to the east, flanked by a further similar window to the north. All windows have brick lintels with raised sandstone keystones. The structure is housed under a low thatched, hipped, roof.

26 Gunton Cliff
Two-storey detached building built in the early 20th century. Main elevation faces east. It is constructed from ironstone at ground-floor level, with two centrally located casement windows with stone surrounds. A large square bay is situated on the northeast corner, angled at 45 degrees to the main elevation. This rises to first-floor level, where it contains a further window with turned timber posts, supporting a gable with overhanging eaves. The southeast corner forms a circular turret, with glazing along its full extent at ground-floor level, and similarly on the first floor. This is housed under a conical tiled roof. The first floor projects slightly on the east elevation, and is rendered with mock timber-framing. It contains a square oriel window housed under a hipped roof.

59 High Street
Three-storey building of colour-washed brick, constructed in the early to mid-19th century. Pitched roof with end ridge chimney to north and modillioned cornice. Main elevation faces west onto the High Street, defined to the north and south by plain pilasters. The ground floor contains a good historic shopfront, formed by four arch-headed lights with decorative glass spandrels, below a timber frieze and cornice. Doors to shop and upper storeys set to left and right respectively within timber doorcase with foliate decoration. First and second floors contain two windows with moulded architrave and corbelled sill. Modern top-hung casements throughout upper floors.

64-66 High Street
Brick-built three-storey building with attic, forming one architectural unit, constructed in the late 19th century. Pitched slate roof with dentil cornice. Main elevation fronts west onto the High Street and is formed in three bays, defined by pilasters. Timber and glazed shopfronts to the outer bays at ground-floor level. Central bay has been infilled with two doors flanking a two-light
window, below surviving timber frieze of a shop front. Each bay contains a four-light casement window with deep moulded frame at first-floor level, with string course above. Four-light casements also at second-floor level, housed under flat gothic arches. The attic is illuminated by large brick dormer windows, each of three-lights below a gable with decorative bargeboards and pinnacle. Corbelled sills and stone lintels are also present in each dormer. Decorative brickwork present between the first, second and attic floors.

67-69 High Street
Three-storey building with attic, in five bays and comprising three properties. Construction is in red brick with Coade stone and gault brick details. Pitched slate roof with two ridge chimneys, and a further chimney set in rear roof slope. Modern shop fronts across the ground floor, with a carriageway present in leftmost bay. Central bay defined by pairs of brick pilasters to either side, with curved aedicule, scrolled garland pediment, and gault brick architrave to second-floor window. First-floor windows also have gault brick architraves below pediment of similar form. Second floor windows to outer bays are set within polychrome brick surround. Two further pilasters mark the northern and southern limits of the façade, finished with urn-shaped finials. Five dormer windows with semi-circular heads to the attic. Highly decorative cornice with garland decoration runs across the elevation.

70-71 High Street
Three-storey building of colourwashed brick, formed by two properties. Hipped slate roof with two end ridge chimneys. The elevation is defined by rusticated quoins, below a deep eaves course with modillion cornice. The ground floor contains two modern shopfronts, with the entrance to the upper storeys located to the
right of the elevation. To the left, the first floor contains a three-light hung sash window with shouldered and moulded architrave, flanked to the right by two hung sash windows with similar architrave. A moulded stringcourse runs between the first and second floors. Similar pattern of fenestration to second-floor, although using smaller windows, each with a decorative cast iron railing. The north elevation fronts onto Rant Score and is constructed in gault brick. On the ground floor it contains three blind openings under semi-circular arches. Three blind square headed openings are situated at both first- and second-floor level. Further range extends to the rear of the property, with hipped slate roof.

72-73 High Street
Three-storey building in colour-washed brick, comprising two properties, constructed in the mid-19th century. Pitched slate roof, with ridge chimneys decorated with dentil cornicing. Deep moulded cornice runs across the principle elevation which is of four bays. Two shopfronts to the ground floor, both with timber frieze and cornice. At first-floor level there are four hung sash windows with raised architrave, projecting keystone and decorative corner blocks. Raised rectangular panels are located between the windows, and a string course runs between the first and second floors. The second floor is similarly arranged, with shorter windows reflecting their higher floor level. Raised pilasters are placed at either end of the elevation with deep reveals and capped by an urn-shaped finial.

74 High Street
Three-storey, one bay building of brick construction, with pitched roof and end ridge chimney to north. Constructed in the later 19th century. Shopfront to the ground floor with one three-light hung sash window at first- and second-floor levels, both with square-headed brick lintel and projecting stone sill.

84 High Street
Two-storey building with attic, with a pitched slate roof, bracketed cornice and end ridge chimney to north. Constructed in the later 19th century in colour-washed brick. The ground floor contains a glazed and timber shopfront. Single top-hung casement window to the first floor, with projecting stone sill and segmental arch brick lintel. Dormer window of similar form to the attic.

108 High Street, The Wheatsheaf
Three-storey building constructed in the early 20th century, purpose built as a public house, remains in use today. Red brick construction with decorative timber framing, and a pitched slate roof. Internal gable stacks to the north and south. The principal façade faces west onto the High Street and is formed in three bays, the outer bays being set below decorative gables with applied herringbone timber framing and decorative bargeboards. Original timber and glazed frontage to the ground floor, flanked by doors to left and right. Both the first and second floors contain two four-light casement windows within the outer bays, contained within mock timber-framing. The central bay contains a sign reading ‘The Wheatsheaf’ at first-floor level, and a two-light square-headed window on the second floor, all within similar mock timber framing. The south elevation returns along Herring Fishery Score and comprises the gable end, with a further three-storey structure extending to the east. Evidence of alteration to openings in this elevation is visible.
115 High Street
Later 19th century building of three storeys with attic. The principle elevation is of two uneven bays, that to the right being the wider, set below a brick gable. A modern shopfront is present at ground-floor level, with access to the first floor provided to the right. At first-floor level, the right bay contains a three-light window, encased within a heavy decorative architrave, with palmette and scrolled decoration. This is flanked to the left by a square-headed window with stone lintel and sill. At second-floor level a similar arrangement is evident, with the central light of the three-light window finished with a segmental arched lintel and decorative keystone. The attic contains a single window in the gable with segmental arched lintel and decorative keystone. A dormer window is located to the left.

117 High Street
Three-storey late 19th century building of brick construction. The principal façade faces east onto the High Street. The ground-floor comprises a modern shopfront, with access to first-floor level provided to the left. At first-floor level there are two connected windows, housed under semi-circular brick arches, with stone keystones and decorative springers. Blind panels flank the windows to the left and right, whilst within the head of each window are decorated and carved panels. Two square-headed windows are located at second-floor level, between a heavy lintel and continuous sill. Immediately above this, there is a small pediment with decorative brick roundel. A chimney is contained within the south elevation, flanked to the west by two blocked windows at second-floor level.

118-119 High Street
Pair of late 19th century three-storey buildings. Constructed in brick with a
pitched slate roof and dentil cornice. The principal elevation fronts onto the High Street to the east, and is four bays wide. It contains two shopfronts at ground-floor level. The shopfront of 119 retains a good timber and glazed shopfront with fretwork spandrels to the central doorway and timber hoarding naming it as the *Star Supply Stores*. 118 also retains a good shopfront flanked by well-designed doors and with central curved, glazed shopfront. At first- and second-floor levels, the two central bays each contain a three-light window with square-headed brick lintels, flanked by a single sash window in the outer bays. All windows have flat arch lintels of cut and rubbed bricks. Decorative brick panels using a floral motif are present between the first and second floors. The central bays are finished by small gables containing decorative brickwork panels and ridgepieces.

123 High Street
Three-storey house constructed in the early 19th century house. Brick in Flemish bond with pitched tiled roof and ridge chimneys to left and right. The principle elevation faces onto Triangle Market to the east and is formed in four bays. The leftmost bay contains a passageway entered through a semi-circular headed arch, giving access to the rear of the house. The three bays to the right of this contain a central door with a semicircular overlight, with moulded doorframe. This is flanked to the left and right by two four-pane hung sash windows with large, decorative windowcases. Above, at both first- and second-floor level are four 2/2 hung sash windows with large stone windowcases.

Building to rear of 130 High Street
Three-storey gault brick building on Old Market Street, now forming part of 130 High Street, constructed in the later 19th century. Main elevation faces north, and is formed in three bays. The ground floor contains three large two-light windows housed within semi-circular red brick arches with dog-tooth detailing, and separated by pilasters with capitals carved with grotesques and foliage. Three further windows are located on the first-floor level, each housed under red brick segmental arches. A projecting string course separates the first and second floor, with three sets of two hung sash windows located at second-floor level. Each of these windows is housed under a square headed brick lintel. Red brick stepped cornice above.

131 High Street, The New Globe Inn
Two-storey public house with attic. Constructed in the early 20th century, of brick with ceramic tile detailing and a pitched, slate roof. Principal facades front both south onto Old Market Street and east onto the High Street, with a canted corner bay to the southeast containing the main entrance. This door is recessed within a semi-circular archway with decorative stone keystone, voussoirs and Corinthian capitals. Carved sign at first-floor level above the door depicts the globe with the words 'The' and 'Inn' above and below it, housed under a semi-circular arch with stone keystone, voussoirs and capitals. The east elevation is formed in four bays. The rightmost bay contains a door with brick pilasters supporting a simple cornice and pediment. Three windows contained within semi-circular arches with decorated Corinthian capitals are located to the left of this. The first floor contains four hung sash windows with overlights and simply decorated stone lintels. Two dormers are situated within the attic in this elevation. Each contains two windows, with deep eaves and mock
timber framing in the dormer head. The south elevation is formed in three bays of similar form to the High Street frontage with doorway to the left, with a single light dormer to the attic. The pub windows retain good stained glass in their heads. The ground and first floors are separated on both elevations by a sandstone band and string course. There are three large ridge chimneys, with a further small chimney located in the south elevation. An extension has been added to the west of the south elevation. Two-storey, brick built with a pitched slate roof, this contains two hung sash windows with stone sills and lintels housed under a segmental arched hood-mould, and flanked to the west by a further window of matching design, with similar hood-mould. Two hung sash windows with similar stone sills and lintels are located at first-floor level. The brickwork around all windows advances slightly.

**132 High Street**
Forming part of the same architectural unit as 131 High Street, 132 High Street’s main elevation fronts onto the High Street to the east. Two-storeys with attic. Brick construction with a pitched slate roof, and chimney within the north wall. The ground floor contains a timber and glazed shopfront with central, recessed doorway, flanked by console brackets. Above, the stone string course extends from 131 High Street, with two hung sash windows with overlights and simple decorated stone lintels at first-floor level. A dormer within the roof is placed under a small gable with applied timber decoration, adjacent to a dormer from 131 High Street.

**133 High Street**
Number 133 High Street forms part of the same architectural unit as 131 and 132 High Street. This is a two-storey building with
attic, constructed in brick with a pitched slate roof. The main elevation faces east onto the High Street. Brick pilasters with simple capitals define the extent of this elevation to the right and left. The ground floor contains a central shop front, with similar console bracket frontage to 132 High Street. The shopfront is formed by a pair of plate glass windows with the doorway set to the right. A historic shop sign survives above recording the name of B Saunders in chased letters. The shopfront is flanked to the south by a door with heavy brick and ceramic tile door surround, and an oculus window with stained glass and a raised keystone above. An identical brick surround flanks the shopfront to the north, and houses a hung sash window. Above, the stone stringcourse extends from 131 and 132 High Street, with four hung sash windows with simply decorated stone lintels located on the first-floor. A dormer containing two hung sash windows, heavy eaves and timber framing decoration is located centrally within the roof.

136-137 High Street
Substantial later 19th century building of four storeys, constructed in brick. A pair of modern shopfronts at ground floor level flank a central door to the upper storeys. This storey has been rendered externally and retains no features of interest externally. The upper storeys are constructed in polychrome brick to create a diaper pattern across the elevation. Three bays in width, the narrow central bay advances slightly, running upwards to pass through a broken cornice over the outer bays, supported on brackets. Three windows are present on each floor, with segmental-arched heads and stone springers. Those at first-floor level have advanced brick keystones. The roof is hidden behind a low parapet. To the rear are narrow wings perpendicular to the street frontage with mono-pitch roofs. Modern glazing throughout

138 High Street
Three-storey building of mid-19th century, of brick construction. The principle elevation is in three bays and contains a timber and glazed shopfront to the ground floor, with central door, timber frieze and cornice. A door to the upper storeys is located at the right end of the elevation. The upper storeys are flanked by slightly projecting brick pilasters. At first-floor level are three sash windows with marginal glazing, stone sills and square-headed lintels of gauged brick. A moulded brick cornice runs between the first and second floors. A clock supported on delicate fretwork braces projects into the street from the cornice. The second-floor windows are of similar form to those below although slightly shorter in height. A further modillion cornice runs across the elevation below a rendered parapet which bears painted signs reading ‘138’ and ‘Geneva House’. To the rear, the building is also three bays in width. Segmental-headed windows are present on each floor. A brick parapet runs over the elevation and is ornamented with a plain rendered frieze with off-centre curved pediment, flanked by scrolls.

139 High Street
Number 139 High Street is a two-storey building with attic, originally forming two cottages, now a shop with flat above. Of early to mid-19th century construction, the building is of colourwashed brick with slate roof to High Street, and pantile roof to the rear. Principle elevation is of four bays, with good timber and glazed shopfront to the ground floor, with a
doorway to the upper floors set to the right. The first floor contains two wide 4/12 casement windows, each flanked by a narrow blind window to the right. A pair of dormer windows with pitched roofs illuminate the attic. The rear of the building has a long cat-slide roof, with a narrow two-storey range to the left and a wider two-storey range to the right; both with hipped roofs. The rear elevation contains a number of window openings of different proportions, the majority of which contain replacement frames. Internal ridge stacks present to either end of the principle elevation with a further stack to the rear.

140 High Street
Currently used as an antiques shop, this building is of two storeys, constructed in rendered brick in the early-mid 19th century. The High Street façade is of three bays and heavily rendered with a shallow plinth. The ground floor contains two plate glass windows, the sills of which have been dropped to form shop windows. To the right of the elevation is doorway flanked by marginal glazing. Three windows are present on the first floor, a central, narrow rectangular window flanked by square windows. All of the window openings contain replacement frames and have shallow arched heads. The roof is covered in pantiles and there is a brick-built ridge stack to the right.

141-2 High Street
Constructed as a pair of houses, this is a two-storey building with attic, constructed in the early 19th century. Colourwashed brick construction with pantile roof. The High Street frontage is four bays in width. A large modern shop front with intrusive mirrored glazing has been inserted across the ground floor, with a recessed entrance in the second bay from the left. A timber surround, frieze and cornice survive in situ around this. The first floor contains four
regularly spaced windows, each with square head and containing 6/6 hung sash frames. There is a narrow timber cornice below eaves level. A pair of three-light dormer windows have been inserted into the attic just below the ridge. No stacks are visible to the High Street frontage.

143 High Street
This is a two-storey building with attic, constructed in colour washed brick with tarred pantile roof. The ground floor is occupied by a modern shop front, with doorway to the upper floors set to the right. The first floor contains three rectangular windows with wide timber architraves and hung-sash frames set flush with the elevation, superficially suggesting an early or mid-19th century date of construction. The timber fascias at eaves level appear to be a modern replacement. There is a centrally placed, flat-roofed dormer window, which may be a later addition and a stack built in red brick to the right of the elevation.

144-145 High Street
Two-storey building forming two separate properties. The style and form of the building suggests a late 19th century date for its construction. The High Street frontage is of red brick with gault brick used for details such as pilasters, window architraves, cornice and coping of the parapet. The ground floor contains two shop fronts. That to the left (No. 144) is largely modern but retains a timber frieze with moulded brackets to either side from an earlier shop front. The shopfront to No. 145 is of concrete and render, resulting from alteration in the mid-20th century. At first-floor level, there are three windows with moulded brick surrounds and shallow arched heads, which contain modern replacement UPVC window frames. A moulded brick cornice runs below a brick parapet which largely conceals the pantile roof. A centrally placed dormer window is present in both properties, and both appear to have been altered. The dormer to number 144 has a shallow pitched, leaded roof, whilst Number 145 has a hipped pantile roof. The properties share a tall centrally located ridge chimney stack built of red and buff-coloured brick with decorative cresting and surmounted by four octagonal ceramic pots.

The north elevation returns along Wesleyan Chapel Lane and is similarly detailed to the High Street frontage, contrasting gault brick details with red brick construction. The elevation is three bays in width. The shopfront of Number 144 returns into the north elevation for a single bay, now blind and rendered externally. The centre and right bays each contain a blind arch with moulded impost. The first floor contains three windows of similar form to the High Street frontage, whilst the gable is defined by a moulded brick cornice with moulded coping to the roof slopes. To the right is a two storey wing, which is stylistically similar to the rest of the building, with the exception of the ground floor which has two windows and a doorway, all with concrete lintels and which are probably later insertions. There is a tall ridge stack to the right.

Former stables to the rear of 151 High Street
Two-storey, brick stables, located to the rear of the Crown Hotel (151 High Street), with pantile roof. The principle elevation faces south, overlooking a yard off Crown Street East. The ground floor has been much altered and is now largely rebuilt, and now contains a number of doors and windows. The first floor
retains much original fabric, although now has modern replacement windows. A clock with decorative rendered geometric surround is located centrally at first-floor level, whilst a tall arch-headed opening running up from ground-floor level is now blocked to the left of the elevation.

152 High Street
Three-storey house of mid-19th century, constructed in brick with pitched roof. The principal façade fronts onto the High Street to the east and is formed in two bays. The ground floor contains a good modern shopfront, whilst at first-floor level there are two 2/2 hung-sash windows with flat brick lintels and projecting sills, with smaller 3/3 hung-sash windows with similar lintels at second-floor level. The north façade is faced with mock timber-framing, with a central sign for ‘The Crown Hotel’, and internal ridge stack.

167 London Road North
Compact two-storey building fronting onto London Road North, of later 19th century date. Of colourwashed brick with a deep plinth and pitched slate roof, the door is located centrally at ground-floor level, flanked to either side by a narrow window. The principle elevation is formed by a single bay, and is detailed in a Victorian gothic style. The doorway is placed centrally in the elevation, flanked by two narrow plate glass windows, below a pair of shields set within recessed quatrefoils. The door is set within a substantial projecting doorcase, with a deep surround with floral decoration, curving outwards towards floral-decorated capitals, which support a canopy with two-centred tudor arch and floral spandrels. Small floral bosses are set along the chamfered corners, with decorative brackets below a simply moulded cornice with hipped roof over. The ground floor is rendered externally, possibly concealing evidence of some alteration. The first floor
is dominated by a central, oriel window of canted form, with trefoil and quatrefoil decoration around its base. The window itself has been replaced with UPVC frames and a modern roof, detracting from the scale and detail of the elevation. Fragments of a decorative cornice with foliage motifs survive.

**169-171 London Road North**

Two-storey building of rendered brick construction, with a pitched pantile roof. It is likely that this building formerly comprised two separate properties. The ground floor contains a pair of three-light shop fronts, the door being located in the centre of the right frontage. The shop fronts are well proportioned and designed with large areas of glazing and pilaster-style uprights. At first-floor level are two plate glass hung sash windows. Although the proportions of this building suggest it to be of early 19th century date, little historic fabric is now visible externally.

**178 London Road North**

Two-storey building constructed in colourwashed brick, with double-pitched pantile roof. The principal elevation contains a good shopfront at ground-floor level. Three rusticated pilasters with decorative heads divide the frontage into two uneven parts. That to the left contains two windows, each within arched head and glazed spandrels. That to the right contains a central door flanked by windows of similar form to wither side, divided by a further pair of rusticated pilasters. The first floor contains a canted oriel window at its right side, whilst to the left is a three-light window, both now contains UPVC frames. A deep bracketed cornice runs across the elevation.

**182 London Road North, The Welcome**

Three-storey gault brick public house, fronting onto London Road North, with pitched slate roof. The southwest corner of the building is curved, housing the principle entrance into the building. The ground floor is rendered externally with banded rustication to impost level. A series of narrow and broad openings under moulded arches with key stones are arranged across the elevation. The left opening contains a doorway and it is likely that the other narrow openings also formerly contained doors. The first floor of the principle elevation contains two 2/2 sash windows, set within rendered architraves with bracketed cornices over. Two smaller sash windows are present on the second floor within moulded architraves. Curved windows of similar form are situated in the corner bay over the door. Several one-storey accretions are located to the north and east of the building.

**5-12 North Parade**

Built between 1886 and 1905, this is a terrace of eight three-storey villas, arranged in pairs with deeply recessed bays set between, to give the appearance of semi-detached properties. Construction is in brick with fine brick detailing. The main façade faces south overlooking Bellevue Park. Each villa is formed in two bays, with the door located in the inside bay of each semi-detached unit, flanked by a canted bay window with brick arch lintels and stone sills. The doors are set within fine moulded brick doorcases, formed by a pair of columns, rising to a modillion cornice with paired finials. The bay window rises to first- and second-floor level on numbers 5, 8, 9 and 12, and is flanked on the upper floors by a single sash window. On properties 6, 7, 10 and...
11, the bay terminates at first-floor level, with the area above utilised as a small balcony with iron railings. This is accessed via double-doors, with overlight, housed under a small pediment. It is flanked at first- and second-floor level by a single window. The bay of property 12 is capped by a hexagonal turret roof. Original stained glass and glazed tile paths survive on some properties, as may be seen in Number 9. A dentil cornice runs across the elevations, with chimneys located in each east and west elevation. Shared gardens survive to the rear.

13-20 North Parade
Terrace of eight brick-built, three-storey buildings constructed in the later 19th century. The principal façade faces east, overlooking the sea. Twin pitched roof with dentil cornice. The terrace forms a single architectural unit, with a four-storey turret projecting beyond the roofline at either end. Although both of these are presently flat-roofed, historic photographs and archival footage reveal they were once capped by square turret roofs. Each house contains a canted bay at ground- and first-floor level. At ground-floor level, this is flanked by a door with fanlight, housed under a brick gothic arch lintel. Adjacent to this is a recess, with similar brick gothic arch lintel, containing a small inserted window. At first-floor level, the bay window is flanked by two windows with segmental arch brick lintels and projecting stone sills. At second-floor level a window with segmental arch brick lintel is located within a small gable over the canted bay, flanked by a further window with square-headed brick lintel.

The north and south elevations both contain two canted bays at ground- and first-floor level, with two windows with gothic arch brick lintels at second-floor level. The terrace has been subject to
numerous alterations, and most of the windows are now modern uPVC replacements.

101 Park Road
Built in the 1880s, this house is of particular interest as it is believed to contain an early example of cavity wall construction. Two-storey detached residence of gault brick construction. Roof is pitched, and hipped to the south with a dentil and egg and dart eaves cornice. It contains an end ridge chimney to the north, with two chimneys located to the south. The east elevation contains a central door under a semi-circular arched porch with decorative hood. This is flanked to either side by a canted bay window with decorative floral tiles above. At first-floor level is a central canted timber oriel window with low-pitched turret roof, with a single sash window with large stone lintel to either side. There is a single dormer window located above to the north. The south elevation is of three bays. At ground-floor level it contains two windows, similar to those on the east elevation, in the central and eastern bay. The first floor contains a central sash window, with canted oriel window to the east. The west bay contains a projecting chimney stack with recessed panel.

105 Park Road
Two-storey detached residence of gault brick construction, with hipped slate roof, modillion eaves cornice and two chimneys. Main façade faces south. Central doorway at ground-floor level, with semi-circular overlight and large decorative stone doorframe with pilasters, moulded cornice and cast iron railing above. This is flanked to the west by a large canted bay with moulded capitals and cornice, which extends to first-floor level. To the east, the elevation is contained under a gable end with overhanging eaves. This gable contains a bay at ground-floor level with moulded capitals and cornice and raised keystones, topped by a decorative cast iron railing. There are two hung sash windows at first-floor level, with square-headed lintel and corbelled entablature with railing above. A single semi-circular window is contained in the gable at attic level. This is housed under a decorative stone lintel with capitals and raised keystone. There is a single square-headed window with decorative stone lintel at first-floor level above the door.

Cliff House, The Ravine
Two-storey, three bay house, erected in the late 19th or early 20th century. Construction is in brick with a hipped concrete pantile roof with dentil eaves course and chimney on eastern roof slope. The main elevation faces south, and contains a central doorway on the ground floor, flanked to the right by a brick-built bay window, and to the west by a timber and glazed shopfront. A single window is located centrally at first-floor level, with a pair of similar windows set to either side. Stone plaque to the right of the elevation reads 'Cliff House'. The east elevation contains two pairs of windows at both ground- and first-floor level. String course located between the two floors. Two-storey, two-bay extension to the west, forming a separate property. Brick construction with a hipped pantile roof. The left bay contains a bay window, whilst that to the right contains a door. Similar fenestration is found at first-floor level, with a window located above the door.

Outbuildings to rear of St Margaret’s Road
Row of brick-built laundry houses to the rear of Numbers 2-28 St Margaret’s Road
constructed in a single phase, despite the multi-period construction of houses to St Margaret’s Road.

1-3 St Peter’s Street
Three-storey house constructed in the mid-19th century, fronting onto Triangle Market to the east. Of brick construction, with pitched roof and end stacks in the north and south walls. The principle elevation is formed in three bays, and contains two modest but well-designed shopfronts flanking a central door to the upper storeys. The door has a large, plain doorcase and fanlight, with bracketed cornice over. Both the first and second floors contain a blind central window flanked on either side by a hung sash window, all with prominent Coade stone windowcases. The use of Flemish bonded brickwork across the upper storeys creates a decorative pattern across the elevation.

9-11 St Peter’s Street
Three-storey building constructed in 1885. Of brick construction with a slate roof. The main façade fronts onto the Triangle Market to the east and is formed in two broad bays. The ground floor contains a shopfront, formed by large plate windows to either side of a recessed shop doorway. The shopfront is contained within decorative pilasters with Corinthian detail and triangular pediments over. Doorways to the upper storeys flank the shopfront to either side. The first floor contains an advanced three-light window in each bay, with square-headed lintel over. A similar rhythm of fenestration is used across the second floor, although employing slightly smaller windows. Decorative floral bricks are placed between the floors, and a date stone is placed between the second-floor windows. The advanced bays each terminate in a raised half-hipped roof decorated with floral brickwork under the eaves. Ridge chimneys are located within the north and south elevations.
Compact two-storey building, of brick construction with pitched, tiled roof, modillion cornice and tall ridge chimney situated in the south elevation. The main façade fronts onto the Triangle Market to the east. At ground-floor level, the building contains a modern shop front, with two offset hung sash windows at first-floor level. A range extends from the rear of this building to the west to join with a small cottage (see 1 Wells Yard). The range is rendered externally with a pantile roof and steps down along its length. A door and small window are present in the north elevation.

29 St Peter’s Street, The Triangle Tavern
Two-storey rendered building with double-pitched tiled roof and two end ridge chimneys. The principle elevation faces east onto St Peter’s Street. The ground floor contains a good historic pub frontage, defined to the left and right by console brackets. The door is located to the left of the elevation, flanked by three windows to the right, all separated by rusticated pilasters with simple capitals supporting a dentil frieze. Fielded panels are set below the windows, the central bays contain a circular motif, which is repeated in the console brackets. The first floor contains two four-pane hung sash windows, with a modern sign reading ‘Green Jack’ set in the centre of the elevation. Banded rustication runs across this floor, ornamented with a continuous hood mould and circular motif. To the rear of the property are a number of outbuildings which form a small yard. The westernmost structure fronts onto Artillery Way and is formed by a single-storey structure constructed in gault brick with contrasting red brick detailing. Four pilasters define the elevation and contain two windows in the outer bays, with the central bay left blind. Above, is a dentil entablature with a central scrolled motif and pedimented ends, below a further dentil parapet.

1 – 19 Spurgeon Score (odd numbers)
Terrace of two-storey houses of later-19th century date with small forecourts to Spurgeon Score. Brick construction with slate roofs. Houses arranged in pairs with doorways set adjacent to party wall, below a shared brick arch. Shared stacks between properties with single sash window to ground and first floors. Much altered across terrace, including external rendering and replacement of original windows.

2 – 20 Spurgeon Score (even numbers)
Terrace of two-storey houses of mid-19th century date. Construction in Flemish bonded brick with flint construction used in the west gable. Mainly modern pantile roofs with stone slates surviving in number 12. Each house is identically arranged with a single window and adjacent door to the ground floor, and a further single window to the first floor. Shared stacks are situated between properties. Small forecourts are located to front of properties.

The Christ Church Vicarage and St Martin’s, Station Road
Pair of semi-detached houses constructed in the 1920s, of idiosyncratic design in the Arts and Crafts tradition. Construction is in brick and rendered brick, with a plain tile roof. The principal elevation faces north and is symmetrical arranged between the two properties.

A two-bay block below a hipped roof forms the centre of the building, with
central ridge stack. The party wall between the properties is located in the centre of this block. Four-light windows are present in each bay on the ground floor, with smaller projecting four-light windows present on the first floor above. Flanking this block to either side is a pair of square-plan turrets. Constructed in brick across the ground and first floors, the tower rises to three storeys, and is rendered across the upper stages with a hipped plain tile roof. Three-light windows with perpendicular tracery, in Coade stone surround are placed at ground-floor level in each turret. An oval oeil-de-boeuf window and hung-sash window are located at first-floor level, with a single hung-sash window at second-floor level. Flanking the turrets is a further rendered single-storey bay set below a deep roof, sweeping down from the ridge. A recessed porch gives entry into the base of the turret, flanked by 4/2 sash window towards the outside of the building. A pair of 4/2 dormer windows are situated at first-floor level adjacent to the turret. Further dormer windows are provided in the side elevations, with an angled stack set on the side of the roof.

Wall to North Denes Tennis Court and associated Pavilion and Shelter.

Wall constructed in the 1920s as the boundary wall to the North Denes Tennis Club. The wall is formed by uprights of concrete blocks, capped with contrasting black engineering bricks. Continuous panels run between the posts, constructed from individual concrete uprights, with cross-decorated concrete blocks and black engineering bricks forming the upper stages of the wall. The main entrance to the grounds is located in the southwest corner, and is marked by a pair of compact gatehouses of concrete block construction. Steep, double-pitched, tarred pantile roofs with raised eaves run over the structures, with chequered brick and concrete
decoration in the gable. A panels in each
gatehouse reads ‘TENNIS’ and
‘COURTS’ respectively. A further
entrance is situated to the east, where a
single turret of similar design survives.
Two structures are contained within the
area bounded by the wall: a pavilion to
the east and a shelter to the north. T-
shaped, the pavilion is constructed from
concrete blocks with a hipped pantiled
roof.

1 Well’s Yard
Located to the rear of 13 St Peter’s
Street, this is a compact two-storey
cottage of brick construction with
pitched pantile roof. The east elevation
contains a door at ground-floor level
flanked to the north by a window, with a
further casement window at first-floor
level. Part of the principle elevation is
obscured by the structural relationship
with the east-west range. A ridge
chimney is located within the south
elevation.

211 Whapload Road
Red-brick warehouse with pitched slate
roof aligned east-west. The north
elevation contains a straight joint,
indicating that the western section of the
building was built at a later date to that to
the east. The east section itself appears
to have originally formed a lower
building, later raised to the present
height. There is a chimney located
towards the rear. The eastern end of the
warehouse is fronted by a rectangular
two-storey brick garage and reception
area, which has a hipped tiled roof
concealed behind a low parapet. It
contains a large garage door with roller
shutter to the south, with a door and
wide shop window to the north; there is
a wide casement window at first-floor
level. The modern addition extends
along the south elevation of the original
building, and contains eight wide
openings with roller shutters.

229 Whapload Road
Gault brick-built, two-storey warehouse
with pitched pantiled roof. The east
gable fronts on to Whapload Road and
contains a large window at first-floor
level. The survival of a pulley above this
suggests this window was originally a
taking-in door. There is a blocked
double-door with segmental arch lintel at
ground-floor level towards the south.
The north elevation contains four
windows with segmental arch lintels, and
two double-doors at ground-floor level.
Although the eastern of the two double-
doors is modern, that to the west retains
its original segmental arch brick lintel.
The first floor contains three casement
windows with segmental arch brick
lintels and a taking-in. The south
elevation is featureless with the exception
of a single taking-in door located at first-
floor level.

259 Whapload Road
Forms a pair of parallel late 19th
century warehouse buildings. Built between 1886
and 1905, the east gable end fronts onto
Whapload Road. It is brick-built, of two-
storeys, with an irregularly pitched roof.
The east gable is rendered, with a central
loading door at first-floor level, and a
modern upVC window housed within
the gable. The south elevation is
rendered, with five windows, a door and
a further door subsequently converted
into a window at ground-floor level.
There are nine irregular windows on the
first floor, and a taking in door. There is
a brick extension to the rear containing
three windows at both ground- and first-
floor level. The north elevation is
comprised of three main parts. The
eastern part contains three small
windows at first-floor level. The central
section projects slightly to the north. It is constructed from gault brick, and is featureless. It may relate to an earlier building on the site, evident on the 1886 OS map, and incorporated later into the present building. The western portion is built in red brick but is featureless.

261 Whapload Road

With 259 Whapload Road, this forms a pair of parallel late 19th century warehouse buildings. The east gable end fronts onto Whapload Road and is brick-built, of three-storeys and has a pitched tiled roof. There is also a central door way with a segmental arched head at ground-floor level, with a square-headed window at first-floor level. There is a further blocked segmental arched opening at second-floor level above. The south elevation contains five windows, three doors, and a further door subsequently converted into a window on the ground floor, whilst there are seven windows at first-floor level. All of these windows have segmental arch brick lintels. Two of the windows appear to have been inserted, as they do not correspond with the original bay rhythm. At second floor level are a further five windows with segmental arch brick lintels.

263 Whapload Road

Brick-built warehouse with pitched tiled roof, probably dating from the early 20th century. Set back from Whapload Road, its east gable faces towards the road and contains a blocked door to the south and blocked double-door to the north at ground-floor level. Above the double-door is a modern casement window with concrete lintel. To the north it is abutted by a modern mechanics garage. The south elevation is rendered at ground-floor level, and contains five windows under squared-headed brick lintels, a single door and a double-door. There are eight casement windows with segmental arch brick lintels at
first-floor level, two of which have been partially blocked. There are five small glazed lights located immediately under the roofline.

311 Whapload Road
Three-storey brick-built warehouse set back from Whapload Road, first depicted on the 1905 OS map. A pair of double doors located off-centre at ground-floor level within the eastern gable. There is a single window with brick arch lintel located centrally at both first- and second-floor level and a wooden louvred loading door located above within the gable. The south elevation is featureless.

312-314 Whapload Road
Long, brick-built, three-storey warehouse with pitched tiled roof. The gable end fronts onto Whapload Road, with the building extending west, preserving the original burgage plot form. The gable end contains a modern door at ground-floor level, with a further original door with brick arch lintel to the north. At first-floor level are two irregular window openings, with a similar arrangement found at second-floor level. All of the openings have brick arch lintels. A wooden louvred loading door is located within the gable.

The south elevation is of eight bays, of which the western four bays project slightly. Each bay contains a window with brick arch lintel; all of the ground floor windows are blocked and there is a centrally located doorway. The south chimney also has two chimneys.

315 Whapload Road
This property comprises two parallel brick-built warehouses, joined to the west by a more modern brick-built warehouse. The gable ends of both warehouses front onto Whapload Road. The northerly of the pair has a steep irregular double-pitched tiled roof and the gable end contains two central square loading openings. The southerly warehouse has an irregular Mansard-style roof. The gable end contains a central wide window opening at high ground-floor level, with a further opening above.

325 Whapload Road
Brick-built warehouse structure with pitched, tiled roof. The gable end fronts onto Whapload Road, with the building extending west, preserving the original east-west character of the area. It contains a central door, with two blocked loading openings above. There is a small square nine pane window located in the south of the elevation. Like many of the warehouses on Whapload Road, the north façade is featureless, whilst the south façade contains four windows with segmental arch brick lintels, and a small gault brick chimney.

329 Whapload Road
Long brick-built warehouse with steep, pitched, tiled roof. There are small chimneys at the southeast corners, and located centrally along the north elevation. The gable end fronts on to Whapload Road, with the building extending to the west, preserving the original medieval burgage plot form. It contains a blocked central opening, with three small inserted windows located at a high ground-floor level; there is a narrow loading door located centrally within the gable.

Warehouse at the base of Martin’s Score
Two-storey, brick-built warehouse with pitched pantiled roof. Built in a number of phases in the mid to late 19th century. Most notably, the easternmost bay is of a separate build, as is shown by the
difference in roofline. The east gable fronts onto Whapload Road and is largely featureless, with the exception of a small window towards its southern end. The south elevation contains four square-headed casement windows at ground-floor level, alongside a door and two blocked door at either end of the elevation. At first-floor level are eleven square-headed casement windows, set immediately below the roofline.

**Laundry Building, Whapload Road**

One-storey brick building, constructed in the mid 19th century. It is described on the 1886 OS map as a steam laundry. It has a double hipped slate roof and the main elevation faces west onto Whapload Road and has a central door with overlight and semi-circular arch brick surround, housed under a simple pediment. It is flanked to the south by a double door and three segmental arch casement windows. To the north of the door are four further casement windows with segmental arch brick lintels, with a single door at the extreme north. Brick pilasters are located every two bays. There are flat-roofed extensions are located to either side of the elevation. That to the south contains two casement windows with segmental arch brick lintels and a double-door whilst that to the north contains two square-headed casement windows of similar proportions to the other windows on the elevation, and four smaller square-headed windows. The building has been subject to industrial use throughout its history, leading to some alterations, including the insertion of modern rooflights and ventilation systems.

**Building to rear of Laundry Building, Whapload Road**

Small one-storey brick building with pitched roof, aligned east-west, and located to the northeast of the Laundry Building. The west elevation contains a central timber
double-door with overlight and concrete lintel and immediately above is a central blocked square opening. The south elevation contains two windows towards the west, with a door and further flanking window to the east.
Appendix 2: Bibliography


Brown, R. ND, Military Tales of Lowestoft. (Lowestoft)

Butcher, D. ND2, Lowestoft Burning: The Fire of 1645. (Lowestoft)

Butcher, D. and Bunn, I. N.D. 80 High Street Lowestoft and its neighbours to the north: an exercise in Pre-Industrial Urban Topography. (Lowestoft)


Clements, P. 1999, Lowestoft through the Twentieth Century (Lowestoft)

Craik, S. 1979, Lowestoft through the Ages (Lowestoft)

Higgins, D. 1987, The Beach Men (Lavenham)


Robb, I. G. 2005, Lowestoft: A History and Celebration (Salisbury)

Appendix 3: Useful information

Useful websites

English Heritage
www.english-heritage.org.uk

Institute of Historic Building Conservation
www.ihbc.org.uk

The Society for the Protection of Ancient Buildings
www.spab.org.uk

Ancient Monuments Society
www.ancientmonumentssociety.org.uk

Council for British Archaeology
www.britarch.ac.uk

The Twentieth Century Society
www.c20society.org.uk

The Victorian Society
www.victorian-society.org.uk

The Georgian Group
www.georgiangroup.org.uk

The Garden History Society
www.gardenhistorysociety.org

Legislation

Planning Policy Guidance: Planning and the Historic Environment
PPG 15, 1994, HMSO

Waveney District Article 4(2) directions, available from the planning departments at a cost of £7 each.

Waveney Interim Local Plan,
May 2004, policy ENV 17
Map of Suggested Boundary Changes
Appendix 4: Suggested boundary changes

A. Corton Road and Gunton Cliff
Extension of the conservation area boundary to the north to include the area of land defined by Corton Road, Heather Road and Gunton Cliff. This area comprises a variety of houses dating from the late 19th to later 20th centuries. To the north, this area formerly comprised a single landholding for a substantial house which cartographic evidence suggests was laid out but not constructed. However, elements of this estate are preserved, such as the well-designed gate lodges at 30, 32 and 46 Corton Road, and the fine art nouveau railing that survives around the site. Within the grounds of 15 Gunton Cliff, a single-storey thatched building in the Arts and Crafts style survives as a remnant of the never constructed building. Following the break up of the estate in the mid-20th century, the grounds were sold off in individual parcels, resulting in the construction of a variety of individually-designed houses with private gardens. Along Corton Road the architecture is highly varied, including understated red brick villas of the early 20th century such as 16 Corton Road, and extravagant inter-war buildings in the Arts and Crafts style, such as 20 Corton Road. The architectural variety and historic interest of this area merit its inclusion within the conservation area.

B. Dene Road
Extension of the conservation area boundary to include the terraced housing on Dene Road. This area developed in the early 20th century with the construction of moderate status terraced housing. Today it retains much of its historic character, formed by its regular and uniform streetscape. To the north of Dene Road, the streetscape is formed by a continuous terrace of two-storey houses in gault brick, with concrete pantile roofs. Rectangular bay windows are contained at ground-floor level, with two-storey bay windows flanking every four houses. Chamfered segmental lintels are present over the main doorways, and some houses retain original hung sash windows with marginal glazing. To the south of the street, a two-storey red brick terrace lines Dene Road. Canted bay windows are present within every house with a small gable over finished with decorative close studding. Scalloped decoration is used across the window and door lintels, creating pleasant and decorative frontages to the street. Dene Road continues the architectural character of the conservation area and represents the speculative construction of modest villas in this area.

C. 101-109 Park Road (odd numbers)
Extension of the conservation area boundary to include the west side of Park Road to the junction with St Margaret's Road. This area comprises a series of individually constructed villas of late 19th century date and is dominated by the Italianate style. Principle amongst these is the finely detailed Number 105 Park Road, a two-storey villa with attic, of asymmetric plan and ornamented with bay windows, cast iron balustrades and overhanging eaves. Set within private gardens, these buildings form a pleasant and varied streetscape which would make a positive contribution to the conservation area.

D. 104 and 106 Park Road
Extension of conservation area to include Numbers 104 and 106 Park
Road. This is a pair of well-detailed late Victorian villas, of three storeys in brick construction, with small gardens to Park Road and rear gardens extending along St Margaret’s Road. These buildings form a positive element within the setting of the listed 10-20 St Margaret’s Road and enhance the streetscape character of Park Road.

E. Mariner’s Score - 301 Whapload Road
Designation of land to west of Whapload Road and north of Mariners Score as part of the conservation area. This area retains a number of historic warehouses and some late Victorian housing. Despite their continued use, the industrial buildings retain their characteristic historic form, being orientated east-west, gabled to Whapload Road, with south-facing fenestration, whilst yards between the warehouses enable key views towards the High Street. These buildings are rare survivals within the industrialised townscape of Whapload Road and are of significance in understanding the relationship between the High Street and the beach below. To the north, a short stretch of varied housing represents a rare survival of the beach village, including a two-storey terrace, and larger, detached houses. Although much altered, these structures preserve something of the former domestic character of the beach area. This area is significant for its retention of historic industrial buildings and its preservation of the historic urban morphology of the beach area. As such it is relatively rare within Lowestoft and merits inclusion within the conservation area.

F. Crown Street West
Incorporation of the detached area of Crown Street West within the conservation area. Crown Street West
was severed from the historic core of the town in the 1990s with the construction of Jubilee Way; however, this area is integral to the history and development of Lowestoft. This area preserves some of the lower status streets of historic Lowestoft, now largely lost elsewhere through modern redevelopment. Buildings within this area include the listed tithe barn and Fisher Theatre of Crown Street Hall (both designated grade II), as well as more domestic structures such as 48 Crown Street West, a house constructed within a former stable block in the 1780s, and the Crown Brush Factory, a late Victorian malthouse and factory. Buildings are varied in scale, design and function, reflecting the historic mixture of domestic and industrial structures within this area. Crown Street West is a significant element of the historic townscape of Lowestoft and is important in understanding High Street in its historic context. The area retains much of its historic character and plan, and would positively contribute to the conservation area as a whole.

G. Warehouse at the base of Martins Score
Extension of the conservation area boundary to include the historic warehouse at the east end of Martin’s Score. This is a two-storey warehouse of brick construction, now painted externally with modern glazing. The warehouse retains its characteristic east-west orientation and gable onto Whapload Road and encloses the base of Martins Score to form a significant element in its setting. This warehouse is a rare survival within the surrounding modern industrial townscape.

H. 23-41 St Peter’s Street
Designation of numbers 23-41 St Peter’s Street within the conservation area. This is a short varied terrace of 19th century buildings running from the Triangle Market up towards Artillery Way. These are two-storey buildings of principally domestic function, and includes the Triangle tavern, a well-detailed pub of the late 19th century. Although subject to some alteration and particularly refenestration, the terrace terminates views across the Triangle Market and contributes to the varied building scale of the conservation area.
Existing and proposed designations within the conservation area
Appendix 5: Management proposals

All buildings, structures and open spaces which positively contribute to the special character and appearance of the conservation area will be protected and enhanced.

Generic guidance on sensitive development and alteration within the conservation area should be made available to residents, businesses and the local planning authority.

Where possible, opportunities for the replacement of buildings which are intrusive to the character of the conservation area should be utilised. Such sites require high quality modern design appropriate to the historic setting.

The Article 4(2) Direction on the conservation area should continue to be actively enforced to prevent incremental change and the degradation of the special interest of the area as a whole. Article 4 (2) Directions should also be implemented in any future extensions to the conservation area. Reinstatement of historic features should be encouraged when opportunities arise.

A local list should be implemented, reviewed and supported in policy under the Local Development Framework.

Alterations or repairs to road surfaces and paving within the conservation area should ensure that these areas are reinstated to match existing surfaces. A Highways survey, in line with Appendix 2 of Bungay Conservation Area Appraisal should be commissioned to support this policy.

The land to the east of Whapload Road, although outside the conservation area, forms a significant element within its setting and has an important role in views into and out of the area. A Note of Implementation Document “North Denes Caravan Site” dated 7th September 2006 has been adopted by Waveney District Council. Design within this area should be sensitive to the surviving historic warehouses, utilising key elements of their design and the use of locally appropriate buildings materials. Development in the area of the former caravan park must observe the principles laid out in the Notes on Implementation for the North Denes Caravan Site, produced by Waveney District Council.

A shop front design guide should be implemented to encourage the use of appropriate structure and proportions, with particular reference to signage, and glazing. Guidance should be accessible on the council website and highlighted in all applications for alterations to shop fronts.

An audit of surviving historic painted advertisements should be undertaken to identify those signs that would be appropriate for preservation, in advance of the formulation of a management plan to ensure their future maintenance.

Urgent repairs should be undertaken on the Net Drying Racks and associated displays, followed by a scheme of regular inspections and maintenance to ensure their future preservation.

The pathways and verges of the scores should be subject to regular maintenance and cleansing, encouraging their use by pedestrians and tourists.

The circuit walk created by the Scores Trail should be completed to encourage
pedestrians to move between the scores on Whapload Road. This could be achieved, for example, through the use of further public art or signage.

Opportunities for the integration of the historic High Street more fully with the features of interest in the surrounding townscape should be explored. Visitors should be encouraged to move beyond the retail frontages of High Street to explore other features of interest, particularly Ness Point, the sea wall and the net drying racks. These features form a rich and unique resource for residents and visitors and would be enhanced by better awareness and use. Improved signage, further public art, and the revitalisation of heritage trails may aid in this process.
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If you would like this document in a large print, other formats or in a language other than English, we will do our best to help. Please call the Design and Conservation team on 01502 523077 or email pbc@waveney.gov.uk.

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