



MARLESFORD CONSERVATION AREA APPRAISAL

December 2014



On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. [The Local Government \(Boundary Changes\) Regulations 2018](#) (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore this document continues to apply to East Suffolk Council until such time that a new document is published.

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Public consultation: this took place between 9th June and 12th September 2014 and included:

All building owners/occupiers in the village, inside and outside the conservation area, were written to advising them of the consultation and providing a web-link to the appraisals and offering to send printed copies on request; the Ward Member was written to; the Parish Council was written to with several printed copies of the draft appraisal provided and a web-link for downloading; the draft appraisal was placed on the District Council's website for downloading; a press release was issued; posters were supplied to the Parish Council for display on noticeboards; printed copies were available for inspection during office opening hours at the Council's planning helpdesk; printed copies were furnished member of the public on request; monthly adverts were placed in the East Anglian Daily Times promoting the consultation and providing contact details; invitations for responses were sent, alongside printed copies, to Suffolk Preservation Society; Suffolk Preservation Society Coastal Branch; Suffolk County Archaeology.

A total of 4 responses were received which led to 10 additions, 2 deletions and 9 amendments to the draft appraisal and conservation area management plan prior to adoption in December 2014.

INTRODUCTION

The Suffolk Coastal District currently has thirty four designated conservation areas, and these range in size from small coastal settlements, such as Walberswick and Dunwich, to the historic centres of larger towns such as Framlingham and Woodbridge.

The Marlesford Conservation Area was originally designated by Suffolk Coastal District Council in 1986, and re-designated in 1991.

The designation and re-appraisal of conservation areas is an important process and one that is governed by the Planning (Listed Buildings & Conservation Areas) Act 1990. The Council has a duty to review its Conservation Area designations and this appraisal examines Marlesford in accordance with English Heritage's guidance document '*Understanding Place: Conservation Area Designation, Appraisal and Management*' (2011, under revision).

Once a Conservation Area has been established, the local authority has a duty to review this periodically. However, a review of the existing Conservation Area boundary has not been undertaken as part of this review.

This document is neither prescriptive nor overly descriptive, but more a demonstration of 'quality of place'. The appraisal is to be read as a general overview, rather than as a comprehensive listing, and the omission of any particular building, feature or space does not imply that it is of no interest in conservation terms.



Village Sign



Low Road

1 CONSERVATION AREAS: Planning Policy Context

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

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

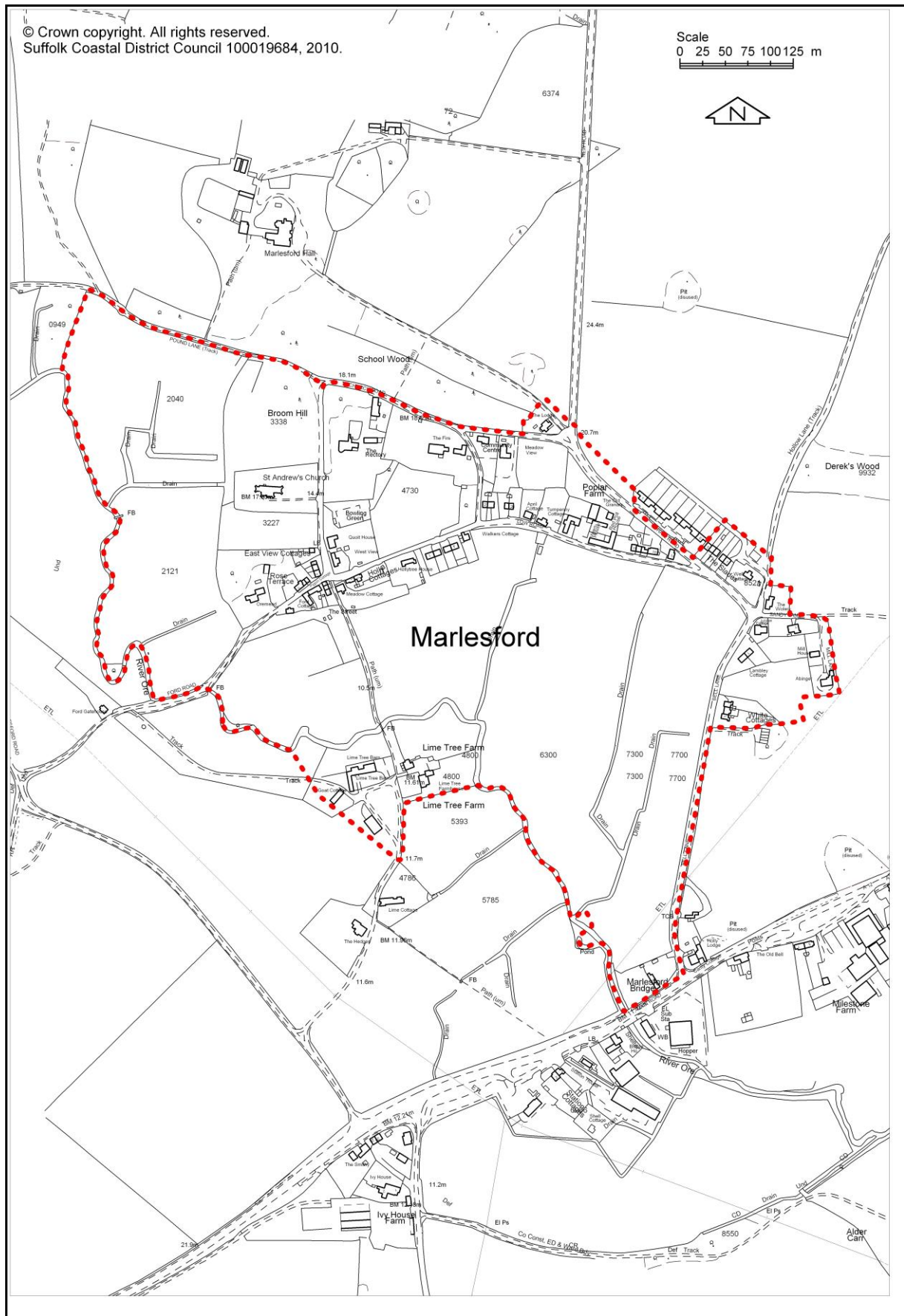
As part of this commitment there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving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

National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 12: Conserving and enhancing the historic environment) of March 2012.

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

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

- a definition of the special character of the conservation area through its special qualities: layout, uses, architecture, setting, open spaces, topography and archaeology
- an analysis of the area's history, development and current status
- a guide to managing future change



Marlesford Conservation Area

2 GENERAL CHARACTER SUMMARY

Marlesford is a reasonably small village of just over 100 dwellings with 220 inhabitants, enhanced by its fine setting overlooking the water meadows of the River Ore flood plain. The village and the river valley form part of the Ore Valley Special Landscape Area (as designated in the Suffolk Coastal Local Plan).

The effect of the village's dramatic edge-of-flood plain location is heightened by the steeply rising land to the north. From a distance, when viewed from the surrounding area (especially from the A12), the form of the village, with its cottages and farm buildings, appears as an attractive settlement in a rural landscape.

Closer to, and from within the village, the clearly defined relationship between the topography of the land and the historical development of the settlement has created a strong sense of visual cohesion and unity, which is strengthened by the predominance of vernacular building forms, details and materials.

Within the village, gaps between buildings provide views out to the surrounding countryside, especially to the south and east across the water meadows. By contrast, other parts of the village on the higher ground have more of an enclosed character. Within the Conservation Area a sense of enclosure prevails, created by sunken lanes with high banks topped by hedges and trees, and brick walls.

Within the village the majority of the smaller vernacular, domestic scaled houses are clustered along the edge of the flood plain, while to the north, the larger buildings are more widely spaced and on higher land.

The smaller houses are typically only one room deep, their narrow form and scale is accentuated by the shape of their roofs, the depth of the gable ends and low window and door heights. Materials are from a narrow palette and colour range. Red and orange clays for bricks and tiles, sometimes black glazed tiles or slate. Colour-washed rendered walls stand out against the green vegetation backdrop. There are also flint walls and white bricks which have weathered to a subtle grey. A small number of buildings are thatched, and these dwellings make a particularly important contribution to the vernacular character of the village.

On the higher land to the north of the village buildings tend to be located in large private gardens, and this forms an interesting contrast to the cottages to the south which follow the meandering form of the flood plain. The open spaces associated with these larger buildings make a particularly important contribution to the character of the area, and such gardens often contain large shrubs, hedges and groups of mature trees.



Marlesford: Aerial View 2001

3 TOPOGRAPHICAL SETTING

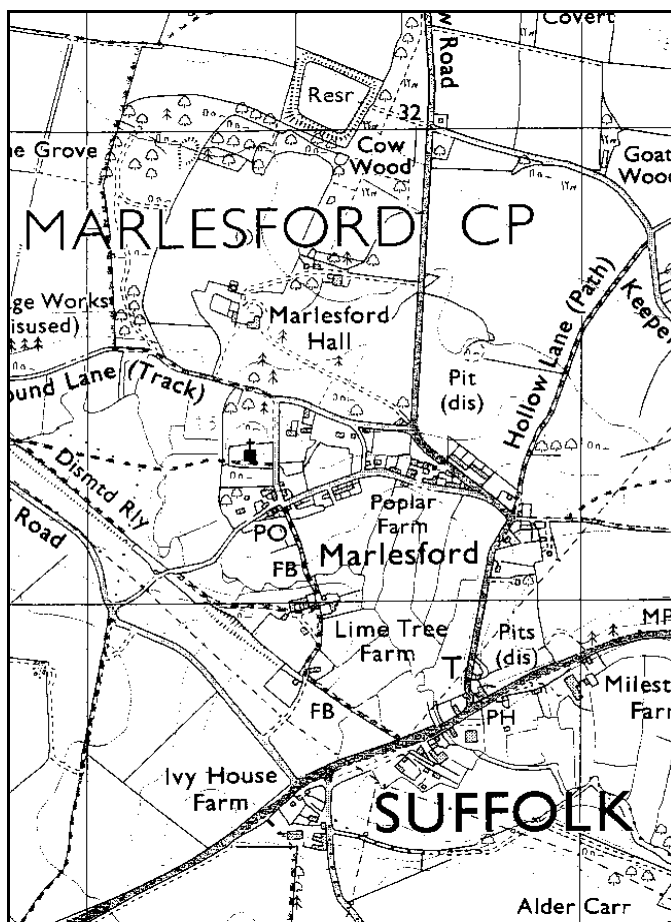
Marlesford is a village in east Suffolk, 7 miles north-east of the market town of Woodbridge and 5 miles south-west of Saxmundham. The village lies on the north bank of the River Ore, a tributary of the River Alde, which runs eastwards from here down to its estuary at Snape, ultimately reaching the North Sea between Shingle Street and the tip of Orford Ness.

In the late 18th Century the road from Woodbridge to Saxmundham, passing half a mile south of the village, was turnpiked by the Ipswich to South Town (Great Yarmouth) Turnpike Trust.

The road to the east of Marlesford Hall was relocated in 1817-1818 to allow the Hall's park to be extended creating one of the few straight stretches of road in the area.

From 1859 the East Suffolk Railway line from Ipswich to Lowestoft has provided an alternative means of communication, with Wickham Market Station 2 miles south of the village at nearby Campsey Ash still in use. Formerly, adjoining the main road, there was also Marlesford village station on the Framlingham branch line that ran on the south side of the river, disused since 1952 for passenger traffic.

The village is sited on the western edge of the coastal 'Sandlings' strip, adjoining the 'High Suffolk' claylands further west. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk County Historic Environment Record presently (2014) lists about a dozen sites of potential archaeological interest for the parish of Marlesford.

The earliest of these that is dated is a Roman coin, but three other entries are undated and might be earlier. Just south of the main road (and outside the Conservation Area) three cropmarks indicating enclosures, two of them circular, may well be the remains of Bronze Age barrows.

More recent entries include the medieval Church of St Andrew, along with its graveyard and a medieval scatter find at Marlesford Common, about a mile north of the village.

The parish was listed several times in the Domesday survey of 1086 as 'Merlesforda'. One manor of 12 acres was held by the Abbey of St Edmunds and included 6 acres of meadow, a mill and 3 beehives. Another manor of 36 acres was held by Robert Malet, and a third of 35 acres included the church and was part of the lands of the King.

Lordships of the Manor of Marlesford were held by various families over the centuries until 1793 when William Shuldham bought it. It is his direct descendant, Mark Shuldham Schreiber, Baron Marlesford, who currently occupies Marlesford Hall.

In 1844 Marlesford was described as a "pleasant village", with most people being employed in agriculture, but also with a miller, a blacksmith and a publican among other tradesmen. The peak population seems to have been in 1851 with 428 people living in the village. Since then the population has declined slowly, as have most village industries and sources of local employment.



St Andrew's Church tower

*HYNDREY. DE LOSA. MERLESFORDA tenuit
s. e. t. r. e. i. car. terræ 7. xii. ac. p. man. Sēp. v. bord. & . ii. car. in dñlo
& hou dim car. 7 vi. ac pti. i. molin. 7 . ii. runc. 7 . iiii. ac. 7 xiiii. porc.
7 . l. oūs. 7 . iii. uafa apū. Tē uaf. xxx. fol. h. xl. 7 . ix. integros
hoēs 7 . ii. dim. libi hoēs. Lxxx. iiii. ac. Tē. iiii. car. h. ii. i. ac pti.*

*In merlesforda. xxxv. ac. de dño. i. ecclia. xvi. ac. 7 uaf. ii.
oras. & hab& i longo. i. leug. & in lato. iiii. q̄. 7 de gel. xv. d.*

Hundred of LOES
St. Edmund's held MARLESFORD before 1066; 1 carucate of land
and 12 acres as a manor.
Always 5 smallholders;
2 ploughs in lordship; ½ men's plough.
Meadow, 6 acres; 1 mill. 2 cobs, 4 cattle, 14 pigs, 50 sheep,
3 beehives.
Value then 30s; now 40[s].
9 whole (free) men and 2 half free men; 83 acres. Then 3 ploughs,
now 2.
Meadow, 1 acre.

In MARLESFORD 35 acres in lordship.
1 church, 16 acres; value 2 ora.
It has 1 league in length and 4 furlongs in width; 15d in tax.

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

The Conservation Area is dominated by the Church of St Andrew. Grade I listed, it has a 15th Century nave, south aisle and porch and a 13th Century tower with 15th Century upper sections. It is built in flint with stone dressings and has a slate roof to the nave with plain tiles on the chancel. On the basis of a sturdy circular pier dated c.1200, Pevsner insists that 'the south arcade is earlier than the rest of the church'.

The only other higher Grade building in the parish is the Grade II* listed Marlesford Hall. With the exception of the gate lodge, the Hall, its ancillary buildings and landscape fall outside the Conservation Area's boundary. The Hall was built c.1790, possibly to a design by Sir John Soane, and is a seven-bay house constructed of Suffolk white brick with a slate roof.

The Grade II listed gate lodge to the Hall lies within the boundary to the Conservation Area, and appears to date from the later 19th century. Like the Hall it is constructed from Suffolk white brick, with rusticated quoins and a thatched roof.

All other listed buildings in the Marlesford Conservation Area are listed at Grade II, and tend to be more domestic in scale, timber-framed and generally rendered. One notable exception to this is The Rectory, an extremely elegant and accomplished late 18th century house built of Suffolk white brick.

Roof coverings are variously thatched, covered with plain tiles or pan tiles, sometimes the black glazed variety more commonly found further up the east coast and in the Waveney valley.

A high percentage of structures within the Conservation Area are unlisted. This status does not diminish their value nor their important contribution to the character and appearance of the Conservation Area. Those that make a positive contribution to the Conservation Area are identified on the Summary of

Character Features Map on page 34. Loss of a building that makes a positive contribution to the Conservation Area will be treated as substantial harm to the designated heritage asset.



Marlesford Hall



Gate lodge to Marlesford Hall



The Rectory



Painted render and red clay pan tiles



Flint, brick and black pan tiles



Painted render, thatch and red clay pan tiles



Flint, weatherboarding and red clay pan tiles

6 TRADITIONAL BUILDING MATERIALS

Suffolk white or cream bricks can be found to the gate lodge to Marlesford Hall, to the Hall itself (outside the Conservation Area) and to The Rectory. Within the Marlesford parish this relatively expensive material has been used on high status buildings. Outside the Conservation Area further examples can be seen at the Old Station House and the Grade II listed Hill House on the main road.

Examples of structures erected from good quality Suffolk red clay bricks are plentiful within Marlesford and notable examples include The Old School (now the Community Centre) and a number of 19th century cottages. Red brick also appears as dressings and to chimneys on a number of flint built cottages in the built up area around the junction of Low Road, The Street and Ford Road. Here, there is also a collection of good quality boundary walls constructed of flint and rubble, of which the wall encircling the churchyard is particularly noteworthy.

Many structures have a painted rendered finish. Traditional black weatherboarding is occasionally seen, although generally this is reserved for outbuildings and barns such as those to the north east of The Rectory and at Lime Tree Barn.

Roof coverings are mainly of clay; plain tiles or pan tiles (both the natural red and black glazed variety), although there are a few examples of roofs covered with slate (the church and The Rectory) as well as an occasional use of thatch.



Red clay brick and plain tiles at Lime Tree Farm

7 CHARACTER OF SPACES

The eastern end of the Conservation Area is connected to the A12, just east of Marlesford Bridge by Bell Lane, which after a sharp left hand bend continues north-westwards as Low Road, becoming Hall Road before a second bend to the right heads north again as New Road.

Just after the first of these bends, Low Road forks to the left until it becomes Ford Road, which eventually crosses the river and railway and at a T-junction meets Marlesford Road.

At the second bend, where New Road heads off northwards, there is the gate lodge and approach drive to Marlesford Hall.

As these two roads head west they gently diverge, Low Road to the south and Church Road to the north, the two connected together at the village's western end by The Street, making a roughly triangular plan.

Development is spread fairly loosely on one side or the other around all these roads, but at the junction of The Street and Low Road / Ford Road, there is a more tightly knit built up area with buildings clustered close to the road on both sides.

The character of Low Road is very different to that of Church Road; the former is open and with far reaching views whereas the latter feels enclosed, green and more intimate.

The winding and leafy nature of Ford Road, combined with the drop in gradient means this road, situated at the western end of Low Road, has an enclosed and distinctive character, whereas to the eastern end of Low Road, at the junction with Hall Road, the topography is open and relatively flat.

To the south and west of the conservation area are wide expanses of flood plain,

which exist as an attractive setting to the village. To the south, this land gently rises towards the cottages on Low Road, whereas to the west the land steeply banks to meet the churchyard.

These are all key spaces, the character of which contributes importantly to the conservation area.



Low Road, seen across the flood plain



Ford Road, looking south west

8 TREES AND GREEN SPACES

The flood plain of the river provides the village with a large green space to the south, where open fields are mainly separated by drainage ditches without hedges, but with the occasional wetland tree species such as willow, poplar or alder.

The higher ground of the settlement to the north generally has greater tree cover, reaching its maximum density in the shelterbelts surrounding Saint Andrew's Church and the parkland setting of Marlesford Hall. Here there are fine specimens of Scots Pine and Cedar of Lebanon.

Marlesford Hall Park is of significant value as an historic designed landscape as well as for its indigenous and specimen trees. It is one of a small number of historic designed landscapes presently identified in Suffolk Coastal District Council's *Supplementary Planning Guidance Document 6 (Historic Parks and Gardens)* as being particularly worthy of preservation.

The churchyard itself has a variety of mature specimen trees, and to the immediate south of the elevated churchyard is a large open green space, at flood plain level, known as Quoit Meadow.

Further south, the other side of Quoit Meadow, there is a small area of mixed woodland containing beech, oak, rowan, hazel, birch, sycamore, field maple, yew, larch, poplar and horse chestnut, which was covered by Tree Preservation Order no.188 in 2005.

The prominence of trees and tree groups within the landscape forming the setting to the village and within domestic gardens and to the churchyard, are a notable feature of the conservation area and contribute significantly to it.



Flood plain and clusters of mature trees



Quoit Meadow, churchyard trees

9 COUNTRYSIDE SETTING

The dispersed settlement pattern evident in the Marlesford Conservation Area means that the setting and character found is diverse, and characteristics vary from open flat flood plains, to densely wooded contoured ground, to intimate lanes and footpaths.

Within the Conservation Area there are a series of footpaths that both cut through the core of the settlement, as well as radiating out towards the various boundaries (see map on page 34 for the location of these paths).

From the eastern end of the village, at the junction of Bell Lane and Hall Road, Sandy Lane heads eastwards for a short distance before a fork at which footpath 6 continues in an easterly direction to Hill House on the A12 and footpath 5 heads north-easterly parallel to the A12 towards Moat Farm. From this same road junction footpath 12 heads northwards as Hollow Lane. South of Marlesford Hall, beyond the junction with Church Road, Pound Lane continues westwards as a trackway along which footpath 13 runs and off which footpath 1 heads northwards along Marlesford Hall's western boundary.

Footpath 11 heads westwards off Church Road through the churchyard and continues in that direction as Hacheston footpath 6 after crossing the river by a small footbridge. Church Road, at its junction with Low Road and Ford Road continues southwards as an unmade road, The Street. This, in turn, becomes a footpath known as The Carnser, which continues over the footbridge to Lime Tree Farm. Footpath 9 follows this and continues further south-east along the line of the old railway, with footpath 10 coming off to the west to join the railway in the opposite direction.

All of this area as far south-west as Marlesford Road just beyond the line of the railway is designated as a Special Landscape Area following the River Ore's valley.



Pound Lane



View from Footpath 9

10 FORMER USES

Early 17th century records for Marlesford give a picture of the village's basic agricultural origins, with 8 yeomen and 2 husbandmen present. There were also 2 weavers and one each of thatcher, labourer, shoemaker and brick striker indicating some diversity in the local economy.

By 1844, there were still 8 farmers listed in directories, but then joined by the trades of gardener, joiner, wheelwright, blacksmith, corn miller, several shopkeepers and 3 shoemakers.

The Tithe Map Apportionment of 1842 supports the picture of this basic agricultural economy with several field name entries of both 'Hempland' and 'Windings' indicative of the linen industry.

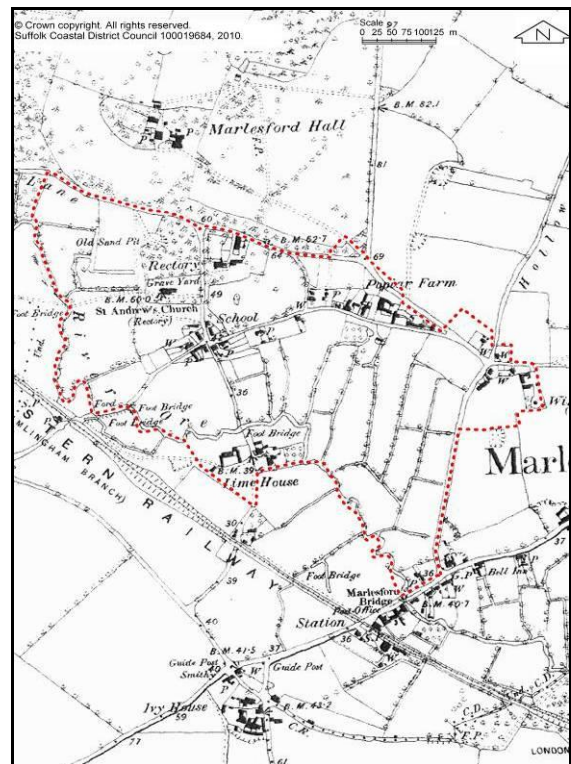
'Ozier Ground' also has several entries indicating another crop presumably from the wet riverside areas. Enough corn was grown to justify a windmill, sited just off Sandy Lane at the east end of the village and remembered today by 'Mill House' in Mill Lane. This was apparently of the post and roundhouse type and last worked in 1896.

The field names also record the presence of various extractive industries with pits for sand, gravel and clay.

House names within Marlesford, such as The Old Granary, reveal former commerce within the settlement, although no such activity is evident today. The area lacks a village shop and public house, although outside the Conservation Area (but within the Parish of Marlesford) there is considerable commercial activity, with various retail outlets evident near the A12 indicating a move from the village heart to the main route of transport and communication.



Pippin Cottage: old shopfront



19th century OS map

11 PROPOSED ENHANCEMENTS

Marlesford has suffered relatively little unsympathetic modern intrusion within the Conservation Area. The few infill sites that have been developed have generally respected vernacular detailing and most are adequately screened by hedges.

Some unlisted buildings have had replacement uPVC windows inserted, occasionally into enlarged openings, which is particularly intrusive as this often unbalances and over-punctuates elevations.

A scheme to underground unsightly overhead wiring that provides power and telephone services to the houses, has proved very successful (see commemorative plaque, below).



Screened infill housing



Commemorative plaque



uPVC windows

**12 STREET BY STREET
APPRAISAL**

12.1 Main Road



Nos. 9 & 10 Main Road

The southernmost section of the Marlesford Conservation Area abuts the A12, and it is here that a prominent Grade II listed building is found. **Nos. 9 & 10 Main Road** are located on the edge of the water meadows, at right angles to the road. 17th century, timber-framed and rendered, the simple narrow span form, with steeply pitched plain tiled roof creates an evocative 'gateway' to the village to the north.

Although there are some 20th century replacements, the windows are mostly timber casements. There are two boarded doors on the eastern elevation and another on the west side, with a simple wooden porch. There is a full height gabled projection in the roof on the western elevation, a later addition, possibly to provide additional space and lighting to the attic.



Water meadow adjacent to Nos. 9 & 10 Main Road

Adjacent to the house are low lying water meadows, with a meandering stream, straight ditches, and lines of trees. The trees are principally willow, although there are other species including some native black poplar. The meadows provide a highly valuable setting to the village.

12.2 The water meadows and Lime Tree Farm



Lime Tree Barn

The location of **Lime Tree Farm**, in the middle of the water meadows with its attractive farm buildings, makes it an important landmark. The unlisted collection of farmhouse and associated farm buildings makes an important and attractive contribution to the Conservation Area.



Lime Tree Farmhouse

The farmhouse is an attractive two storey red brick building with a clay plain tiled roof with chimneys to each gable end. The symmetrical front elevation faces west and has five casement windows under

hoodmoulds, with a central doorway with part glazed door and glazed sidelights.



Lime Tree Barn



View of walls and outbuildings, Lime Tree Farm

There are a number of weather-boarded barns close to the farmhouse which are linked by attractive brick and flint walls.

12.3 Bell Lane, Sandy Lane and Mill Lane

Running north from the A12, Bell Lane has open views to both sides of the road, as well as grassy banks and hedgerows. The first structures encountered when approaching the Conservation Area are the attractive small group of early 20th century houses. White Cottages, with its pair of gables facing the river valley, and Lambley and Lavender Cottages, with their pink walls and low, one-and-a-half storey scale and form, are particularly prominent buildings in the wider landscape. Other buildings in this group include The Wolery,

in Mill Lane, 1 Mill Lane, Mill House and Windhaven Cottage in Mill Lane, where a windmill once stood.



Nos. 1, 2 & 3 White Cottages, Bell Lane

Of inter-war date, **Nos. 1, 2 & 3 White Cottages** have steeply pitched gabled and hipped roofs covered with attractive clay plain tiles. The roofs incorporate hipped dormers with a pair of prominent chimneystacks to the ridge. The cottages are set back from the road behind grass verge and hedges and make a positive contribution to the conservation area.



Lambley and Lavender Cottages

Lambley and Lavender Cottages have a plain tile roof with two tall chimney stacks and three gabled dormers. A slightly lower gabled side extension with a pan tiled roof is attached to the left hand end of Lavender Cottage. The windows are mostly modern timber casements.



Jubilee Cottage, Mill Lane

Jubilee Cottage is a new house infilling the corner site between Bell Lane and Mill Lane. The detailing has made a clear attempt to reflect the local vernacular.



The Wolery, Mill Lane

Across the road from Jubilee Cottage is **The Wolery**, a one-and-a-half storey cottage with rendered walls, steeply pitched clay pan tiled roof and single modern flat roofed dormer. The windows are plastic replacements which detract from the character of the cottage and its good contribution to the conservation area.



No. 1 Mill Lane

No. 1 Mill Lane is set back from the road along an unadopted track and is partly hidden by tall hedges. It is an attractive rendered cottage with clay pan tiled roofs with half hips at each end, brick chimneys and a gabled dormer to the front (north) elevation. It has two storey rear extensions and the windows are timber casements.



The Mill House, Mill Lane

The Mill House has had its brick walls painted, although the white brick is still in evidence to the chimney stacks. An attractive 19th century house with a shallow pitched slate covered roof, it has timber casement windows with glazing bars surrounding a central doorway with a six panelled door.

12.4 Low Road (eastern half)



Well Cottage

At the junction with Low Road, **Well Cottage** is a two storey timber framed, thatched cottage, which probably dates from the 17th century. Grade II listed, Well Cottage was formerly a pair of cottages now converted to a single dwelling. There are two casement windows with glazing bars and pentice boards to the ground and first floor of the front elevation and two boarded doors. The left hand section of the cottage has a gabled porch. The rendered walls are lined to imitate ashlar stone and there is a single large red brick chimney stack located centrally along the ridge of the roof.



Modern development and hedge screening

To the north west of Well Cottage are a group of modern houses, The Slades, that relate reasonably well to the scale of the former council houses in Hall Road. The retention of the mature hedge on the site

boundary fronting the north side of Low Road helps soften the impact of this new development within the Conservation Area.



No. 14 Low Road

At the junction of Low Road and Hall Road, **No. 14 Low Road** is a small rendered cottage with brick gables and a pan tiled roof, and stands facing the junction. It is an extremely prominently positioned structure and its largely unaltered form and associated private garden contribute positively to the junction of Low Road and Hall Road.



View of Low Road, looking west

The parapet gables each have a chimney stack and there are some attractive timber casement windows with metal opening lights. To the rear is a simple lean-to extension covered in pan tiles.



View of Low Road from the water meadows to the south

Further west along Low Road, and on the north side, is an attractive group of cottages and agricultural buildings, clustered around the Grade II listed Poplar Farmhouse. The dwellings in this group comprise simple two storey and one-and-a-half storey forms with rendered walls, low eaves, dormer windows and clay tiled roofs. The exception to this is the picturesque Grade II listed **April Cottage**, which has a reed thatched roof and eyebrow dormer windows. At Poplar Farm single storey ranges, located parallel to and at right angles to the road, form a courtyard with a weather-boarded barn behind. The entrance to this, and the access to the farmhouse, provides attractive views into this pleasant complex.

The relationship between the buildings, the topography of the land, the road and the vegetation is particularly pleasing in this part of the Conservation Area. There is no uniform streetscape, and structures are set back from the road at varying distances, creating an informal and lively composition. In the middle of the group, **April Cottage and Turnpenny Cottage** are set behind low brick and flint walls. Modern garages, driveways and areas of hard-standing have not, so far, undermined this pleasant and attractive street scene.



High House, No. 16 Low Road

High House, No. 16 Low Road, at the eastern end of the road is rendered, two storeys in height, with a shallow pitched pan tile roof and modern casement windows and half glazed door.



Nos. 17 to 19 Low Road

Alongside, and attached to the left hand gable, is a row of three Grade II listed early 18th century Cottages (**Nos. 17 to 19 Low Road**). These are timber framed with rendered walls and a clay pan tile roof with four lead covered flat roofed dormers with casement windows. There is a large brick stack along the ridge with smaller stacks to each gable end. The ground floor windows are two light casements with glazing bars and the doors are boarded.



Poplar Farmhouse

To the west, **Poplar Farmhouse** has a gable onto the road with a projecting wing to the left and lower roofs beyond to the north. The earliest part of the Grade II listed house is the central range, which dates from the early 16th century and has two leaded dormers with casement windows. Beyond this is a cross wing, which has been extended with brick lean-tos and the addition of an entrance porch. The walls are mainly timber framed and rendered and the roofs are covered with a mix of clay plain tiles and pan tiles. There are two tall red brick chimney stacks and the scattered fenestration comprises mostly of casement windows with metal opening lights.



Turnpenny Cottage

Turnpenny Cottage, to the west of Poplar Farmhouse, has a pair of attractive red brick gables close to, and fronting, the edge of the road. These have various casement windows with glazing bars and the roofs have bargeboard detailing. The eastern

return end is also constructed in red brick with low eaves, so that the clay pan tile roof covering sweeps down to ground floor height. The western return wall is in flint and at the rear there is a rendered extension.



April Cottage

April Cottage is Grade II listed, probably dating from the early 18th century. The original section of the cottage is timber-framed with a reed thatched roof with two eyebrow dormers. To the left is a single storey extension in rendered brick with a pan tile roof. To the right is a relatively modern rendered extension with a gabled dormer and a pan tile gabled roof that tucks under the thatch on the original house. Most of the windows are modern timber casements.



Nos. 24 & 25 Low Road

To the west of April Cottage is a pair of red brick cottages, set back and on an elevated site behind hedges. **Nos. 24 & 25 Low Road** has a shallow pitched roof covered in

black pan tiles, with a central brick stack to the ridge of the roof. The four windows on the front elevation are timber casements with glazing bars. The plain appearance of these modest 19th century cottages make a positive contribution to the streetscene and are worthy of retention.



Nos. 26 & 27 Low Road

Nos. 26 & 27 Low Road is a pair of Grade II listed early 18th century timber framed houses. The walls have decorative panels and there is a steeply pitched gabled roof covered with black glazed pan tiles with a large central red brick stack. The four windows on the front are two light small pane casements. There is a lean-to extension to the rear constructed in brick and flint which has been painted.

12.5 Low Road (western half)

Beyond the junction with the lane that links through to Church Road and Pound Lane to the north (School Lane), buildings are all located on the south side of Low Road (the land to the north being the gardens associated with The Firs, Quoit House and School Cottage). The northern side of the road is characterised by banks, hedgerows and mature trees. Here, there is a sense of enclosure; the panoramic views of the water meadows to the south being replaced by occasional glimpses between buildings.



Walkers Cottage

Walkers Cottage, the first house on the south side (when travelling west along Low Road) is particularly prominent. It has an asymmetric shallow pitched roof with three red brick stacks, and is covered in clay pan tiles. The walls are rendered and the windows are a mixture of timber casements of varying age. A gabled entrance porch projects forward to the edge of the road, built out of brick and flint, which matches the low boundary wall to the front.

Hedgerows are an important feature on both sides of this part of Low Road, although there is an attractive flint boundary wall to Holly Tree House.

Nos. 1-4 Low Road are two pairs of dwellings. Their contribution to the conservation area is neutral.



Holly Tree House

Holly Tree House, a 17th century Grade II listed timber framed house, with a steeply

pitched roof and black glazed pan tile covering. There is a large stepped brick chimneystack to the left hand brick gable end and a further stack to the ridge. The windows are 19th century two and three light casements with a single transom and there is a doorway at the right hand end of the front elevation with a six panelled door. To the rear is a single storey 'outshut' extension. Holly Tree House occupies a large site and, along with the gardens of Holly Cottages and Meadow Cottage to the west, allows important glimpses from the road of the flood plain to the south.

12.6 Junction of Low Road, Church Road and Ford Road

There is a small, closely grouped cluster of dwellings at the junction of Church Road, Low Road, Ford Road and The Street. Most of the houses have been built close to the edge of the road. Although there are two buildings which are single storey with attic dormers, two storey cottages characterise this small enclave, which is the one place in Marlesford where buildings, rather than spaces, dominate the street scene.

Most of these buildings retain their form and features and, as this crossroads is a focal point within the Conservation Area, it is important that they continue to do so. Some buildings have had hard cement render applied over facing brickwork, while others have had their brickwork painted.

Some modern windows have been installed but generally, most alterations have been reasonably sympathetic. Flint walls are strongly in evidence here, more so than in any other part of the Conservation Area, and consequently the character created is extremely important. Brick walls, simple picket gates, garden areas, hedges and grass verges all unite to form an attractive central focus of the Conservation Area.



Nos. 1 & 2 Holly Cottages

To the west of Holly Tree House are **Nos. 1 & 2 Holly Cottages**, a pair of one-and-a-half storey Grade II listed dwellings dating from the late 17th or early 18th century. They are timber framed, although the front elevation has a painted brick casing. The roof is covered with clay pan tiles and there is a large central red brick chimney stack. The windows to No.1 are a pair of timber casements, although the single small lead covered dormer has had a replacement window fitted. The entrance to No.1 is via a modern flat roofed extension located to the eastern gable end.

No.2 has two gabled dormers and the windows are modern stained timber casements. The front doorway to No.2 is at the right hand end and has a simple stained boarded door. Holly Cottages are built close to the road with only a small verge in front. To the right of No.2 is a low single storey extension.



Meadow Cottage

Beyond is **Meadow Cottage** which is set slightly further back with a triangular grass verge in front. Meadow Cottage is two storeys with painted and rendered brickwork, parapeted gables and a shallow pitched clay pan tiled roof. The windows are flush fitting timber casements with a single transom. The modern six panelled front door has a simple plaintiled lean-to canopy supported on timber brackets.



Footpath (The Carnser) to the west of Meadow Cottage

A footpath (The Carnser) runs southwards alongside the right hand gable of Meadow Cottage, with grass and hedges on both sides. The footpath then opens out as it crosses the water meadows towards Lime Tree Farm.



Opposite the start of the footpath (The Street), to the north side of the junction of Low Road and Church Road, is an attractive curved brick and flint garden wall with a row of pleached lime trees planted in close proximity to the garden side of the wall. These trees are an important feature of this part of the Conservation Area.

12.7 Ford Road



Ford Road, looking west

Ford Road runs westwards from the junction of The Street and Low Road and is, at its easternmost end, dominated by the gable ends of properties either side of the road, a key characteristic of this part of the village that contributes positively.



Nos. 1, 2 & 3 The Street

Nos. 1, 2 & 3 The Street is a row of two storey cottages that face Low Road as it approaches from the east. Set behind a low brick and flint wall, most of the walls have been rendered. There are boarded doors and the windows are a mixture of timber casements of varying age. The long shallow pitched roof is covered with clay pan tiles. The rear elevation, which faces onto a narrow driveway between the buildings, has varying types of casement windows and two boarded doors. The central portion of the rear elevation is not rendered, and brick with some areas of flint are evident.



Pippin Cottage

Built on the south side of Ford Road is **Pippin Cottage** a simple painted brick building with shallow pitched pan tile roof with a large chimneystack to the ridge. The four windows to the left hand end are plastic replacements. However, on the first floor to the right, three casements remain and below these are a further casement window and an old shop front, which is an important survivor and indicator of the former role of the building.



Ford Cottage, Ford Road

Attached to the south west end of Pippin Cottage is **Ford Cottage** which has a recessed porch and attractive brick and flint walls. There are two small metal casement windows with leaded lights. Beyond, to the west, is a short length of brick and flint wall with a metal gateway before a tall hedge. Ford Cottage extends back from the road and has a long elevation facing west, the flint work giving way to red brick.



Rose Terrace

To the north side of Ford Road is Rose Terrace, which has a rendered front elevation, exposed brick and flint gables and a clay pan tile roof with red brick chimney stacks. To the right hand end is a pair of boarded doors, either side of which are casement windows with opening metal lights. To the left is a modern part glazed six panelled door surrounded by four casement windows. The terrace is set back and raised slightly from the road, with a low brick and flint retaining wall to the small front gardens.



Ore mead

To the west, beyond the buildings, Ford Road becomes a narrow lane where high hedges enclose gardens. **Ore mead**, to the north, was built in the early 1960s with later additions and is reasonably well screened from the road. Beyond this point (heading south west) the vista opens out with water meadows on both sides of the road. Here, the western boundary of the Conservation Area follows the meandering course of the River Ore.



The south west end of Ford Road

The road crosses the stream by a little ford, with a simple footbridge. The flood plain of the river has less of an open character here owing to the raised banks, trees and field boundaries evident to the south.

12.8 The Street and Church Road



Nos. 1, 2 & 3 East View Cottages

Nos. 1, 2 & 3 East View Cottages are located to the north corner of Ford Road and Church Road. This attractive, picturesque terrace is set back slightly from the road and the small front gardens are bounded by a pretty mix of low brick and flint walls with white picket gates. They are two storeys in height with an orange clay pan tile roof, with a chimney stack to each gable and a further central stack to the ridge. The front elevation is mostly flint with red brick dressings, although No.1 has been partly rebuilt using Fletton bricks. The windows are all timber casements with metal opening lights, and all three have simple painted boarded doors.



Boot House, Church Road

To the north of No.3 is a small flint faced dwelling with a pan tile roof and modern extension. There are two windows either side of a boarded door above which was once a sign that read "Marlesford Post Office". There is an early post box with the letters 'V R' (for Victoria Regina) on the edge of the road built into a red brick pillar.



School Cottage, Church Road

School Cottage on the eastern side of The Street is a one-and-a-half storey cottage with red brick and flint walls, a steeply pitched gabled roof covered in black pan tiles and two gabled dormers covered in slate. There is a large red brick chimneystack along the ridge and a smaller one at the northern end. The ground floor windows are simple timber casements and the door is boarded with an arched head. The small front garden is bounded by a low brick wall, with timber picket gate.



Quoit House, Church Road

To the north of School Cottage, behind a picket fence and hedge, is the imposing form of **Quoit House**. With its narrow gables, rendered walls, thatched roof covering, leaded casement windows and tall chimney stacks, the scale of Quoit House renders it something of a minor local landmark. .



The Church of St Andrew, Church Road

On the western side of Church Road, the Grade I listed **St Andrew's Church** stands in a relatively isolated and elevated position. The setting, with grass, mature trees, hedgerows and the gravestones, combined with low flint walls, creates a highly picturesque scene. Flintwork is a particularly important element in this part of the Conservation Area, providing visual links between the church, the churchyard, boundary walls and the flint used in the construction of the cottages and outbuildings to the south.



Gate piers and railings to the church

To the entrance of the churchyard are some attractive curved metal railings on white brick walls and piers. The largely 18th and 19th century churchyard memorials are of historic interest and make a positive contribution to the setting of the church.

Saint Andrew's Church is mainly built of coursed flint with stone dressings. It has a square buttressed tower with crenellated parapet, a slate roofed nave and plain tiles on the steeper pitched chancel roof. To the north of the Church is Broom Hill, a wooded area which slopes westwards towards the river valley.



The Rectory, Church Road

Opposite the Church stands **The Rectory**, a late 18th century Grade II listed brick built house, with a fine landscaped setting. The building has tall chimneys, and sash windows under flat gauged brick arches. There is a fine timber doorcase with pilasters, broken pediment, semi-circular fanlight and a six-panelled door. The elevations are mostly of painted brick, except for the very fine early 19th century two storeyed curved bay window to the western end of the principal façade.



The approach to The Rectory

The grounds of the Rectory are an important open green space, and when viewed with the garden associated with The Firs to the east and the village Bowling Green to the south, the whole forms an important and attractive green core within the Conservation Area.

The northern boundary of the Conservation Area runs along Church Road, beyond which lies Marlesford Hall in its fine parkland setting.



Ancillary buildings at The Rectory, Church Road

Travelling east along Church Road there is an attractive and important red brick wall with a banked grass verge that meets the road. Behind this is a cluster of good quality agricultural buildings associated with The Rectory. To the north end of the range is a hipped clay pan tiled roof and rendered wall adjacent to the road and to the west is an entrance providing a view of a weatherboarded barn and some red brick outbuildings.

This complex, with the surrounding grass, shrubs and trees, is unspoilt, particularly attractive and, in its present arrangement, makes a positive contribution to the conservation area that should be retained.



The Firs, Church Road

The important wall enclosing the agricultural buildings associated with The Rectory continues eastwards and terminates at fine brick gate piers that mark the entrance to **The Firs**, a substantial house dating from the early 20th century. The property has a gabled and hipped plain tile roof, flat roofed dormers and prominent chimneystacks, half-timbering to the upper gables, red brick elevations, sash windows and entrance porch supported on timber posts.

The Firs is a handsome building, and one that exists in contrast to the smaller-scaled cottages found in close proximity to the south east. This contrast is a key feature of the very good contribution that this local landmark building makes to the hierarchy of dwellings found within the village.

To the east of the house is an attractive brick outbuilding with gabled roofs covered in the same plain tiles as the house. It has boarded doors and attic accommodation.



Marlesford Community Centre (formerly the Village School), Church Road

Further east, beyond School Lane that connects through to Low Road, is the **former Village School**, now the Marlesford Community Centre. This is a fine, 19th century red brick building with a gabled roof of black glazed pan tiles and decorative red clay ridge tiles. It is flanked by two small pavilion structures, with the same roof detailing as the main building. These are built forward of the main building, with their gable ends facing the road. A red brick boundary wall links each gable across the front of the site, creating an attractive composition. The elevation of the main building which faces the road has tall mullion and transom windows with brick hood moulds, and the central boarded door has a rectangular fanlight over. There are further tall windows in the gable ends separated by large brick mullions. This building makes a positive contribution by virtue of its appearance and its community use, both worthy of retention.

Between this building and the rear of the Poplar Farm complex, which fronts onto Low Road, is a former allotment site, which is now an attractive meadow.

Like the grounds of The Rectory and The Firs to the west, this is an important green feature within the village and Conservation Area.

Meadow View, adjacent the Community Centre to its east, is a recently built dwelling. Its contribution to the conservation area is neutral.

12.9 Hall Road



Gate lodge to Marlesford Hall

Opposite, on the north side of Church Road and at the junction with Hall Road, is the late 19th century Grade II listed **Lodge to Marlesford Hall**. This is a picturesque building constructed of white brick with rusticated brick quoins and a thatched roof. It has large mullioned and transomed casement windows fitted with square leaded panes and a flat lead roofed verandah on its roadside elevation. Alongside there are the decorative metal gates and posts which mark the entrance to Marlesford Hall.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Marlesford remains one of an attractive, old, rural Suffolk village, which retains its traditional form and appearance. There has been little intrusive 20th century development and the small-scale incremental change that has taken place has only had a minor impact. The village, therefore, continues to retain the special characteristics, which strongly justify its Conservation Area designation.

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

New developments and the cumulative effect of incremental change are a constant threat to the special architectural and historical interest of the Conservation Area. Detrimental change can take many forms, from inappropriate infill with poorly-designed new houses, to modern replacement windows and doors in older buildings. Other changes can include alterations and extensions, which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, and the construction of intrusive, non-traditional walls, fences, driveways, garages and other structures.

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

Loose or bound gravel will normally be the most suitable surfacing for driveways and parking areas. Certain types of concrete brick paving should not be used because they have a harsh modern appearance which is very much at odds with the traditional character of the Conservation Area.

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

13.1 Alterations to existing buildings

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

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

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

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

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

13.2 Design of new development

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

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

13.3 Conservation area boundary

On completion of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. No suggestions for boundary changes arose out of the public consultation on this appraisal.

13.4 Demolition

Marlesford has a finite quantity of historic buildings which are integral to the character of the Conservation Area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Marlesford and undermine the Conservation Area.

The National Planning Policy Framework at paragraph 138 states that “*loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area....should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole*”. A brief checklist of characteristics which make a positive contribution can be found in English Heritage’s *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision).

13.5 Enhancement opportunities

Opportunities to enhance the Conservation Area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Marlesford is maintained and protected.

13.6 Landscape and trees

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

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

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

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

13.7 Contacts

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

Design & Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural & Landscape Manager

Tel. 01394 444241 Nicholas.Newton@eastsuffolk.gov.uk

Further information regarding the Suffolk Historic Environment Record can be found at <http://heritage.suffolk.gov.uk> or by contacting 01284 741237 or emailing archaeology.her@suffolk.gov.uk

14 REFERENCES & FURTHER INFORMATION

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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site www.suffolkcoastal.co.uk or contact the Design + Conservation Team, Planning Services, Suffolk Coastal District Council, Melton Hill, WOODBRIDGE, Suffolk, IP12 1AU Tel: (01394) 383789 or email: conservation@eastsuffolk.gov.uk.

