HOLTON 
Conservation Area

On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.
Contents
Page 2: Introduction
Page 3: Map of existing conservation area
Page 4: Assessment of special interest
Historic development and archaeology
Page 7: Spatial analysis
Page 20: Problems, pressures and capacity for change
Page 22: Community involvement
Page a1/1: Appendix 1: Bibliography
Page a2/1: Appendix 2: Useful information
Page a3/1: Appendix 3: Glossary
Page a4/1: Appendix 4: Management proposals
Back cover: Contact details
Holton 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 it does mean 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

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 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 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.

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 architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. The Halesworth Conservation Area was first designated in 1970 and amended and enlarged in 1979 and 1997.
Map of the existing Holton conservation area and listed buildings
Assessment of special interest

Location and context
Holton is situated in East Suffolk, one mile east 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, has a population of 817 and is a residential area for the retired and for those employed in Halesworth and the other market towns of the area.

The conservation area includes the historic core of the parish in its southern quarter. To the north is the eroded historic parkland of Holton Hall and Upper Holton with its prospering poultry factory on the disused World War II airfield.

General character and plan form
Holton is a rural village, situated on the valley side of the River Blyth, along the banks of a small brook, close to its junction with the river. It is in a linear form following the course of the brook, from the parish church and the former manor lands 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, Holton and Blythburgh. The site of the manor house and its park, the church and the former rectory are at the northern edge of the village. Twentieth century housing estate development has spread outwards along Bungay and Lodge Roads to the north-west.

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 is housing estate development, and beyond the church to the north is the mature perimeter planting and woodland of Holton Hall Park. Near the village centre the valley side rises to form a small hill 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 in the vicinity of Woodread in Beccles Road. East of the mill is the former minerals quarry, obscured from outside by a bund, but unsightly from within and now undergoing development as a small industrial estate. Distant views of the village are obscured by marshland trees from the south and west, by the land form from the east, and by development from the north.

Historic development and archaeology
The origins and historic development of the area.
There is little archaeological or documentary evidence from which to trace the 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 Roman remains have been found in Holton though there was a concentration of Roman activity at Wenhauston, only five kilometres distant, 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 and possibly in the manor house domain. 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; though it appears from the standing buildings, that the villager’s home in Holton was impermanent until the eighteenth century. 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 Earl of Arundle in 1609 and 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 built by John Swann in
1752, though its brick roundhouse came later. By 1886, there was also a mill house, a stable and an engine shed. Built round a courtyard south-east of the mill and north-east of the Mill House was George Francis’ sack & rope works which also made waterproof tilts and horse rugs, and supplied carriage grease and rosin. The works had been demolished by 1904 and the mill had ceased to work by 1910. She was purchased by Col T Irwin in 1947 and was rebuilt in 1966-68 by Suffolk County Council.

At the time of the tithe apportionment of 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 thirty-eight to one hundred and eleven, and the village had grown, from its centre by the crossroads, outwards and southwards along Mill Lane and Southwold Road. There was a blacksmith, a cobbler, a general store and three Inns, The Lord Nelson, The Dukes Head and The Cherry Tree. There was a Baptist Chapel & House, and later a ‘Primitive Methodist Chapel’ at the east end of Sandy Lane. At the centre of the village was a ‘National School’, for teaching sixty children. The school had been built in 1814 and enlarged in 1858, in a neat Gothic vernacular to the design of Robert Appleton of Halesworth, at the expense of Mrs J B Wilkinson.

In 1842 Holton Hall was part of the Manor of Wissett le Rosse and owned, together with much land in the parish, by the Rvd. 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 hundred acre park, in its northern quarter, facing the church. The park had a scatter of trees and tree clumps in grassland, with a perimeter belt of woodland, in the early nineteenth century style. The woodland was widest to the east where, in the north-east quadrant, 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. A Johnson Esq., was the owner of the hall in 1855, and from 1888 the Easton family took up residence, and lived there until World War II. The hall was severely damaged by fire in 1882, and was rebuilt on the same site as its eighteenth century predecessor, in a florid, Louis XV style by Charles Smith of Reading, for Captain Charles Easton. The rectory was built in 1834, and the church was subject to considerable restoration and enlargement under the hand of the architect, J. H. Hakewill. He was responsible for the new north aisle, new roofs and re-benching, giving the church the Victorian Gothic character it has today.

It is likely that 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. It closed in 1945 and became a turkey processing factory. After the demolition of the hall, the park became a static caravan park.

Halesworth now serves the commercial needs of Holton, and there has been a substantial amount of residential development for the commuter and for the retired at the southern end of the hall’s park, adjacent to the churchyard and also north-west of the centre of the village, off Bungay Road.
Spatial analysis

The character and interrelationship of spaces within the areas.

The principal spaces are linear, varying in width and length, and are formed by the village cottages, some built against the road edge, others set back behind pretty gardens making spaces of great variety and attractive human scale which flow from one to another, and eventually to open countryside beyond. Linear spaces are in Mill Road, where there is a built up frontage to the east, and long views over gardens to the west; 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, and in The Street, which is enclosed by high garden walls, fine gardens, and woodland to the north and hedgerow and gardens to the south. Sandy Lane and Blythburgh Lanes are little more than trackways, redolent in old fashioned charm, enclosed each side by cottages, with the call of the open skies and rural landscape beyond. Beccles Road is open to the west, with open spaces about the school, rectory and churchyard, while the east side is enclosed by high trees. In the centre of the village is an attractive and complex space formed by the meeting of the village roads, with linear spaces flowing into one another at the centre. There are also valuable open spaces south east of the parish church and the Old Rectory in Beccles Road, which provide a good view of these buildings. Also, there is an attractive field opposite Holton Lodge and The Homestead which, together with the mature hedgerow and trees within the gardens of these two houses, enhance the rural character of the conservation area.
Key views and vistas
St Peter’s Church is a key landmark, and there are views of it from Beccles Road, across the field east of the new and old rectories, from across the churchyard and along Valley Close from Bungay road. The mill is also a key landmark, iconic of Holton. Despite the encroaching trees, it can be seen well, from the garden gate of The White Lodge in The Street, and between the cottages on the east side of Mill Lane. It would be good to make more of views of the mill by some selective pruning of trees, which now block the view. There are good views of the village centre, in particular of Nos. 1-6 The Street, from Bungay Road, and from The Street looking in the opposite direction, of The Lord Nelson Inn in Mill Road.

Architectural and historic qualities of the buildings
Holton is a picturesque village, with pretty small-scale cottages, some detached and some terraced, built in the East Anglian Vernacular tradition, with steep pitched red or black pantiled roofs, and walls of painted render on timber-frame or red, Suffolk white or yellow gault brick. Hand made red plain tiles appear on the high status buildings in 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 and less steep pitched roofs of slate. The joinery is often painted white in imitation of the utilitarian white lead paint of the preceding centuries. There are also some fine larger houses. The front gardens are enclosed by railings or red brick walls with moulded brick copings. Also a dominant feature is the concrete post and steel tube barriers, painted white and erected by the County surveyor to guard the village brook, flowing through the centre of the village.

Set out below is a detailed description of the listed buildings written in bold type and signified with an asterisk. Unlisted buildings and other features which make a positive contribution to the appearance of the conservation area are written in bold type.

Beccles Road:
Situated on the boundary of the former Holton Hall Park, the **Parish Church of St Peter** is set on rising ground to the north-west of Beccles Road at the northern end of the village. The church is built of fieldstone, with limestone dressings for quoins, and door and window reveals. It is roofed with machine made red clay tiles. Its 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 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 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 church is set well back from the road at
the centre of a long rectangular churchyard, dividing it roughly north and south. The boundary of the churchyard is formed by mature hedgerow, containing significant mature trees. The southern end of the churchyard, where it adjoins Beccles Road, contains a scatter of mature trees and the War Memorial. Nearer the church there are ordered ranks of eighteenth and nineteenth century grave markers, some with the traditional East Anglian angel motif. Vegetation here is currently managed for wildlife conservation. The northern side of the churchyard is mown and contains nineteenth and twentieth century grave markers. Twentieth century housing is visible from within the churchyard over the boundary hedges to the north-west and east above the hedge line.

To the south-west of the church is the **Old Rectory**, a fine building, probably also by Hakewill. Built of local red brick and roofed with hand made plain tiles, it is in a Victorian Tudor style. It has four steep pitched gables with decorated timber bargeboards with finials. There is a canted bay window to the south with hipped tiled roof and a gabled porch and hipped roof stair turret facing the church, with which it is orientated. It has timber sash windows with glazing bars. To the rear is a twentieth century extension with stained casement windows and pantiled porch, which is not of special interest. 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, because there is a modern rectory built to the left of the former rectory behind a mature tree screen,
and there is housing estate development to the south west and north.

The church and rectory are separated from the village to the south by undeveloped land each side of Beccles Road. Two hundred and fifty metres to the south is the junction of Beccles Road, Bungay Road, Mill Road and The Street. The intersection of roads forms an interesting and complex space with good views across the junctions of Nos. 1-5 The Street, and a view up Sandy Lane of its cottages and countryside beyond, and looking south towards Mill Lane and the Lord Nelson Public House. Central to this space is the village brook, once forded at the junction, and now culverted, stagnant and unromantic, surrounded by concrete post and steel tube highway fencing; it is a landscape feature with potential. 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. At the junction to the north is Holton Primary School, ‘L’ shaped in plan, single storey and built of red brick with machine made plain tile roof, with decorated timber barge-boards, flat roofed dormers and timber sash windows with glazing bars, built in 1814 and enlarged in 1858. The classroom range to the south looks post war in character and obscures the original National School of 1858 to the north of the site. 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. The school has been further extended with a flat-roofed range to the south east and a pitched roofed range to the north east. Also there are a number of timber sheds and fences, and chain link fencing, which could be enhanced to improve the character of the conservation area.

The Street, Blythburgh Lane and Sandy Lane

Across the road from the school, at the junction with Blythburgh Lane are Nos. 1-5 The Street, an attractive range of cottages, older than their mid eighteenth century façade suggests and prominent in views from Bungay Road and The Street. They are built of gault brick with steep pitched, black pantile roofs, with red brick axial chimney stacks and casement windows with glazing bars. Only No. 1 retains windows coeval with the brick façade.

Blythburgh Lane runs east and rises steeply upwards into open countryside. Fern Cottage is situated on the north side. It is nineteenth century, with a shallow pitched gabled slate roof with end stacks and brick dentil eaves. It has a pantiled lean-to addition to the east. The walls are colour washed brick, with twentieth century panelled render to the north. It has sash windows with glazing bars and a twentieth century gabled porch with red pantiled roof. There is a timber picket fence on a brick plinth with piers, stepped across the contour. Along the east side of The Street, between Blythburgh Lane and the rear corner of No.1 Sandy Lane, is a long, continuous eighteenth century brick wall, approximately 1.4 metres high with plinth and shallow brick buttresses and moulded brick coping. Behind the wall are wattle hurdles, and a shallow pitched, painted timber, weather-boarded
outbuilding which are visible in views across the conservation area.

**Sandy Lane** has a wide western entrance and rises upwards to the east with views of open countryside beyond. 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, possibly on the site of a Primitive Methodist Chapel. Even so, the historic character of the street has been well preserved. Of interest is the open-fronted **cart lodge** at the rear of Sheppeys Hollow, built with a gabled pantile roof and red brick walls, and the **range of lockups** west of Sheppee’s Hollow which were once a cart lodge and barn. Opposite is **Montague Cottage**, built in the mid eighteenth century in red brick with a gabled black pantile roof with a central axial brick stack. Its façade is symmetrical, with three light windows with wrought iron casements and glazing bars. It has a central six panel entrance door with an attractive twentieth century wrought iron porch. There is also a twentieth century lean-to at the west end. The forecourt is enclosed by a low brick wall with moulded brick coping and a low three barred gate. Adjacent to the east is a terrace of four late eighteenth century cottages with a gabled pantile roof, shared axial stacks and red brick walls. Nos. 1 & 2 are painted. Each cottage has one window and door, under segmental arches at ground floor. All have windows with glazing bars though only the windows of Nos. 1 & 2 are earlier in date than the twentieth century. The cottages have a good fieldstone **garden wall** with a moulded brick coping and modern timber gates. From the gate of No. 1 the wall curves around and into The Street, to enclose the
gardens of the houses in Sandy Lane. On the south side of Blythburgh Lane is a one metre high brick boundary wall with brick coping of Montague Cottage and a mature coniferous hedge. On the north-west side of The Street, at the Bungay Road junction, behind mature hedge and birch trees, is *Forge House* of circa 1800. It has red brick walls with a black pantiled roof, parapet gables with brick kneelers and brick end stacks. It has two storeys, and a symmetrical façade of three windows with non-horned sashes, the central first floor window being a fixed light, and the ground floor windows having gauged brick arches. The front is articulated with four brick pilasters with painted caps, rising through both storeys. There is a pretty open-gabled porch with pantiled roof. It has decorated barge-boards with finials and a semi-circular arched opening with stars in the arch spandrels. There are twentieth century casements on the left and side and at the rear. Attached to the right gable wall of Forge House is Halfpenny, facing Bungay Road. It has a hipped pantiled roof, colour-washed brick walls and late twentieth century casements with glazing bars. Adjacent to Forge House in The Street to the south, and separated from it by ‘Fiveways’ is *The Smithy*, with a pantile roof, parapet gables and brick end stack to the right. The walls are of brick, though the right gable is rendered. The façade has a brick pilaster, matching forge house and a stable door under a segmental brick arch. The ‘workshop’ window opening is extant though the windows have been replaced with twentieth century casements. It is still recognizable as a smithy, and its pilaster links it visually to Forge House, with which it has ‘group value’. It would be much improved if the windows were to be restored. To the left of the Smithy is *Honeysuckle Cottage*: nineteenth century, with a pantiled roof, parapet gables, brick end stack, dentil eaves now all rendered but for the vermiculated lintel key blocks over the twentieth century casement windows. It has a three window bay façade with central blind recess. It also has good hooped steel forecourt railings.

1 & 2 Well Cottages, has the appearance of a late seventeenth century house, later divided into two. Built of one and a half storeys, it has a steep pitched pantile roof with central, axial, brick stack, parapet gables (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 Cottage 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 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 gardens are enclosed by an unpainted timber picket fence within which and between the two gardens, is the reconstructed base of a well. The end of the row is formed by *Colt Cottage*, which is gabled, rendered and painted, with twentieth century casements. The adjoining cottage to its right and under the same roof shares an axial brick stack. It has corbelled brick eaves, painted brickwork and casement windows which are similar to 1 Well Cottage. Further along the north-west
side of The Street is **St Julians**, built of painted brick in the nineteenth century it has a black pantiled roof, and brick end stacks, a three window façade and an open gabled porch. 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. Further to the west and set back from the road is **Lytton Cottage**, built in the nineteenth century with a black glazed pantile roof and central axial stack, rendered at its base suggesting earlier origins. The walls are rendered and painted with symmetrical fenestration and central lean-to porch with a plain tile roof. 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. Opposite on the south side of The Street among garden trees is **The White House**, which was built in the early nineteenth century in two parallel ranges in gault brick with slate roofs and scalloped soffit under the north-western barge-boards. The east gable wall of the north range has a small canted bay window with modern casements with glazing bars. While within the garden the fenestration is mixed, the first floor sash windows are notable and have glazing bars and blind boxes in the south range. There is a fine view of Holton Mill from the garden gate of The White House, while the clipped hedges, garden trees, brick boundary walls and traditional outbuildings make a significant contribution to the character of Mill Road and The Street.

Three houses and their gardens dominate **The Street** and give it its character. At the
western entrance to Holton on the north side is The Homestead; next along, Holton Lodge, and on the opposite side further along again are the gardens of The White House which frame a picturesque view, and one of the better views of Holton Windmill. *The Homestead* has a sixteenth century timber-framed core, enlarged in 1936 with a rear parallel range. What can be seen now is nineteenth and mid twentieth century. The range to the road has a three cell form of two and a half storeys. It has a gabled plain tile roof with central axial 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. 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. Within the curtilage of the house and to its left is a building associated with the former use of the house as a farm. There is a low timber-framed and black weather boarded nineteenth century barn 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, pantiled 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. Opposite the house the wall makes way for oak palings and a gate, backed by a box hedge. The mature garden trees make a positive and attractive contribution to the semi-rural character of the conservation area. To the north-west is Holton Lodge; set back behind its boundary wall, apparently once a substantial farmstead. The house appears to have been substantially altered in the late nineteenth century, though may well contain sixteenth and seventeenth century fabric in its rear and front ranges. It is ‘L’-shaped in plan, the range parallel to the road two and a half storeys with twentieth century hipped roof single storey extension to the south-west and 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 axial 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 pane, three light, timber mullion and transom casements. There is a six panelled entrance door with timber door surround with console brackets supporting a pedimented canopy. To the south west are former farm buildings including a substantially eighteenth century timber-framed and weather-boarded five stead barn with gabled pantile roof. Attached to the north end of the barn is a former shelter shed of red brick with a hipped pantile roof. Of notable interest are the nineteenth century boundary walls, part rendered and 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 and an attractive polygonal thatched and painted boarded summerhouse. The
garden trees make an important contribution to the character of the area, including a mature Lebanon cedar, which dominates views in The Street, and also acacia and hawthorn. Further to the north-east and visible from The Street is a block of mature woodland trees behind mature thorn hedgerow. Across The Street from Holton Lodge is a large paddock with boundary planting of ash, poplar, chestnut, sycamore and oak. The low density of development here adjacent to agricultural land helps to maintain the separation of built up development between Holton and Halesworth.

**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 pretty gardens. They are mostly twentieth century and appropriately designed for a village location. However **Garden Cottage** is early nineteenth century, and its rear outshut has become its front. It has a rendered and colour washed timber frame, with a hipped black pantile roof. Once two cottages, it has two tall chimney stacks, both built on the line of the rear wall of the original cottages, and probably serving coppers, bread ovens and hearths. 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. The cottage gardens are
enclosed by timber trellis fencing and hedge. Here there is an unsightly electricity pole with a cluster of wires and connections. 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, it was extended with a continuous outshut to the east and then probably to the south and divided into three, though it is now two cottages. Built with one and a half storeys, it was formerly a three cell lobby entrance type, with off centre axial and end brick stacks. It has steep pitched roofs and brick parapet gables with kneelers. There are four modern dormer windows and two good rustic timber-framed, pantiled and gabled porches. St Mary’s Cottage, Myrtle Cottage and Millside Cottage are similar in character and date. They were built in the eighteenth century of rendered and colour washed timber frame, with pantiled roofs and central axial stacks. *St Mary’s and Millside were double dwellers, while *Myrtle Cottage, with a symmetrical façade and central door was built as one. Also Millside has a hipped roof, the other two having gabled roofs. Millside and Myrtle Cottage have rustic tiled, gabled, timber-frame, open porches while all three have timber casement windows with glazing bars which contribute to their rural village ambience.

At the north end of Mill Road on the east side, close to its junction with The Street is The Old Post Office. It is early nineteenth century in date, built of brick with a pantiled roof with parapet gables and a central axial stack with two storeys. There is a single storey pantiled lean-to at the southern end, which housed the former post office. It has a two window façade with late twentieth century timber casements with glazing bars. The front garden is enclosed by iron railings on a brick plinth. There is a George VI letterbox adjacent to the old shop door at the south end. There is a fine horse chestnut tree in the rear garden which is important in views of this part of the conservation area. *The Lord Nelson Public House appears to be substantially eighteenth century in origins. It is part timber framed and part painted brickwork with a steep pitched pantile roof. The roof pitch is canted at the front to accommodate a brick façade, similar in design to that of Forge House, with pilasters rising through two storeys with moulded caps. It is ‘L’-shaped in plan, the rear range being lower than the front, and the front continuing with a single storey extension with gabled pantile roof. The main range has external end brick stacks with moulded caps and the rear range has a tall axial brick chimney. It has a three window façade, articulated by four pilasters, with timber casement windows, some of nine or twelve panes, under gauged brick arches. Below the north gable of The Nelson is a *Type K6, red telephone kiosk, of the type designed by Sir Giles Gilbert Scott in 1935. Situated close to the old Post Office and the ‘red’ letter box, the traditional phone box contributes to the historic and architectural character of the conservation area at the centre of the village.

Southwold Road, The eastern entry into the village is marked by the asbestos buildings of a plant hire business within the former minerals site. Southwold Road continues the curve of Mill Road, following the edge of the river valley and its marshes. The road is wide and busy. Its north side is
bounded by a grass bund of the sand pit and the mature hedgerow and trees of Mill House and Holton Mill, the mill now barely visible behind the trees. The south side contains continuous built up development beyond which are the verdant fields of the Blyth river floodplain. The Mill can be approached by a winding footpath from the north of Southwold Road in the garden of Mill House. *The Mill* is a traditional East Anglian Post Mill, displayed as it was in the nineteenth century, with a timber-framed and boarded, white painted buck with a boat shaped cap, fantail and worm gear to rotate the buck. The fan is mounted on raking ladder stairs which revolve on a circular track around the round house and which also gives access to the buck. The post on which the mill turns is housed in a black painted or tarred brick roundhouse. The mill was restored in 1966 and has dummy sails. It is at the summit of a sandy bank on the edge of the Blyth river valley and is now somewhat restricted by the surrounding trees which partially obscure it from the surrounding area. However, near or far, it is a fine (and for post mills in Suffolk, a rare) sight for which Holton is well known.

Also on the north side of the road, tucked behind an over-mature hedge south of the mill is Mill House, now no longer clearly visible from the road. It looks convincingly seventeenth century, with clustered polygonal chimneys with star tops, plain tile gabled roofs and pargeting. However the house is the product of the same mid twentieth century antiquarian hand as The Homestead in The Street, though it is no less architecturally significant for that. The house has a ‘U’ shaped plan of one and a
half storeys, the north rear range stepping
down at its junction with the rear range.
The chimneys are most 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.
At ground floor level 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.
On the south side of Southwold Road,
behind a neat clipped thorn hedge and set
down towards the marshes, is *Avondale*, a
small farmhouse, built in the early
seventeenth century with a plastered and
painted timber frame, and now with a steep
pitched pantile roof. There is a later
nineteenth century addition to the west,
built with rendered and painted brickwork.
It has a pantile 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. Its
sheds and outbuildings in traditional
materials, used in connection with the
smallholding, add vitality and interest to the
local scene.

Next, to the west, is a late Victorian terrace
of three houses with a rear outshut, Nos.
1–3 Cherry Holm. While looking somewhat
out of place in a Suffolk village, the terrace
was built as a boarding house between 1884
and 1926 and later separated from the
former Cherry Tree public house. It was
built of red brick and with a continuous
pantiled roof with gable end stack to the left
and axial stack between Nos. 1 & 3. Nos. 1
& 3 have three windows, No. 2 has two. No.
1 is the best preserved with its original four
light ‘horned’ sash windows and six panel
entrance door with fanlight all under stone
lintels with raised key blocks. 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
gardens of Nos. 1 & 2 have steel hooped
railings with gates, and No. 3 has a dwarf
brick wall and a timber fence.

The Cherry Tree is probably seventeenth
century in origin though much altered in
the late nineteenth century. It has a gabled
roof of Belgian pantiles with brick parapet
gables, off centre axial brick chimney stack
and painted brick walls to the front
elevations. Originally having a three cell
lobby entrance plan, it was extended to the
east up to the Cherry Holm terrace in the
late nineteenth century and with a lean-to addition with stepped parapet gables, to the west, of the same period. The main range has three windows and off centre entrance door with gabled pentice 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. The forecourt is enclosed by low hooped steel railings.

**Holton House and Blyth View** must once have been one large farmhouse, possibly the ‘Rose Villa’ on the mid nineteenth century maps. It is an architecturally austere, gault brick house which looks like it was built or re-faced in the late nineteenth century. Its plan consists of two ranges parallel to the road with gabled cross wings at either end facing the road. Holton House, to the left, has a concrete ‘slate’ roof. The roofs are steep and have parapet gables with brick kneelers and with impressive axial chimney stacks. The stack on the left hand cross wing has good Victorian gault brick 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. The twentieth century additions and garages could be replaced with higher quality buildings once they have reached the end of their useful lives.

Standing in isolation opposite Mill House and set back from the road by a wide grass verge is a small architectural gem. **Stone House** is early eighteenth century in
character, built of fieldstone with brick dressings, and with a concrete slate roof replacing a natural slate roof which has parapet gables and end brick chimney stacks. It has two storeys and a symmetrical three bay façade flanked each side by boundary walls, those to the right part of a single storey lean-to with one ground floor sash window. The central first floor bay contains a blind window, the others, sixteen light sash windows with flush sash boxes. There is a central six panel entrance door within a pretty Regency porch, rectangular in plan, with timber trellisage and a dished hipped lead roof.

Key Unlisted Buildings
All the buildings identified in bold type above are considered to make a positive contribution to the appearance of the conservation area. The most significant of those are listed below:

**Becles Road:**
The Old Rectory
Nos. 1-5
The Smithy
Well Cottages
The White House
Holton Lodge

**The Street:**
Garden Cottage,
Mill Cottage
The Old Post Office
The Lord Nelson

**Mill Road:**

**Southwold Road:**
Mill House
The Cherry Tree
Stone House.

Problems, pressures & capacity for change
Generally the village is in good repair, a consequence of the current wave of prosperity in Suffolk. Problems with poorly maintained buildings are likely to remedy themselves in time with new owners taking on the regeneration of ‘tired’ housing stock.

There is pressure for more houses in Holton. When considering future applications for new housing, the desirability of preserving the physical separation between Halesworth and Holton should be taken into account. Also the desirability of protecting the green spaces within the conservation area and the contribution they make to open space, views and vistas, trees, hedges and ground cover. The paddock on the south side of The Street, the field south-east of the Old Rectory and the garden land of The White House and The Homestead specifically contribute to the open green spaces in the conservation area.

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. Other features such as chimney stacks and chimney pots, front gardens, their boundary walls and iron railings, should also be preserved where practicable.

The mill 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.
An opportunity exists for local improvements to the setting of the red telephone box adjacent to the Nelson Public house.

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.

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.
Community involvement

The draft of this document was distributed for stakeholder consultation. There were forty-one consultees, internal and external. External consultees included the Secretary of State, English Heritage, Suffolk County Council, Holton Parish Council, etc. (A full list of consultees is available from the design and conservation department on request).

Additionally, a public exhibition was held at the Holton Village Hall, producing nine written responses and some verbal.

The response was overwhelmingly positive, with only one respondent against the proposals.

As a result of comments received, changes have been made to management proposals. These are now incorporated in a separate document referred to as the Holton Conservation Area Management Proposals, which appears here as appendix 1. It is also available as a stand-alone document both on the Waveney District Council website and in printed format.
Appendix 1 Bibliography

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Appendix 3: Glossary

**advowson**: Right of presentation to a benefice.

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

**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**: 

**glazed brick**: 

**glazed header**: 

**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, ie 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 molding 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, eg 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.
HOLTON Conservation Area

Management proposals
Management plan for the Holton conservation area
Appendix 4:
Management proposals/strategy

**Future development:** The 2004 Local Plan directs housing development to Lowestoft, Beccles and Halesworth with Holton making a contribution within the physical limits boundary. There are strong pressures for intensive residential development and it is important, in order to safeguard the setting of the conservation area, that development should be resisted between the built up areas of Halesworth and Holton, to prevent them merging into an amorphous whole. Also within the conservation area are undeveloped green spaces protecting important vistas, including three playing fields, which contribute to the character of the conservation area, where development will be resisted.

**Key views and vistas:** It would be good to make more of views of the mill from Southwold Road by some selective pruning of trees, which now block the view.

**The Street:** Three houses and their gardens dominate The Street and give it its character; The Homestead, Holton Lodge, and on the opposite side further along, the gardens of The White House which frame a picturesque view, and one of the better views of Holton Windmill.

**The brook:** The village brook, now culverted, stagnant and unromantic, is surrounded by concrete post and steel tube highway fencing; although the fencing is a neutral element within the conservation area, the brook is a landscape feature with potential.

**Overhead wires:** Overhead electricity and

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Key

- Green: Grade II* listed building.
- Pink: Grade II listed building.
- Grey: Building which makes a positive contribution to the area.
- Light pink: Area of open space or garden where development will be resisted.
- Yellow: The village brook, now culverted, provides a neutral contribution to the conservation area and thus is a feature with enhancement potential.
- Light yellow: More views of the mill can be created through selective pruning.
telephone wires and their poles where the wires cluster together, do not positively contribute to the character of the area.

The Smithy: The ‘workshop’ window opening is extant though the windows have been replaced with twentieth century casements. It is still recognizable as a smithy, and its pilaster links it visually to Forge House, with which it has ‘group value’. It would be much improved if the windows were to be restored.

The school: There are a number of timber sheds and fences, and chain link fencing, which could be enhanced to improve the character of the conservation area.

Trees: It is important that the trees should be retained to preserve the historic visual relationship of the hall, church and rectory, and that the glebe field should remain undeveloped to maintain the rural character of the setting of the church and old rectory viewed from Beccles Road.

Further protection through an Article 4(2) direction:
The recent degradation of elements of the façades of buildings (specifically doors and windows) within Holton not protected by standard conservation area legislation is cause for concern, and serious consideration should be given to the provision of added protection through an Article 4(2) direction. This problem can be seen at The Cherry Tree and Cherry Holm in Southwold Road.

Article 4(2) directions make further restrictions on permitted development rights to residential properties in
conservation areas. Once these have been imposed in an area, it means that planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare. Because these controls are a removal of what would otherwise be ‘permitted development’, the planning application is free. Elevations of a property not visible from a public place are not affected and these enjoy the normal ‘permitted development’ rights for a conservation area.
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 & conservation team on 01502 523077 or email pbc@waveney.gov.uk

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