

# Holton

## Conservation Area Appraisal

February 2020





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**Public consultation:** this took place between 23<sup>rd</sup> September and 4<sup>th</sup> November 2019 and included: Owners and occupiers of each property within the Conservation Area were contacted by letter: to inform them of the new replacement Conservation Area appraisal; to provide a summary of the appraisal's purpose; and to seek their views on the proposal. Also invited to comment were: the parish council; Suffolk County Council Archaeology Service; Ward Members; and the Council's Landscape and Arboricultural Manager. Additionally, the draft appraisal was placed on the Council's website for viewing and downloading.

A total of 2 responses were received which led to 3 changes to the draft appraisal and conservation area management plan prior to adoption in February 2020.

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## 1 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.

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 the buildings and landscapes. Critical to these decisions is an appreciation and understanding of an area's character, including its social and economic background and the way such factors have shaped its 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

## 2 Planning Policy Context

Conservation areas were introduced through the Civic Amenities Act in 1967 and there are now 52 in East Suffolk. Conservation areas are *"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*.

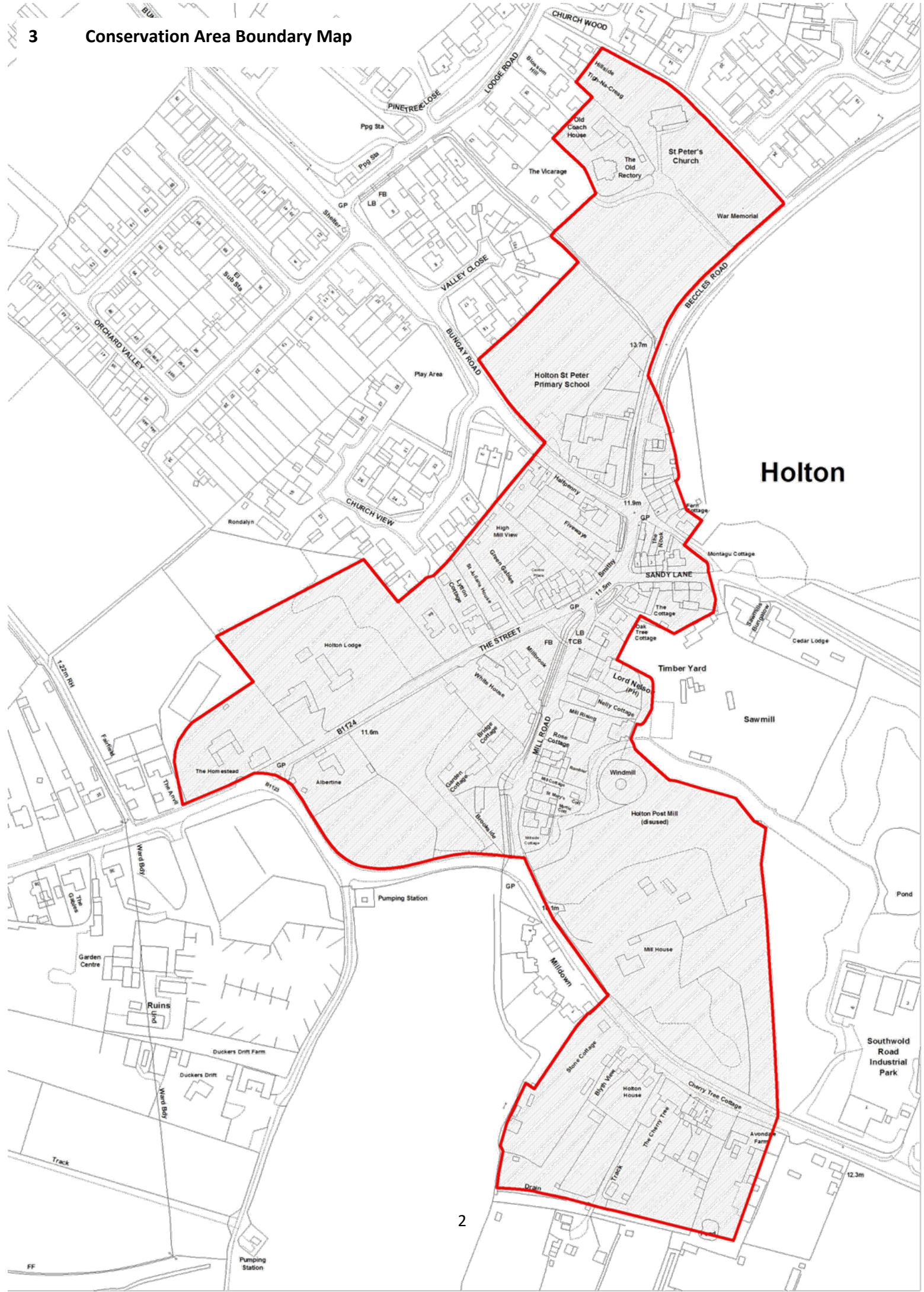
The Holton Conservation Area was first designated in 1976 and amended and enlarged in 1991. Designation as a conservation area is not intended to prevent new development or stifle the area's economic life or potential, though the Council will expect a high degree of attention to be paid to design, repair and maintenance of such an area. When exercising planning powers, The Council 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 Local Plan 2019. In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & 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.

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Holton





*Figure 1: Holton from Sandy Lane*

### **3 Summary of Special Interest**

The primary interest of the Conservation Area is in the inter-relationship of the many attractive seventeenth, eighteenth and nineteenth century cottages within the village's historic core. Whilst only a small proportion of these are included within the statutory list, many more are of considerable intrinsic historic and architectural interest.

Many of these presently unlisted cottages also make a strong positive contribution to the setting of listed buildings. Particularly memorable groups stand close to the windmill on Mill Road and The Street.

Towards the outer edges of the Conservation Area are a small number of larger houses standing in mature landscaped grounds which contain fine trees. Whilst a few of these are former farmhouses of sixteenth and seventeenth century origins such as Avondale, Holton Lodge and The Homestead, others such as The White House, and Holton House are villas constructed for prosperous Halesworth professionals and tradesman in the nineteenth century. These houses and their gardens form a buffer between the village's core and more recent housing developments beyond, thereby helping to preserve its rural character.

The village's weatherboarded farm buildings, red and black pan tile roofs, white brick façades and other traditional regional building materials add to its special character and charm.

## **4 Assessment of Special Interest**

### *Location*

Holton is situated in East Suffolk, one mile east of the market town of Halesworth, seven miles west from Southwold and the North Sea coast; fourteen miles from Lowestoft to the north and thirty-one miles from Ipswich to the south. It is a small rural village, which had a recorded population of 832 in 2011.

The Conservation Area includes the historic core of the village of Holton which is located within the southern part of the parish. To the north of the village is the eroded historic parkland of Holton Hall and the hamlet of Upper Holton with its poultry factory and airfield museum on the former World War II airfield. There is a further significant group of historic cottages, farmhouses, and agricultural buildings at Upper Holton which are mainly grouped along the northern side of Sparrowhawk Road. These buildings are too far away from the core of the village to be included within the existing Conservation Area. However, some of these structures meet the criteria for inclusion on East Suffolk's Local List, and the wider area would benefit from such a survey (see Management Plan).

### *General Character and Plan Form*

Holton is a village, situated on the valley side of the River Blyth, its houses stand along the banks of a small brook, close to its junction with the river. It is a clustered settlement around the converging points of road following the course of the brook, from the parish church and the parkland of the former Holton Hall in the north of the village to the marshlands in the south.

The village centre is at the intersection of the roads to Beccles, Bungay, Halesworth, and Blyford. The site of the Hall and its park, the church and the former rectory are at the northern edge of the village. Later twentieth

century housing estate development has spread outwards along Bungay Road and Lodge Road to the north-west.

Ribbon development along The Street (B1123) has slowly eroded the sense of visual separation between Holton and the nearby town of Halesworth. The remaining fields at the southern edge of the village on The Street are therefore becoming increasingly important to both the setting of the Conservation Area, and the amenity of the village.

### *Landscape Setting*

The village lies on the northern sandy bank of the River Blyth, with grazing marshes on its southern boundaries and the intensively farmed clay plateau of High Suffolk to the north. The land on which the village is situated rises gradually to the north with its brook having formed a shallow valley in which lies the centre of the village. To the north-east the land is arable, bounded by hedgerow and hedgerow trees.

Immediately to the north and west of the village is a 1970s housing development, carved out of what was once the southernmost part of Holton Hall's park. Beyond this development lies the surviving historic core of the Hall's parkland with its mature perimeter planting and woodland. This retains ash, Hornbeam, Oak, Sycamore, and Horse Chestnut trees. This parkland is a significant natural habitat as well as being of historic and aesthetic significance. A further cluster of eighteenth and nineteenth century cottages can be found along the park's northern perimeter at Upper Holton.

Near the village centre the valley side rises sharply to form a small hill and plateau on which Holton Mill is sited. The mill cap and sails can be seen from across the village to the east and across fields to the north near Woodread in Beccles Road.





*Figure 2: Former Quarry site from the Windmill*

East of the mill is the former minerals quarry, which is largely hidden from the village, but remains unsightly from within and from the windmill. It is slowly undergoing development as a small industrial area.

Distant views of the village are mostly screened by marshland trees from the south and west, by rising ground to the east, and by trees and housing development from the north, although glimpses towards the historic core can be had from Mill Road and The Street.



*Figure 3: St Peter's Church, Beccles Road*

### *Historic Development and Archaeology*

There is little archaeological or documentary evidence from which to trace the early history of Holton, so much of the following is speculative.

The village is located on the banks of a brook, on the southern slopes of the River Blyth, above the water meadows, a location favoured by Iron Age ancestors who had made use of a similar site in Halesworth. No significant Roman remains (other than a single

pottery sherd) have been found in Holton though there was a concentration of Roman activity at Wenhaston and a scatter of Roman settlements around Mells and Blyford, closer still.

The existence of an ancient church, located, possibly, on a pre-Christian site, also suggests that Holton is an ancient settlement, where track ways met to ford the brook from Bungay, Halesworth, Beccles and Southwold.

Holton is described in the Domesday Book of 1086 as Holetuna, translated as a farmstead near a hollow or the farmstead of a man called Hola. In 1066, twenty acres of land were held by a Saxon called Edric and in 1086, this holding was held by a Norman called Robert Malet. There were three other small estates, two of which belonged to Roger Bigot and the third was owned by Godric Dapifer. Also recorded were 'wood for three pigs' and 'half acre of meadow.' No church was recorded in Domesday and the architectural style of the church leads to the conclusion that it was built after 1086 in the twelfth century. Petronella de Vallibus is recorded as holding the manor in 1281, William de Vallibus in 1286 and John Mannock in 1486. The manor was then transferred to Wissett and since that time no manor has been recorded in Holton.

Between 1540 and 1640, the land was mainly wood pasture, for livestock rearing, dairying, some pig keeping, horse breeding and poultry. With increased prosperity in the sixteenth century came the construction of higher quality permanent houses, for example, The Homestead, The Street; and Avondale, Southwold Road. The history of the church and manor is not yet clear. The advowson had passed to Rumburgh Priory in the thirteenth century and at the Dissolution went to the Crown. The village was held by the Earls of Arundel in 1609. William Dowsing, the self-elected puritan enforcer of the Anglicanisation of church interiors after the Reformation, is known to have visited in 1644,

and ordered the removal of 'two superstitious pictures and a Jesuit badge'.

The Windmill was probably built by John Swann c1749 as an open trestle post mill (i.e. a post mill without a brick round house). Its brick round house is probably an addition of the early nineteenth century. By 1884, there

was also a mill house, a stable and an auxiliary engine shed. The mill had ceased to work by 1910, its machinery was largely stripped and it was used as a summerhouse. It was purchased by Colonel T Irwin in 1947 and was rebuilt in 1966-68 by Suffolk County Council. The present sails date from 1992.



Figure 4: Holton Hall (demolished), as rebuilt 1882-1886 to the designs of Charles Smith of Reading; from an Edwardian postcard

Built around a courtyard south-east of the mill and northeast of the Mill House was George Francis' sack and rope works which also manufactured waterproof tilts and horse rugs, and supplied carriage grease and rosin. The works is clearly shown on the 1884 Ordnance Survey map but had been closed and mostly demolished by 1904.

At the time the tithe apportionment was compiled in 1842, Holton was a thriving community with a school, shops, and industry. The number of inhabited houses had risen during the first half of the nineteenth century from 38 to 111, and the village had grown, from its centre by the crossroads, outwards and southwards along Mill Road and Southwold Road. There were then three Inns,

The Lord Nelson, Mill Road, The Dukes Head on Beccles Road, and The Cherry Tree on the Southwold Road.

The village once had two non-conformist chapels. The 'Particular Baptist' Chapel of c1820, had seating for 220 people, and its own manse. A smaller 'Primitive Methodist Chapel' stood at the eastern end of Sandy Lane roughly where the house known as 'Sheppys Hollow' now stands. This latter chapel was erected (or more likely converted from an existing building) c1836. It is shown on the 1884 Ordnance Survey map, but appears to have closed by 1904. The 1851 Religious Census also mentions Wesleyan Methodists in Holton, but it is not clear where they worshiped.



At the centre of the village was a 'National School', for teaching sixty children. The original school was built in 1814. It was however, rebuilt in 1858, in a robust gothic style to the design of the architect Robert Appleton (1791-1859) of Halesworth, at the expense of Mrs J B Wilkinson of Holton Hall. The school was considerably extended after the introduction of compulsory education in the late nineteenth century.

In 1842 Holton Hall was part of the Manor of Wissett le Rosse and owned, together with much land in the parish, by the Reverend John Brewster Wilkinson, the Vicar of Wenhaston.

The site of the hall was some distance from the church, and was probably not on the same site as the medieval manor house. It was situated within a ninety acre park, to the north of the church. The park had a scatter of trees and tree clumps in grassland, with a perimeter belt of woodland which was widest to the east. In its north-eastern section were intersecting 'rides', in the early eighteenth century manner. The perimeter belt was omitted to the south, where woodland would have obscured views of the church from the hall. The park also contained a walled garden, stables and two lodge houses. The banker Andrew Johnson was the owner of the hall in 1855, and appears to have further improved the park. From 1880 the Easton family took up residence, and lived there until World War II.

The hall was severely damaged by fire in 1882 and rebuilt for Captain Charles Easton. The new building was in a florid, Louis XV style and was designed by Charles Smith of Reading (1832-1912) who had formerly been an assistant to the distinguished architect Samuel Teulon. It was last used as a single private residence c1937.

The rectory to the south west of the churchyard was reputedly rebuilt in 1834, and the church was subject to considerable restoration and enlargement under the supervision of the architect and author, John

Henry Hakewill (1810-1880). He was responsible for the new north aisle, new roofs and pews, giving the church the Victorian Gothic character it has today.

The hall was appropriated by the War Office after 1939 when, in 1942, land in Upper Holton became, first, an American fighter station for P47 Thunderbolts, and subsequently a bomber base for Liberators. The Hall reputedly became the dormitory accommodation for the American Airforce 56<sup>th</sup> Fighter Group. The base closed in 1945 and became a turkey processing factory.

After the demolition of the hall, Jarman and Platt, a firm of east London furniture makers, developed parts of the park for static caravans. After the firm ceased trading in 1981 the park was brought by the site's residents who formed a limited liability company. The section of parkland closest to the GII\* church was developed for housing from the early 1970s, and a large lake has since been dug in the centre of the park.



*Figure 5: Stone House, Southwold Road*

The early nineteenth century tree belts along its eastern perimeter however survive, as does the basic structure of the historic core of this late Georgian designed landscape.

Within the grounds of Mill House on Southwold Road are the remains of a World War II Auxiliary Unit Operational Base. The Auxiliary Units were specially trained highly secret groups of volunteers created by the British government during the Second World War, with the aim of resisting the expected occupation of the United Kingdom by Nazi



Germany. This partially underground structure was badly damaged in the gales of 1987 and its submerged section has since been filled in.

Halesworth now serves the commercial needs of Holton, and there has been a substantial amount of residential development this is primarily located at the southern end of the hall's former park, adjacent to the churchyard, and north-west of the centre of the village, off Bungay Road. In the twentieth century sand and gravel pits were dug to the south east of the village.

#### *The Character and Interrelationship of Spaces within the Area.*

The principal spaces are linear ones, which vary in width and length and converge around the cross roads at the core of the settlement. Cottages, often built against the road edge, help create a strong linear character, while others are set behind attractive gardens creating a more open feel. The varying proximity of buildings to the road makes

spaces of differing character which flow from one to another, and eventually to the open countryside beyond.

Linear spaces are in Mill Road, where there is a built-up frontage to much of its eastern side, and long views over the gardens of larger detached houses to the west. To the western side, distant views of properties on The Street can be glimpsed. In Southwold Road where there is a loosely built up frontage to the south-west, and enclosure formed by hedgerow and woodland to the north-east. The Street is enclosed by high red brick garden walls, and hedgerows, at its southern end. Its central section is open to the brook on its eastern side and has low one and a half and two storey cottages standing close to the road edge on its west.

Beccles Road is largely open to the west, with substantial open spaces surrounding the school, former rectory, and the churchyard, while high trees enclose its eastern side.

Sandy Lane and Blyford Lane are little more than track ways, and an important reminder of the village's pre-twentieth century



Figure 6: The approach to Holton from Blyford Lane

character. Sandy Lane has a wide western entrance and rises to the east views of open countryside beyond can be found. There have been many changes to the cottages in Sandy Lane in recent years, including the construction of Sheppey's Hollow at the east end, on the site of a former Primitive Methodist Chapel. Even so, the historic character of the approach to the village along the lane has been reasonably well preserved.

In the centre of the village is an attractive and complex space formed by the meeting of village roads which allows good views across the junctions to Nos. 1-6 The Street, and a memorable view up Sandy Lane of its cottages and the countryside beyond. There are also good views looking south towards Mill Road and the former Lord Nelson Public House.



*Figure 7: The Street (left) and Mill Lane (right) looking north from the footbridge.*

Central to this space is the village brook, once forded at the junction, and now culverted and surrounded by concrete post and steel tube highway fencing. It could arguably potentially once again become an attractive feature without prejudicing traffic safety or increasing the risk of flood damage. The culvert runs along the north side of Beccles Road, with hedgerow to the south and chain link fencing to the school to the north. It then runs under Bungay Road to the north side of The Street where it is enclosed in post and tube fencing.



*Figure 8: Sandy Lane from The Street*



*Figure 9: Mature trees framing The Homestead, The Street from Southwold Road*

Mill Road runs in a gentle curve along the contour with the brook and its post and railings on its west side; the road, narrow at its northern end opens out to the south with views out across the Blyth marshes. At the south end the houses on the west side are set back and seen across the brook and the adjoining gardens. They are mostly twentieth century and mostly appropriately designed for a village location. The eastern side of the southern end of Mill Road contains a row of late eighteenth century cottages, of rural scale and all with rustic timber-framed gabled



porches. The cottages line the eastern side of the road on ground rising to the top of the sandy hill on which the mill buck can be seen between the cottages.

### *Significant Green Spaces and The Contribution of Trees*

The most important green spaces within the Conservation Area are those around the GII\* listed parish church on Beccles Road. The church is set well back from the road on an elevated site at the centre of a long rectangular churchyard which also forms the setting of the former rectory. In addition to its role in enhancing the setting of historic buildings, the churchyard is an important communal space which is the home to the village war memorial and the graves of hundreds of years of former village residents. The boundary of the churchyard is formed by mature hedgerow which contains significant mature trees. Beyond the hedge is a footpath. The southern end of the churchyard, where it adjoins Beccles Road, contains a scatter of mature trees and the village's War Memorial

(see Appendix 2).

Nearer the church there are ranks of eighteenth and nineteenth century grave stones, some with finely carved decorative flourishes. There are also a number of sensitively designed recent monuments which echo the design of their eighteenth century neighbours. Vegetation here is currently managed for wildlife conservation. The northern side of the churchyard is mown and contains nineteenth and twentieth century grave markers. Appreciation of this space is however somewhat marred by overlooking later twentieth century houses.



*Figure 10: Late twentieth century houses overlooking the churchyard*



*Figure 11: The medieval church and its former Rectory, from Beccles Road*



Between the former rectory and Beccles Road is a large attractive area of grass which is framed to the north and east by the trees of the vicarage's garden and the churchyard.

When approaching the centre of the village from Halesworth located at the corner of The Street and Southwold Road there is a hedge lined paddock which plays an important role in the setting of the GII listed house known as 'The Homestead' and the adjoining Holton Lodge. It has boundary planting of ash, poplar, chestnut, sycamore, and oak.

The low density of development here adjacent to agricultural land helps maintain the separation of built up development between the village of Holton and the encroaching town of Halesworth. This field, together with the mature hedgerows and trees within the gardens of the two houses, play an important role in preserving and enhancing the rural character of this part of the Conservation Area.



*Figure 12: The Windmill from the garden of The White House on the eastern side of The Street*

Other private gardens also contribute significantly to the setting of adjoining historic buildings and to the character of the

Conservation Area as a whole; amongst the most notable are those at The White House on The Street, The Old Rectory on Beccles Road, and Mill House on Southwold Road. Holton Lodge, The Street, has a memorable garden with a mature Lebanon cedar, which dominates views in The Street, and also acacia and hawthorn trees.



*Figure 13: Blyford Lane looking towards the village school on Bungay Road*

#### *Key Views and Vistas*

The Grade II\* listed St Peter's Church is one of the village's two key landmarks, and there are good views of it from Beccles Road, across the field east of the rectory, from across the churchyard, and along Valley Close from the Bungay Road. Historically important views of the church from the parkland of the Hall have however, largely been lost.

Seen from Beccles Road across the churchyard and the glebe field, the rectory and the church form an important group in apparent rural isolation associated with Holton Hall and its park. This is not the reality however, because there is housing estate development to the south west and north.





*Figure 14: Houses on Mill Road and The Street from the windmill*

Within the centre of the village there are a cluster of memorable small scale views. These include the view looking north from the footbridge over the brook which runs between Mill Road and The Street, of the fine group of locally listed houses at the heart of the village.

Views of the windmill from within the Conservation Area are also noteworthy, especially those between the houses on Mill Road. Despite the encroaching trees, views of the mill can be enjoyed from the garden gate of The White House on The Street, and between the cottages on the east side of Mill Lane. There are also good views from the mill, over the houses on the eastern side of Mill Road.

The views of Nos. 1-6 The Street, from Bungay Road, and those from The Street looking south towards the former Lord Nelson Inn in Mill Road are also eminently worthy of safeguarding.



*Figure 15: Looking north along Mill Road*



*Figure 16: Junction of The Street Sandy Lane and Mill Road*





*Figure 17: Field stone with red brick dressings at the late eighteenth century Stone House. The house retains its original hornless sash windows.*

#### *Building Materials and Architectural Details*

Holton is a picturesque village, with clusters of attractive small-scale cottages; a number of which are probably subdivided sixteenth or seventeenth century former farmhouses.

The cottages often have steeply pitched red or black pan tiled roof coverings which sometimes probably replaced thatch, as at Well Cottages on The Street. Handmade red plain tiles appear on some of the high-status buildings within the village. There are painted timber mullion and transom windows with glazing bars and wrought iron lights, or painted timber sash windows with glazing bars. The joinery is often painted white in imitation of the utilitarian white lead paint of the preceding centuries.

Two surviving buildings, St Peter's Church and Stone House are built of random field stone or cobble. The church has limestone dressings

whilst those to the late Georgian Stone House, are of red brick.



*Figure 18: Fern Cottage, Blyford Lane*

Surviving mid eighteenth century cottages like those in Mill Road tend to be of rendered timber frame, occasionally patched in brick. The later eighteenth and early nineteenth century cottages, are constructed of brick and many also have dentilled brick eaves cornices. Their small pane hornless sash windows are sadly rapidly disappearing and being replaced by horned ones with far thicker glazing bars or



inappropriate uPVC units. From the second quarter of the nineteenth century gault or white bricks were extensively used, often in conjunction with horned plate glass sashes.



*Figure 19: A steeply pitched red pan tile roof probably replacing thatch at Well Cottages, The Street*

Relatively few houses within the village have decorative detailing other than dentilled eaves cornices. The only example of pargetting in the village is on Mill House in Southwold Road this memorable decorative scheme is however probably of early to mid-twentieth century date. Elaborate timber porches are fairly common, although most of these are also of twentieth century date. The elaborate trellised porch at Stone House on Southwold Road is however a mid-nineteenth century example.

Decorative octagonal brick chimneystacks of neo-Tudor style can be found at The Homestead and Mill House. Both of which may be by the same highly competent early twentieth century architect.



*Figure 20: Neo-Tudor chimneystacks The Homestead, The Street*



*Figure 21: Traditional weather boarded and timber framed farm building, The Street*

Weatherboarding survives to the windmill, the eighteenth century farm buildings at Holton Lodge, and The Homestead on The Street, but have largely disappeared elsewhere. A particularly prominent weatherboarded range of outbuildings survived to the north of the smithy on The Street until the 1960s, but has since been demolished and replaced by a bungalow.

The front gardens are either enclosed by railings, low wooden fences, or red brick walls with moulded brick copings.



## **Inventory of structures and landscapes which make a positive contribution to the character of the Holton Conservation Area**

The structures and landscapes identified in this inventory that are not covered by statutory listing (Grade I/II\*/II) are included on the Local List. Local listing can apply to buildings, monuments, sites, places, areas, or landscapes that have a degree of significance which must be taken into account in planning decisions. Buildings of different designs, styles, uses and eras can be locally listed - including modern buildings. The Council has used the following criteria for assessing candidate structures, spaces and places which meet one or more of these criteria to merit local listing:

- Contribute to the value of the townscape
- Be a good or relatively unaltered example of a structure constructed in the local vernacular building tradition
- Be a good example of the work of a respected local architect
- Have a strong association with a prominent historical figure and/or event
- Form a notable example of a coherent planned housing or commercial development

Note: Not all the buildings within the Holton Conservation Area are visible from the public highway and it is therefore likely that other structures which are worthy of inclusion within this list will come to light in the future. This is particularly the case where houses have extensive grounds which may contain garden structures and outbuildings of interest.

### ***Beccles Road***



*Garden façade of The Old Rectory*

*The Old Rectory*, an architecturally distinguished building reminiscent of the rectories built in the Woodbridge area by the architect William Pattison. Both its architect, and its exact building date are however unknown. The Rectory is believed to have been rebuilt c1834 but its detailing appears to belong to a slightly later date within the nineteenth century. It was used as a rectory until c1976.

The house's entrance façade faces the church and its garden façade Beccles Road. It is built of red brick and in a domestic neo-Tudor style with what appear to be the bulk of its original horned timber plate glass sashes. Its steeply pitched roof is covered with hand made plain tiles and enlivened with gables with decorated timber bargeboards and finials. Tall brick chimneystacks with white chimney pots of a uniform circular design.

The southern bay on the garden façade is gabled and breaks forward. It has a canted bay window with a projecting hipped tiled roof above which is a brick two light mullioned window with a fine brick hood mould above. On the entrance façade, a gabled porch and projecting hipped roofed stair turret.

To the rear is a twentieth century extension with stained casement windows and pan tiled porch, which is not of special interest.



*Entrance façade of The Old Rectory*

**Parish Church of St Peter (Grade II\*).** The church is set on rising ground to the northwest of Beccles Road at the northern end of the village. It is built of flint rubble, with limestone dressings for quoins and its door and window reveals. Remains of a plaster render can be found on the south chancel wall. The nineteenth century northern aisle is faced in knapped flint. The church is roofed with machine made red clay plain tiles.

The church's present external form owes much to J H Hakewill, an ecclesiastical architect of regional significance, who restored it to an early Gothic style in 1856, adding a whole north aisle and partially rebuilding the south nave wall with lancet windows in an Early English style. Even its round tower appears to have been raised a stage and provided with 'Norman' windows, though its general character suggests a twelfth century date of construction coeval with the fine south door in the fifteenth century porch. The chancel is fourteenth century though it has fifteenth century windows flanking a fourteenth century priest's door. The fine Victorian east window is by Kempe & Co.

The church tower is a significant landmark that can be seen in long views from the south-east and south-west, and across the churchyard and glebe land.



*The west end and tower of St Peter's Church*



*East end of the Church from the adjoining footpath*





*War Memorial, St Peter's Churchyard, Beccles Road*

*War Memorial, St Peter's Churchyard (Grade II)* Standing close to the Beccles Road at the lowest point within the churchyard. Comprised of a Latin cross on an octagonal stepped base beneath which is a square plinth. It was unveiled in September 1920 and commemorates the nineteen men who died in World War One and Two from World War Two. It bears the legend '1914-1919 In Proud and Affectionate Memory of Those Brave sons of Holton who fought and Died for Their Country in the Great War. The Glorious Dead 1939-1945.'

#### ***Blyford Lane***



*Fern Cottage, Blyford Lane*

*Fern Cottage.* Situated on the north side of Blyford Lane. A small early to mid-nineteenth

century building of two storeys which was originally built as a semi-detached pair of cottages. It remained two cottages until at least the early 1970s. The blocked front doorway of the former left-hand cottage, which has a gauged brick lintel, is still visible to the left of the porch. A further small detached cottage stood to its immediate left until c1950.

Shallow pitched red pan tiled roof, and red brick ridge stacks to gable ends. Projecting eaves above a brick dentilled eaves cornice. The walls are of colour washed brick. Symmetrical three bay principal façade, with small-paned horned sash windows beneath gauged brick lintels. Central late twentieth century gabled porch with a red pan tiled roof and bargeboards. Gabled return elevations and later pan tiled roofed rear extension. To the east is a further single-storey lean-to addition with a red pan tiled roof and a twelve-light horned sash window. Fern Cottage forms part of a notable group with Nos.1-5 The Street and the village school.

*Boundary Wall to south side of Blyford Lane – see GII listed Montague Cottage Sandy Lane*

#### ***Bungay Road***



*c1914 range of Holton Community School, Bungay Road*

*Holton Community School* At the northern side of the junction of Bungay Road and The Street. L - shaped in plan, single storey and built of red brick with a machine made plain tile roof, decorative timber barge-boards, flat

roofed dormers, and timber sash windows with glazing bars.

The school was reputedly originally built in 1814 but rebuilt in 1858 to the designs of Robert Appleton (1791-1859). Appleton's buildings originally contained a main school hall and a smaller block for infants. The School ceased to be a locally maintained voluntary school in 1902 on its transfer to East Suffolk Council.

The range on the corner of Bungay Road and The Street was built by the then East Suffolk Council just before the First World War, and is of red brick with simple wooden bargeboards and a machine made plain tile roof. It has large timber sash and casement windows, those in the gable ends set beneath gauged brick lintels. This part of the building forms an important part of the setting of the GII listed Forge House.

Behind and set at a right angle to it is the earlier gothic National School building of 1858. This has a steeper pitched roof with gabled dormers with decorated barge-boards and two centred arched timber windows which are significant features of the building. On the Beccles Road elevation is a highly unfortunate recent timber clad addition which largely hides the original building from view. Further recent additions of a more sympathetic nature located more discreetly to the rear. The school's post World War Two additions are not included within the local list.



*Halfpenny, Bungay Road*

*Halfpenny* Attached to the northern elevation of the GII listed Forge House on The Street, but stands at a ninety degree angle to it. It is a prominently located structure and a key building within the setting of a number of nationally and locally listed structures.

It appears to have always been a separate dwelling, and is shown as such on the 1884 1:2,500 Ordnance Survey map. Of probably early nineteenth century date, it is built of painted brick and has a red pan tile roof and dentilled eaves cornice. Its principal façade facing Bungay Road is asymmetrical with four small pane casement windows. In the approximate centre of the façade is a simple wooden doorcase with a bracketed hood containing a six panelled door.

The house's elevation to The Street largely dates from 2016 when a small rendered and pan tiled roofed addition of two storeys was constructed onto this single bay elevation. This replaces a single storey flat roofed structure. The 2016 addition is slightly recessed from the house's Bungay Road elevation. This part of the house had previously been heavily altered, probably c1970-80.



*Halfpenny, Bungay Road, side elevation fronting The Street.*

There is a further twentieth century two storey flat roofed addition to the house's rear. High twentieth century brick boundary wall attached to western end and twentieth century garden building not included.





*Nos. 1 & 2 Bungay Road*

*Nos. 1 & 2.* A pair of brick cottages of probably early nineteenth century date with now rendered elevations. The windows and doors have been replaced but the openings themselves remain unaltered. Red plain tile roof. Ridge stack to No.1. The eastern cottage is of two bays, that to the west of three. Single storey extensions were added to the west of No.2 and rear of No.1 in the later twentieth century. Nos.1 & 2 form part of a significant group with the village school, Halfpenny and houses on The Street.

### ***Mill Road (Eastern Side)***

Properties are listed north to south. The locally and nationally listed properties on the eastern side of Mill Road form, with the windmill, one of the most important groups within the Conservation Area.



*The Old Post Office, Mill Road*

*The Old Post Office.* Stands at the north end of Mill Road on the east side, close to its junction with The Street. It is early nineteenth century in date, built of red brick, with a red pan tiled roof with parapet gables and a central ridge

stack. Of two storeys and two wide bays, with a single storey red pan tiled lean-to at the southern end, which once housed the Post Office. Late twentieth century timber casements with glazing bars. The front garden is enclosed by iron railings standing on a brick plinth. There is a cast iron George VI post box adjacent to the old shop door at the south end.



*The Lord Nelson, Mill Road*

*The Lord Nelson* appears to be a substantially eighteenth century structure. It is part timber-framed, and part painted brickwork with a steep pitched red pan tile roof. The roof has a kick to the lower eaves course to accommodate the brick façade. Three bay brick façade to Mill road divided by brick pilasters with moulded caps. The central bay is narrower than the outer ones and probably originally contained a doorway. Moulded brick eaves cornice. The building is 'L'-shaped in plan, the rear range being lower than the front. The main range has external end brick stacks with moulded caps and the rear range has a tall brick chimney. Tripartite timber sash windows, some of nine or twelve panes, under gauged brick arches. The building was reputedly granted a licence before 1786, but is now used as a bed and breakfast. A substantial two storey brick faced extension was built onto the southern return and rear elevations c2014 replacing an earlier single storey wing.



*K6 Telephone Box, Mill Road*

**K6 Telephone Box (Grade II).** Telephone kiosk of the K6 type, designed in 1935 by Sir Giles Gilbert Scott: Made by various contractors. A cast iron square kiosk with domed roof. Unperforated crowns to top panels and margin glazing windows and door.

Located below the north gable of The Nelson and close to the Old Post Office and the 'red' letter box, this traditional phone box contributes to the historic and architectural character of the Conservation Area and forms part of a significant group of locally and nationally listed structures on Mill Road.



*Mill Cottage and Well Cottage, Mill Road*

*Mill Cottage and Well Cottage* Mill Cottage appears to be of similar type and original date as Well Cottage in The Street. Probably built in the late seventeenth century as a farm house. In the later eighteenth or early nineteenth centuries it was extended with a continuous outshot to the east and then probably to the south and divided into three small dwellings. It was converted into two dwellings after 1972. Built with one and a half storeys, it was formerly a three-cell lobby entrance type, with off-centre ridge stacks. It has steep pitched roofs and brick parapet gables with kneelers. There are four modern dormer windows and two good rustic style timber-framed, pan tiled and gabled porches.



*St Mary's Cottage, Mill Road with the GII listed windmill beyond.*

*St Mary's Cottage, Mill Road* Once a pair of cottages, now a single dwelling. Converted before the publication of the 1972 Ordnance Survey map. Rendered façades and red pan tile roof. Substantial centrally placed brick ridge stack. The former front door to the southern house is now blocked. Twentieth century small paned wooden casement windows and boarded front door. It forms part of a notable group with the GII listed windmill and Millside and Myrtle Cottage which are also GII listed.





*Myrtle Cottage, Mill Road*

**Myrtle Cottage (Grade II).** An eighteenth century timber framed and plastered house with a facade scored in imitation of ashlar blocks. Steeply pitched red pan tiled roof. Of two storeys with a symmetrical three bay façade. Two-light and three-light small-paned casements, perhaps original. Lobby entrance with central boarded door and twentieth century rustic gabled timber porch. Central ridge stack. Single storey lean-to rear addition beneath cat slide roof.



*Millside, Mill Road*

**Millside (Grade II).** This picturesque house was originally built as a pair of semi-detached cottages in the later eighteenth century. It was remodelled to form one house after World War Two. Millside is of timber framed construction with plastered walls, with a colour washed brick gable end to the right. Hipped pan tiled roof. Of two storeys and four bays with later twentieth century wooden casement windows. To the left is a boarded entrance door with rustic gabled timber porch. Central red brick ridge stack.



*Millside, Mill Road c1940 when it was still two dwellings.*

### **Mill Road (West Side)**

*Brick Outbuildings - See The White House, The Street*

### **Sandy Lane (North Side)**



*Nos.1-4 Sandy Lane from The Street*

**Nos.1-4 (cons) Sandy Lane, and Boundary Walls to Sandy Lane and The Street** A terrace of four late eighteenth century cottages with a gabled red pan tile roof, shared ridge stacks, and red brick walls. Nos. 1 & 2 are now painted. Each cottage has one casement window and a door, under segmental arches at ground floor level. No.4 has a twentieth century wooden porch and altered fenestration. No.1 has a substantial late twentieth century conservatory to the rear.



*Nos.1-4 Sandy Lane from the south east.*

The cottages have a good fieldstone garden wall to Sandy Lane with a moulded brick coping and modern timber gates. Low, nineteenth century brick boundary wall to The Street along the return elevation of No.1. This terrace although altered contributes significantly to the setting of the GII listed Montague Cottage.



*Nos.1-4 Sandy Lane from The Street*

The rear (northern) elevations are visible from The Street.

Along the east side of The Street, between Blyford Lane and the rear corner of No.1 Sandy Lane, is a long, continuous eighteenth or early nineteenth century brick wall, approximately 1.4 metres high with plinth and shallow brick buttresses and moulded brick coping.



*Montague Cottage, Sandy Lane*

**Montague Cottage (Grade II)** A mid to late eighteenth century cottage of considerable character and charm. Built of red brick with a gabled black pan tile roof and a large central brick ridge stack. The upper sections of the house's gabled return elevations are now rendered. Its principal façade is symmetrical, with three light windows with wrought iron casements and glazing bars. It has a central six panel entrance door within a twentieth century wrought iron porch. There is also a twentieth century lean-to at the west end.

To the cottage's rear is a probably early to mid- nineteenth century single storey range of outbuildings. This range is built of red brick with a red pan tile roof and boarded doors. The forecourt is enclosed by a low brick wall with moulded brick coping which is also listed. Low three barred gate. On the south side of Blyford Lane is a further one metre high brick boundary wall with brick coping.

The Statutory List incorrectly refers to this building as being on The Street, whilst showing its correct map location.



### ***Sandy Lane (South Side)***



*Cart Shed at Sheppeys Hollow, Sandy Lane*

*Cart Shed at Sheppeys Hollow.* An early to mid- nineteenth century red brick cart shed with a pan tiled roof. Now used as garages, and set back from Sandy Lane behind the twentieth century house known as Sheppeys Hollow. Red brick boundary wall attached to eastern gable. This cart shed possibly originally served a now demolished early nineteenth century Primitive Methodist Chapel. The house known as Sheppeys Hollow, which was built on the site of the chapel is not included on the Local List.

### ***Southwold Road (East Side)***



*Holton Windmill, Southwold Road*

*Holton Windmill (Grade II)* A memorable landmark which plays an important role in views within the village.

The Windmill was probably built by John Swann c1749 as an open-trestle post mill (i.e. a post mill without a brick round house). Its brick round house is probably an addition of the early nineteenth century and is known to have been in existence by 1835 (it is described in auction particulars of that year). By 1884, the complex also included a mill house, a stable and an auxiliary engine shed. The fantail which is mounted on raking ladder stairs is probably an early twentieth century addition. It revolves on a circular track around the round house, whilst the ladder gives external access to the buck.

The mill had ceased to work by 1910, its machinery was then largely stripped and it was used as a summerhouse. It was purchased by Colonel T Irwin in 1947 and was rebuilt in 1966-68 by Suffolk County Council. The present sails date from 1992.



*Holton Windmill, Southwold Road*

The mill has a timber-framed and white painted weather boarded buck of three floors; above a tarred brick roundhouse with two floors, one of which is below ground. The machinery has been removed with the exception of the cast iron wind shaft and wooden brake wheel, both nineteenth century replacements. Among the early carved inscriptions on the side girts are: 'I. Swan 174-' (probably 1749); 'W.Bedwell'; 'John.Swan 1754'.



*Mill House, Southwold Road*

*Mill House and Outbuildings* On the north side of the road, and tucked behind a hedge south of the mill. Mill House looks convincingly seventeenth century, with clustered polygonal chimneys with star tops, plain tile gabled roofs and pargeting. However, its present appearance is probably the product of c1930 alterations, and perhaps by the same architect as The Homestead in The Street. These twentieth century alterations should be regarded as being of considerable architectural significance. The early history of the house is difficult to unravel although a house is shown on this site on the 1884 1:2,500 Ordnance Survey map.

The chimneys are notable, those of the rear wing having three polygonal shafts of moulded and patterned bricks with moulded base, caps and star tops and looking convincingly seventeenth century. The east range has paired polygonal brick shafts with star tops at each gable and a symmetrical façade towards the road. This has three gabled half dormers with timber mullion and transom windows with wrought iron casements and leaded lights. There is a central oak boarded entrance door in an oak frame flanked each side by two oval windows with oak frames and leaded lights. The outer windows are mullion and transom windows with wrought iron casements and leaded lights. The façade to the road is pargeted with fleur-de-lis in the dormer spandrels, floral panels, and cartouches between the dormers in a convincing seventeenth century style and

a first-floor plat band with a trailing vine pattern. The house is almost as notable in the local scene as the mill, though it is becoming obscured by hedging.



*Northern Elevation, Mill House, Southwold Road*

Within the grounds are the surviving structures of an early nineteenth century sack and rope works which also manufactured waterproof tilts and horse rugs, and supplied carriage grease and rosin. The works is clearly shown on the 1884 Ordnance Survey map but closed soon afterwards. These remaining structures could potentially be of significance. Also within the grounds of Mill House are the remains of a World War II Auxiliary Unit Operational Base which was built into the side of a disused gravel pit, once defended by Thompson Machine Guns. This partially underground structure was badly damaged in the gales of 1987 and its submerged section has since been filled in. Whilst of considerable historical and archaeological interest, insufficient remains above ground to warrant its individual inclusion within this list.



### ***Southwold Road (West Side)***



*Avondale, Southwold Road*

**Avondale (Grade II)** A small farmhouse, built in the early seventeenth century with a plastered and painted timber frame, and now with a steep pitched pan tile roof. There is a later nineteenth century addition to the west, built with rendered and painted brickwork. It has a pan tile roof and parapet gable with kneelers and an end brick stack.

The main range is of the two-cell lobby entrance type, with central axial chimney stack and with an entrance door at the west end. The façade is of two windows, six pane timber casements at first floor and nine pane casements at ground floor. The door is nineteenth century, with six panels, the top panels glass. It is a good example of a small Suffolk farmhouse on the edge of the village. One ground floor room has exposed seventeenth century joisting and there is some framing visible at first floor level.



*Nos.1-3 (cons), Cherry Holm, Southwold Road*

**Nos.1-3 (cons), Cherry Holm.** A terrace of three late Victorian houses with rear outshots. The terrace was originally of nine bays, but one bay has since been absorbed

into the former pub and radically altered. The terrace was built at some point between the publication of the 1884 and 1904 Ordnance Survey maps, and was once in the same ownership as the former Cherry Tree public house. It is built of red brick and with a continuous pan tiled roof with gable end stack to the left, and a further ridge stack between Nos. 1 & 3. Nos. 1 & 3 are of three bays, No. 2 is of two. No. 1 is the best preserved with its original four light 'horned' sash windows and six-panelled entrance door with fanlight all under stone lintels with raised key blocks.



*Nos.1-3 (cons), Cherry Holm, Southwold Road c1940 from an old postcard*

No. 2 now has a roof light and part-glazed twentieth century entrance door and painted lintels, and No. 3 has twentieth century windows and doors and painted lintels. The small front gardens of Nos. 1 & 2 have steel hooped railings with gates, and No. 3 has a dwarf brick wall and a timber fence. The original roof covering has been replaced on both properties.



*Former Cherry Tree Pub, Southwold Road*

*Former Cherry Tree Public House* is possibly of seventeenth century though much altered in the mid to late nineteenth century. It has a gabled roof of Belgian pan tiles with brick parapet gables, an off centre brick ridge stack and painted brick walls to the front elevations. Originally having a three-cell lobby entrance plan. The eastern most bay was originally part of a neighbouring house in Cherry Holm, and was altered in the early twentieth century to form a garage. The garage door was then replaced by a window in the late twentieth century.



*A c1940 view of the former Cherry Tree Pub showing the end bays before alteration.*

At the western end of the former pub is a late nineteenth century lean-to with a stepped parapet which originally held a horned plate glass sash and a six-panelled door. Both have recently been replaced and the window opening reduced in size. The main range has three windows and off centre entrance door with a later twentieth century gabled canopy porch. The lean-to to the west has a similar porch. The blind window above contains the bracket for the pub sign. The building has modern windows under rendered gauged brick arches. These replace substantial three light nineteenth century wooden mullions. The forecourt is enclosed by low hooped steel railings.



*Holton House and Blyth View, Southwold Road*

*Holton House and Blyth View* A substantial villa originally known as 'Rose Villa' and then in the early twentieth century as Holton House. It was built in the third quarter of the nineteenth century, and subdivided to form two houses in the mid-twentieth. The 1884 Ordnance Survey map shows the house standing in extensive gardens running down to the railway line at its rear.

It is an architecturally austere, gault brick house, its plan consists of two ranges parallel to the road with projecting gabled cross wings. Holton House, to the left, has a concrete 'slate' roof. The roofs are steep and have parapet gables with brick kneelers and with impressive chimney stacks. The stack on the left hand cross wing has good Victorian gault clay pots. The proportion of windows to wall is low, which contributes to the feeling of austerity. The windows are large pane sashes with flat gault brick arches. The forecourt walls are made from pre-cast rustic concrete blocks and hooped steel railings.



*Stone House, Southwold Road*



*Stone House* An elegant small dwelling of later eighteenth or possibly early nineteenth century date, until recently standing in isolation opposite Mill House. Built of fieldstone with brick dressings and quoins. The shallow pitched roof is covered with concrete slates which replace a natural slate roof. Parapet gables and end brick chimney stacks. The house is of two storeys with a symmetrical three bay façade principal façade flanked to each side by boundary walls. That to the right was formerly part of a single storey lean-to and contains a single sixteen light hornless sash window and a blocked doorway. The wall to the left contains the lower section of a similar blind window opening but appears to have been lowered. The central first floor bay contains a blind window, the others, possibly original sixteen-light hornless sash windows with flush sash boxes. There is a central six panel entrance door set within a moulded and painted frame. Attractive timber porch constructed from elaborate lattice work panels linked by an archway. The porch is rectangular in plan, with a dished hipped lead roof.

### ***The Street (East Side)***

*Properties are listed from the corner of Blyford Lane to the north, southwards.*



*Nos 1-5 (cons) The Street*

*Nos. 1-5 The Street* on the northern corner of Blyford Lane are an attractive range of cottages, which are possibly older than their later-eighteenth century façade suggests. They are a prominent feature in views from

Bungay Road and The Street. They are faced in gault brick with steep pitched, black pantile roofs, with red brick chimney stacks and casement windows with glazing bars. The gabled return elevation to Blyford Lane has simple corner pilasters and bargeboards. Much of the external joinery recently replaced but original openings largely preserved intact.

*No.6 The Street* contributes positively to the streetscene effect adjoining the terrace of Nos. 1-5 The Street. Key features include its black pantiled roof, dentil eaves course, chimney and shallower roof pitch.

*Boundary Wall to The Street between Blyford Lane and Sandy Lane – see Nos. 1-4 Sandy Lane*



*Primrose Cottage, The Street the building to its rear right is 'The Cottage.'*

*Primrose Cottage* Primrose Cottage is prominently located on the southern corner of Sandy Lane opposite the GII listed Forge House. A highly attractive detached house of probably mid eighteenth century date with a red pan tile roof and projecting stacks on its gable ends. Ground floor window and door openings retain gauged brick arched lintels those above are directly below the eaves. Replaced small paned casement window frames. Partially glazed twentieth century door. Possibly originally built as a mirrored pair of semi-detached cottages but one house by the time of the publication of the 1884 1:2,500 Ordnance Survey map. Later twentieth century wooden fence and painted metal gate.

*Outbuilding at Primrose Cottage* A small single-storey nineteenth century brick outbuilding with a red pan tile roof stands to the immediate south of the cottage. This outbuilding plays an important role in the setting of Primrose cottage and in the general streetscape of this part of the Conservation Area. It appears to have been recently reroofed.

*The Cottage* This dwelling stands directly behind Primrose Cottage and only its southern end is visible from The Street. Probably of early nineteenth century date, it is shown as three small cottages on the 1884 and 1927 1:2,500 Ordnance Survey maps, but as one dwelling on that of 1972. Its principal façade is of rendered brick and of two storeys, with a red pan tile roof and replaced casement windows. Central brick ridge stack. A much-altered garage range is attached to the cottage's northern end, fronting Sandy Lane. This range is not of architectural interest, although its location is a visually sensitive one.



*The White House and Windmill*

*The White House*, A substantial two storey house facing south with twin gable ends to The Street. It was probably built in the early nineteenth century but has since been much altered and extended.

The house consists of two parallel ranges, which intriguingly appear to be shown as two distinct houses on early large scale Ordnance Survey maps. The house is built of rendered gault brick with slate roofs and a scalloped

soffit under the north-western barge-boards. The west gable wall of the north range has a small canted bay window containing twentieth century casements with glazing bars. Southern façade retains two small pane sashes to the first floor but the windows are otherwise casements. Two twentieth century canted bay windows to ground floor flanking a pillared porch with oversized entablature. There is a further porch with simple square section brick piers to the eastern end. Flat roofed possibly mid twentieth century addition to the east which has a largely featureless southern façade, save for one canted bay window. Attached to its eastern end is a conservatory which appears to be of late twentieth century date. Northern elevation with small pane twentieth century casement windows.



*Outbuildings at The White House from Mill Road with the White House in the distance.*

*Outbuildings and Brick Wall to East of The White House adjacent to Mill Road* A red brick single storey outbuilding with red pan tile roofs and red and blue ridge tiles. It is attached to the boundary wall with Millbrook. Probably of mid to later nineteenth century date and possibly a purpose-built range of pigsties. A contemporary red brick wall with tile cap is attached to its western end and terminates by the conservatory attached to the eastern end of the house.

### ***The Street (West Side)***

*Properties are listed from the corner of Bungay Road to the north, to the junction with Southwold Road to the south.*





*Forge House, The Street*

**Forge House (Grade II)** A semi-detached red brick house of c1830 with a black pan tiled roof, parapet gables with brick kneelers, and brick end stacks. The house is of two storeys, and has a symmetrical classical principal façade of three bays. The windows are twelve light hornless sashes except for the central first floor window which is a fixed light. The ground floor windows have gauged brick arched lintels. The front is articulated with four brick pilasters with painted caps, rising through both storeys. The central bay has an attractive probably early twentieth century open-gabled porch with pan tiled roof. It has decorated barge-boards with finials and a semi-circular arched opening with stars in the arch spandrels. Set within the porch is a nineteenth century six panelled-door with glazed upper panels. There are twentieth century casements on the left-hand return elevation and at the rear.

Attached to its Bungay Road elevation is the cottage known as Halfpenny; this is not included within the statutory list, but is included within East Suffolk Council's Local List



*Former Smithy, The Street*

**'The Smithy'**, A single storey former blacksmith's workshop. Built of brick with a red pan tile roof, parapet gables and a projecting brick end stack to the now rendered northern return elevation. The façade has a brick pilaster, matching forge house and a stable door under a segmental brick arch. The nineteenth century 'workshop' window opening is extant, though the window itself has been replaced with twentieth century casements. The building is still recognizable as a smithy. It would be much improved if the windows were to be restored. A timber framed and weatherboarded structure which formerly formed part of the workshop complex stood to its north, but was demolished in the 1960s.



*Honeysuckle Cottage, The Street*

**Honeysuckle Cottage** An early to mid-nineteenth century dwelling with a shallow pitched pan tiled roof, parapet gables, brick end stack and a dentilled eaves cornice. Its façade is now rendered but for the vermiculated lintel key blocks over the windows.



*A 1930s postcard of Honeysuckle Cottage showing the now lost porch.*

It has a three bay façade with a central blind recess below which was once a doorway contained within a late nineteenth or early twentieth century gabled porch. The house's Victorian four light horned sash windows were replaced with casements in the late twentieth century. The forecourt retains good early twentieth century hooped steel railings. Honeysuckle Cottage forms part of an important group with Well Cottages, Colt Cottage and Driftwood Cottage.



*Driftwood Cottage, and No.1 Well Cottages, The Street*

*Nos. 1 & 2 Well Cottages* were probably constructed as a single dwelling in the later seventeenth century but were later divided into two. Of one and a half storeys, it has a steep pitched pan tile roof with a central brick stack, parapet gables which are high enough to accommodate thatch, and brick kneelers. The face of the west gable which is not painted bears signs of glazed decorative headers. *No. 1 Well Cottages* has two gabled dormers with casement windows with glazing bars. There is a twentieth century part glazed

entrance door to the left with sidelight with glazing bars, a central twelve light casement window and to the right a fifteen-light canted bay window, possibly of the late nineteenth century.



*No.2 Well Cottages*

*No. 2 Well Cottages* has a single storey gabled entrance porch to the right, a gabled dormer and roof light. It has uPVC windows in openings which mirror those of No 1. The base of a well of eighteenth century or earlier date straddles the rear boundary between the two cottages.



*Colt Cottage & Driftwood Cottage, The Street*

*Driftwood Cottage* and its neighbour *Colt Cottage* appear to have been constructed as three small cottages in the later eighteenth century. They are still shown as three cottages on the 1884 1:2,500 Ordnance Survey map and that of 1927 and were converted into two houses in the twentieth century. The late twentieth century alterations to *Colt Cottage* have sadly greatly eroded its historic interest. *Driftwood Cottage* however retains considerable character and charm.





*Colt Cottage (left) and Driftwood Cottage (right), The Street*

*Driftwood Cottage* appears to have a largely unaltered early nineteenth century façade, however First World War period photographs show the house with fewer window openings and the door also appears to have been moved. The cottage is built of painted brick with a dentilled brick eaves cornice, and gauged brick lintels to the ground floor windows. The upper windows are set directly beneath the eaves cornice. The lintel above the door appears to be a twentieth century one. The windows are largely twelve light casements and the house has a boarded door. Driftwood shares a central brick stack with Colt Cottage. Driftwood Cottage forms part of an important and prominent group at the heart of the Conservation Area, with Well Cottages and Honeysuckle Cottage.

*Colt Cottage* This is part of the same, probably early nineteenth century structure as Driftwood Cottage but it was rendered and its window openings altered in the late twentieth century. It however retains its red pan tile roof. Included for its group value only. Twelve light casement windows to principal façade.



*St Julians, The Street*

*St Julians (formerly Mill View) and garden wall.* Built of painted brick and probably of early to mid-nineteenth century date. St Julians is shown as two cottages on the 1884 1:2,500 Ordnance Survey map and that of 1927, but had been converted to a single dwelling by 1972. It has a black pan tiled roof, and brick end stacks, a five bay principal façade with a central open gabled porch with decorative bargeboards. It has twentieth century casement windows with glazing bars. The garden to the south is enclosed by a one metre high brick wall with soldier course coping.



*Lytton Cottage and Outbuilding, The Street*

*Lytton Cottage*, built in the nineteenth century and shown as two houses on the 1884 1:2,500 Ordnance Survey map and that of 1927. Converted to a single dwelling by 1972. Lytton cottage has a black glazed pan tile roof and central stack which is rendered at its base. The walls are rendered and painted with symmetrical fenestration and central lean-to porch with a plain tile roof.

*Outbuilding, Lytton Cottage* To the right of the forecourt is a painted brick building with a cement and fibre roof, parapet gables and central painted brick stack. The building may have been a wash house and bake house.



*Holton Lodge, The Street*

*Holton Lodge, garden walls and former farm buildings* Holton Lodge is set back behind its boundary wall, and was apparently once a substantial farmstead. The house appears to have been substantially altered in the late nineteenth century when it ceased to be a farmhouse, though it retains later sixteenth or possibly seventeenth century fabric in its rear and front ranges. These remains include exposed beams and timber framed partition walls.

The house is 'L'-shaped in plan, the range parallel to the road being of two and a half storeys with a twentieth century hipped roof. To the south-west is a single-storey extension and there is also a lean-to extension to the north east. It has an axial brick chimney stack and an end stack suggesting a seventeenth century 'lobby entrance plan'. The rear range is one and a half storeys in two sections, each section with a central ridge stack. The stacks appear to be eighteenth century. The roofs are of plain tile, the range to the road having a single gabled dormer, the rear range having two gabled dormers with lead lattice windows and a plain tiled gabled porch. The walls are painted render. The façade of the front range is of four windows of nine panes, three-light, timber mullion and transom casements. There is a six-panelled door with a painted timber doorcase with console brackets supporting a pediment.

*Farm buildings at Holton Lodge* To the south west of the house are a group of former farm buildings which include a substantially

eighteenth century timber-framed and weather-boarded hay barn, with a gabled pan



*Barn at Holton Lodge, The Street*

tile roof. The complex is probably of at least phases the earliest phase being a three bay hay barn with the southern bay and cart porch on the western elevation being constructed towards the very end of the eighteenth century. The brick built range probably dates from the early to mid-nineteenth century. The barn appears to have been partially built from reused timbers. The weather-boarding on the gabled northern elevation of the barn is 'waney edged', and within the gable is a boarded taking-in door for a hayloft. There is a stable or loose box range attached to the north-eastern corner of the barn which is probably of early to mid-nineteenth century date. It is constructed of red brick in stretcher bond with a hipped pan tile roof. The southern elevation is open-fronted with timber square section piers. Twentieth century casement window inserted into previously blind eastern elevation.

*Boundary and Garden Walls at Holton Lodge* Of notable interest are the nineteenth century boundary walls, these are partly rendered with shallow buttresses and bull nose and saddle back copings. Notably the boundary wall curves into the farmyard to separate the yard from the house garden. Here on the boundary, the entrance is marked by oak gates. Within the gardens and visible from the road, are more fine brick garden walls

*Summerhouse at Holton Lodge*, an attractive polygonal thatched and painted wooden



summerhouse probably of early twentieth century date. Decorative finial to roof.



*The Homestead, The Street*

*The Homestead (Grade II)*. A distinguished detached former farmhouse faced in brick with a sixteenth century timber-framed core. A substantial rear parallel range was added in 1936. Its present appearance however owes much to nineteenth and mid twentieth century remodellings.

The range to the road has a three-cell form and is of two storeys with attics above. It has a gabled plain tile roof with central ridge stack with twentieth century base and two polygonal shafts with star tops. There is a similar stack with a single shaft at the right-hand end. Simple wooden bargeboards to gables. There is a range of four, twentieth century mullioned windows with casements with leaded lights facing the road. The twentieth century work is of architectural and historic significance.



*Barn at The Homestead, The Street*

*Barn and Cart Shed at The Homestead* Within the curtilage of the house and to its left is a

low timber-framed and black weather boarded possibly early nineteenth century barn which has been modified for use as a garage. At each end there are low brick and pantile projecting wings; also to the north of the house a gabled, pan tiled and black weather-boarded barn; along the road a good twentieth century red brick boundary wall, approximately one and a half metres high with a brick and tile coping.



*Cart Shed at The Homestead, The Street*

*Garden Walls* At the front of the house is a brick garden wall possibly dating from 1936. This is divided into three sections, the central section being far lower than the flanking outer ones. At the outer edges of each of these latter sections are projecting square section piers with finials

## **Conservation Area Management Plan**

### ***Problems, Pressures, and the Capacity for Change***

#### *Green Spaces and Future Development*

The Waveney Local Plan (2019) directs most housing development to the main towns of the old Waveney area, with limited development opportunity within the larger villages.

The historic core of Holton retains much of its historic character and rural charm, but beyond the Conservation Area's borders the expanding town of Halesworth has encroached significantly leaving, in places, only a few isolated fields to separate the two settlements. There is pressure for further new houses in Holton and when considering future applications for new housing, the desirability of preserving the physical separation between Halesworth and Holton should be fully taken into account. Considerable weight should also be placed on the desirability of protecting the green spaces within the Conservation Area and the contribution they make to views within the village, to natural habitats, and to the quality of life of the village's inhabitants. The paddock on the south side of The Street, the field south-east of the Old Rectory and the gardens of The White House, Holton Lodge, Mill House, and The Homestead make a particularly strong contribution to the Conservation Area and to the setting of adjacent locally and nationally listed buildings.

#### *The Historic Building Stock*

Special care should be taken to preserve the special local characteristics of detailed elements of buildings within the Conservation Area, including vernacular forms and local natural materials. These include traditional timber joinery details such as barge-boards, windows and doors, which should be repaired

rather than replaced unless demonstrably beyond repair. There should be a strong presumption against allowing the enlargement of window openings on prominent façades of unlisted houses. Other features such as chimney stacks and chimney pots, front gardens, their boundary walls and iron railings, should also be preserved where practicable.

#### *Views*

The windmill was once an easily recognisable feature in the village, though now it is becoming obscured by the surrounding trees. Consideration should be given to improving views of the Mill.

#### *Overhead Cables*

Electricity and telephone services are distributed by wires on poles which in places are visually intrusive. When an opportunity presents itself, it is desirable that the wires be placed out of sight and underground.

#### *Surfaces and Materials*

Some of the highway surfaces are not in keeping with the rural character of the conservation area and any opportunity for change to more natural finishes should be considered; also highway improvements, including pavements and other pedestrian facilities where there are none. The rural character of Blyford and Sandy Lane have largely been preserved despite recent housing development on their fringes. The introduction of modern surfacing materials, curbs and other similar urban features would cause considerable harm to this highly sensitive part of the Conservation Area.

The concrete post and steel tube barriers bounding the brook on The Street and Mill Road are a dominant and somewhat unsympathetic feature at the heart of the Conservation Area. The intrusive impact of



these fences is sadly reinforced by the unsympathetic materials used to construct the retaining walls lining the brook. When these retaining walls and fences are improved replaced it is extremely important that less intrusive materials are used.

As well as recommending the addition of a number of buildings to the local list, this review makes the recommendation that two structures on Sandy Lane be removed because they have been heavily altered. These are discussed elsewhere in this Management Plan.

### ***Protection through an Article 4(2) direction***

The Holton Conservation Area benefits from having an Article 4(2) Direction placed on it. This legislation removes permitted development rights from residential properties in Conservation Areas. This direction was placed on the Conservation Area following the last review (c2006). Consequently planning permission is required before any changes are made to the design or material of any part of a property within the Conservation Area boundary. Because these controls remove what would otherwise be 'permitted development' the planning application is free.

### ***The Existence of Neutral Areas***

There are relatively few neutral areas within the boundaries of the Conservation Area. Between The Street and Mill Road close to the White House there is however, a small cluster of properties which do not make a significant contribution to the area's character, these include later twentieth century houses and heavily altered earlier properties.

The subsidiary structures and grounds of the village school stand on a prominent site at the Conservation Area's heart. Recent development surrounding the school has done little to enhance the area's character, and can at best be described as having a

neutral impact upon it. Whilst the school will continue to need to improve its facilities, greater thought needs to be given to how they relate to the surrounding Conservation Area.

### ***General Condition of the Area, and Buildings at Risk (BARs)***

Generally the village is in good repair, a consequence of the current wave of prosperity in Suffolk.

### ***Suggested Boundary Changes and Local List***

No further boundary changes were proposed as a result of the 2016 review. However attention could be given to augmenting the East Suffolk Local List to include selected historic structures within the hamlet of Upper Holton. These are located too far from the Conservation Area to be practically included within it, but a number are nonetheless eminently worthy of consideration. They include:-

*Duke House, Beccles Road and outbuilding to rear* An early nineteenth century two-storey, former inn of rendered brick with a substantial addition to the north. Small pane casement windows set beneath shallow arched lintels, and a hipped red pan tile roof. Late twentieth century conservatory addition to rear. To the rear of Duke House is a single storey outbuilding which also has casement windows, boarded doors, and a red pan tile roof.

*West Lodge, Lodge Road* A later nineteenth century former lodge to Holton Hall, extended c2010. The original building was probably designed by Charles Smith of Reading, a former assistant of Teulon. Built of field stone with decorative gault brick dressings, ridge stack, and projecting plinth. Casement

windows, simple painted wooden bargeboards. Rendered rear addition not of special interest.

*Rogers Cottage, Sparrowhawk Road* A three cell late seventeenth or early eighteenth century thatched cottage clad in painted brick but possibly with a timber framed within. One and a half storeys with thatched dormer. Nineteenth century brick ridge stack above much earlier chimney. Late twentieth century casement windows.

*5<sup>th</sup> Emergency Rescue Squadron Memorial (U.S.A.A.F), Airfield Museum, Sparrowhawk Road*, War Memorial of polished black granite with gold lettering to the men of the rescue squadron who picked up allied air crews who had downed in the perilous waters of the North Sea. The memorial depicts a Catalina amphibian air craft.

*56<sup>th</sup> Fighter Group Memorial and 33<sup>rd</sup> Service Group, Airfield Museum, Sparrowhawk Road*, Zemke's Wolfpack Memorial to a fighter group members from the 8<sup>th</sup> U.S.A.A.F. Stationed at Halesworth Air Station July 1943-April 1944. The memorial is in recognition of the packs unequalled combat record. It is of black marble and embellished with a picture of a fighter plane and that of a wolf.

*Liberator Memorial, Airfield Museum, Sparrowhawk Road*, Memorial to the crew of two U.S.A.A.F liberator aircraft from 93<sup>rd</sup> bomber group who crashed over the Henham Hall estate, and to the rescue crew members who died in the subsequent massive explosion. The memorial is in two parts a sloping ledger stone in front of the memorial containing the Roll of Honour. Erected 1994.

*489<sup>th</sup> Bomber Group Memorial (U.S.A.A.F), Sparrowhawk Road* Marble memorial erected

1984 and dedicated to the men of the 489<sup>th</sup> Bomber Group, the memorial depicts a plan of the airfield together with the bomber group crest.

*RAF Memorial, Sparrowhawk Road*, A modified aircraft fuel tank on a fixed base with stencilled lettering.

*Former Norden Bombsight Building, Halesworth (Holton) Airfield, Sparrow Hawk Road* On the former Admin site of RAF Halesworth. Named after engineer Carl L Norden, who designed and developed the apparatus for US Naval aircraft, the Norden bombsight was one of the most important US military secrets of WW2, crew members had to take an oath to protect its secrecy with their lives. It was a mechanical analog computer used for determining the exact moment bombs had to be dropped to accurately hit the target, and when properly aimed it could place a bomb inside a 31.4 metres (100 foot) circle from four miles 6,436 meters (4 miles) high. Now derelict. Brick with a concrete render and metal casement windows. On north side of Sparrowhawk Road approached by a track leading to Scalesbrook Wood.

The area outside of the Conservation Area's boundary would benefit from a comprehensive survey.

Two building presently included on the local list no longer meet the criteria for inclusion and should be removed. Whilst they do not detract from the Conservation Area and occupy sensitive sites, the garage block to The Cottage which fronts onto Sandy Lane, and the adjoining Almond Cottage have been considerably altered and retain very few historic features within their facades.



### ***Local Generic Guidance***

Guidance is contained in 'A guide for owners and occupiers of properties in conservation areas', East Suffolk Council and 'A guide for owners and occupiers of listed buildings', East Suffolk Council.

<https://www.eastsuffolk.gov.uk/planning/design-and-conservation/listed-buildings/>

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## Appendix 1: Useful Information

### Web Sites

Department of Culture Media & Sport (DCMS)  
[www.culture.gov.uk](http://www.culture.gov.uk)

Historic England  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

The Heritage Gateway – Archaeological  
Records for Holton Parish  
[http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1017](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1017)

Institute of Historic Building Conservation  
[www.ihbc.org.uk](http://www.ihbc.org.uk)

Ancient Monuments Society  
[www.ancientmonumentsociety.org.uk](http://www.ancientmonumentsociety.org.uk)

Council for British Archaeology  
[www.britarch.ac.uk](http://www.britarch.ac.uk)

The Gardens Trust  
[www.gardenhistorysociety.org.uk](http://www.gardenhistorysociety.org.uk)

The Georgian Group  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

The Society for the Protection of Ancient  
Buildings  
[www.spab.org.uk](http://www.spab.org.uk)

The Twentieth Century Society  
[www.c20society.org.uk](http://www.c20society.org.uk)

The Victorian Society  
[www.victorian-society.org.uk](http://www.victorian-society.org.uk)

Design & Conservation East Suffolk Council  
Email:  
[conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)

Planning East Suffolk Council Email:  
[planning@eastsuffolk.gov.uk](mailto:planning@eastsuffolk.gov.uk)

Building Control East Suffolk Council Email:  
[buildingcontrol@eastsuffolk.gov.uk](mailto:buildingcontrol@eastsuffolk.gov.uk)

Waveney Article 4(2) directions, available  
from the planning department. Waveney  
Local Plan 2019, policy WLP8.39

## Appendix 2: Glossary of Terms

*advowson*: Right of presentation to a  
benefice.

*barge-boards*: Wooden attachments to the  
verges of a roof.

*Bay*: A division of a façade usually demarcated  
by a window.

*bund* Embankment.

*casement*: Hinged light, hung at the side  
unless specified as top hung.

*console*: A small upright bracket usually  
carved as a scroll and appearing to support a  
lintel or cornice.

*coping*: A course of flat or weathered stone or  
brick laid on top of a wall.

*corbel courses (corbel table)*: A course of  
masonry supported by corbels. Corbels are  
projections from a wall designed to support a  
weight.

*dentil*: A small square block tightly packed in  
series, in the cornice of the Ionic and  
Corinthian orders just above the frieze. May  
refer to header bricks employed in this way in  
a band or cornice. dressings: precise work  
often in a different material, surrounding the  
openings and protecting the vulnerable parts  
of an exterior.

*fanlight*: The light immediately over a door  
when round headed or semi-elliptical.

*finial*: A terminal feature treated differently  
from the pier which it surmounts. Described  
by its form (ball finial, spike finial etc).

*flush sash box*: The outer wooden housing of a  
sliding sash window, where it is mounted level  
with the outer surface of the building.



*gable*: The triangular section of wall supporting a pitched roof.

*gauged brick arch*: An arch made of bricks which radiate from a common centre point. Commonly used above doors and windows.

*gault brick*: Bricks made of gault clay which produces a smooth heavy yellow brick popular in the mid and later Victorian period.

*glazed header*: The narrow end of brick, which has been given an often colourful glazed coating and which acts as a decorative feature when used with others within a wall.

*horned sash window*: One in which the stiles of the upper sash are prolonged down below the meeting rail as horns.

*High Suffolk*: High clay upland plain of Suffolk, corresponding with the historic woodland pasture area.

*hipped roof*: Roof without gables in which the pitches are joined along a line which bisects the angle between them.

*key block (key stone)*: The central element of a masonry arch or its decorative imitation.

*kneeler*: The base stone of a gable supporting the parapet.

*lancet window*: A single light with pointed arched head.

*moulded brick*: Brick work made from bricks, fired normally, and formed by moulding to shape by hand or in a mould to make an architectural feature such as a mullion or a decorated chimney.

*mullion*: The upright dividing the lights of a window.

*parapet*: A low wall at the top of a wall, i.e. beyond the eaves line (which the parapet conceals) or in a similar position.

*pargeting*: External ornamental plasterwork of a vernacular kind.

*pediment*: The Classical equivalent of a gable, often used without any relationship to the roof, over an opening. Distinguished from a gable by the bottom cornice.

*pilasters*: The flat version of a column built into a wall and having a slim rectangular plan.

*plat band*: Flat horizontal moulding between storeys.

*quoins*: Stones either larger than those which compose a wall, or better shaped, and forming the corners between walls. Also, the decorative imitation of these stones, e.g. in plaster or material differing from the walls.

*reveal*: The part of a window or door jamb which lies beyond the glazing, nearest to the outer face of the wall.

*segmental arches/heads*: Usually shallow brick arches with a bottom curve formed from a segment of a circle.

*spandrels*: The area between the curve of the arch and the rectangle within which it has been formed.

*stair turret*: A protrusion containing stairs.

*transom*: The horizontal member dividing a light of a window.

*vermiculated*: A form of treatment of the surface of masonry in which each block has been partly excavated to form a pattern resembling worm casts.



*If you would like this document in a large print, other formats or in a language other than in English, we will do our best to help. Please call the Design & Conservation Team on 01394 444610 or e-mail [conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)*

[www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)

Design & Conservation Telephone 01394 444610

Email [conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)

Design and Conservation Team, East Suffolk Council, Riverside, 4 Canning Road, Lowestoft NR33

Planning Telephone 01394 444219.

Email [planning@eastsuffolk.gov.uk](mailto:planning@eastsuffolk.gov.uk)

Further information regarding the Suffolk Historic Environment Record can be found at <https://heritage.suffolk.gov.uk>; by contacting tel. no. 01284 741230 or by emailing [archaeology@suffolk.gov.uk](mailto:archaeology@suffolk.gov.uk)





## Summary of Character Features Map

