



# MELTON CONSERVATION AREA APPRAISAL

**June 2010**



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

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**Public consultation:** this took place between 5/11/09 and 28/2/10 and included writing to the Parish Council and providing printed copies; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; and inviting responses from Suffolk County Archaeology and the Suffolk Preservation Society. A total of 3 responses were received which led to 10 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.

## INTRODUCTION

The conservation area in Melton was originally designated by Suffolk Coastal District Council in 1990.

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

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

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

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



Village Sign



Yarmouth Road Junction

## **1 CONSERVATION AREAS: Planning Policy Context**

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

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

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

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

At the regional level, the East of England Plan (May 2008) includes Policy ENV6 'the historic environment'. This policy

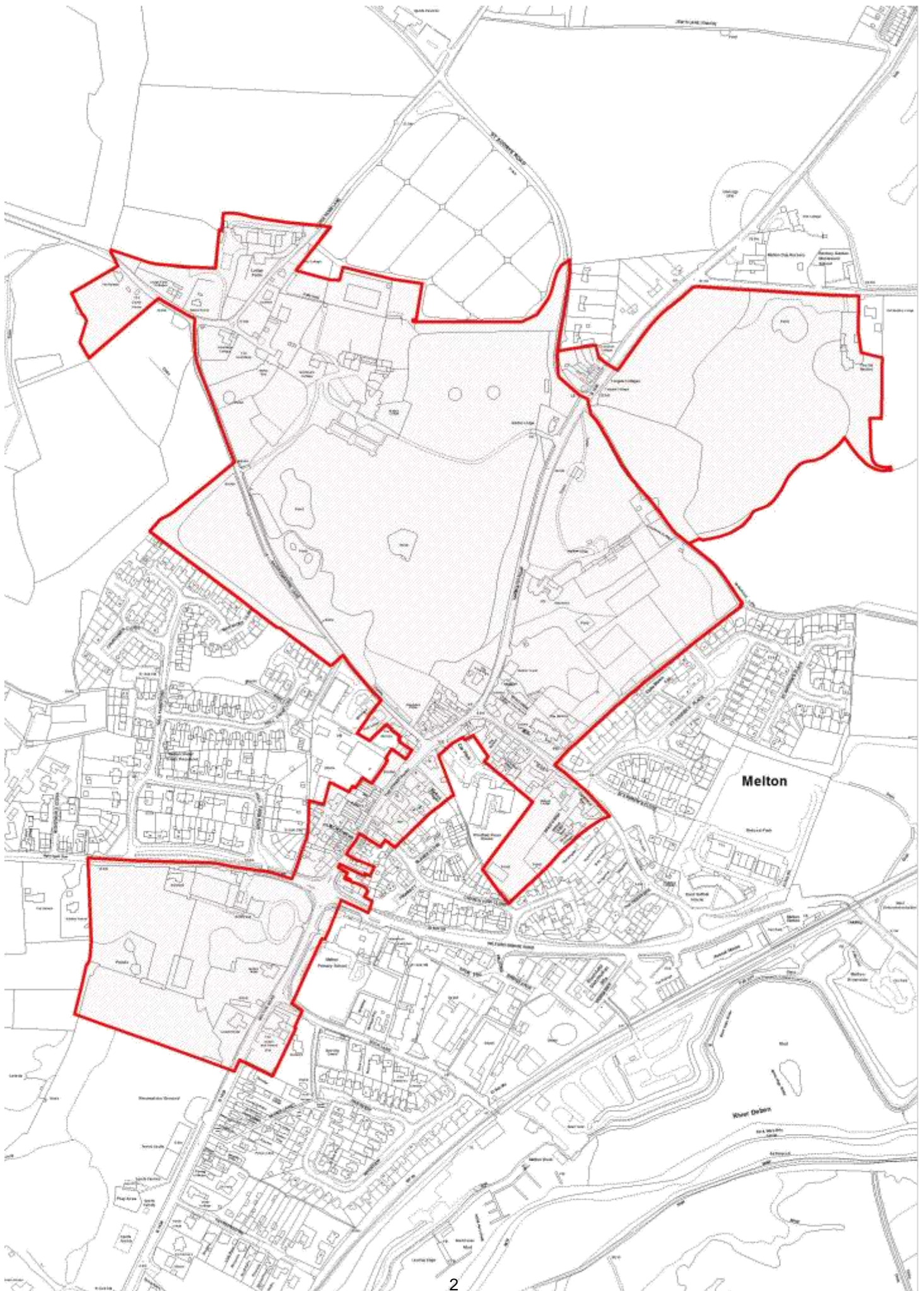
encourages local planning authorities, in their plans, to 'identify, protect, conserve and, where appropriate, enhance the historic environment of the region'.

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

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

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





## **2 GENERAL CHARACTER SUMMARY**

Melton was, until the end of the 1950s, a small working village which, although situated close to Woodbridge, remained a self-contained community. The centre of the village was compact with some very attractive traditional buildings surrounded by a well treed landscape on the higher land to the north and west and by the river and marshes to the east and south.

Indeed, what is particularly interesting about the way the village developed is the fact that apart from the road leading from Wilford Bridge, the other roads into the village became dominated by the landscaped grounds of large houses, whilst the village itself is characterised by small, simple, traditional cottages. The contrast between the two is quite marked.

Melton village has in recent years experienced substantial new housing and industrial development, together with the construction of the relief road between Woods Lane and the Station (Wilford Bridge Road).

However, despite the fact that a lot of this development has certainly not served to enhance the traditional qualities of the village, much of its historical form and character still survives and remains remarkably intact. Furthermore, the landscape dominated character of the main approaches to the village from the south, west and north has also been retained.

In addition to the number of listed buildings located within and around the village, there are many other important traditional buildings from different periods and of

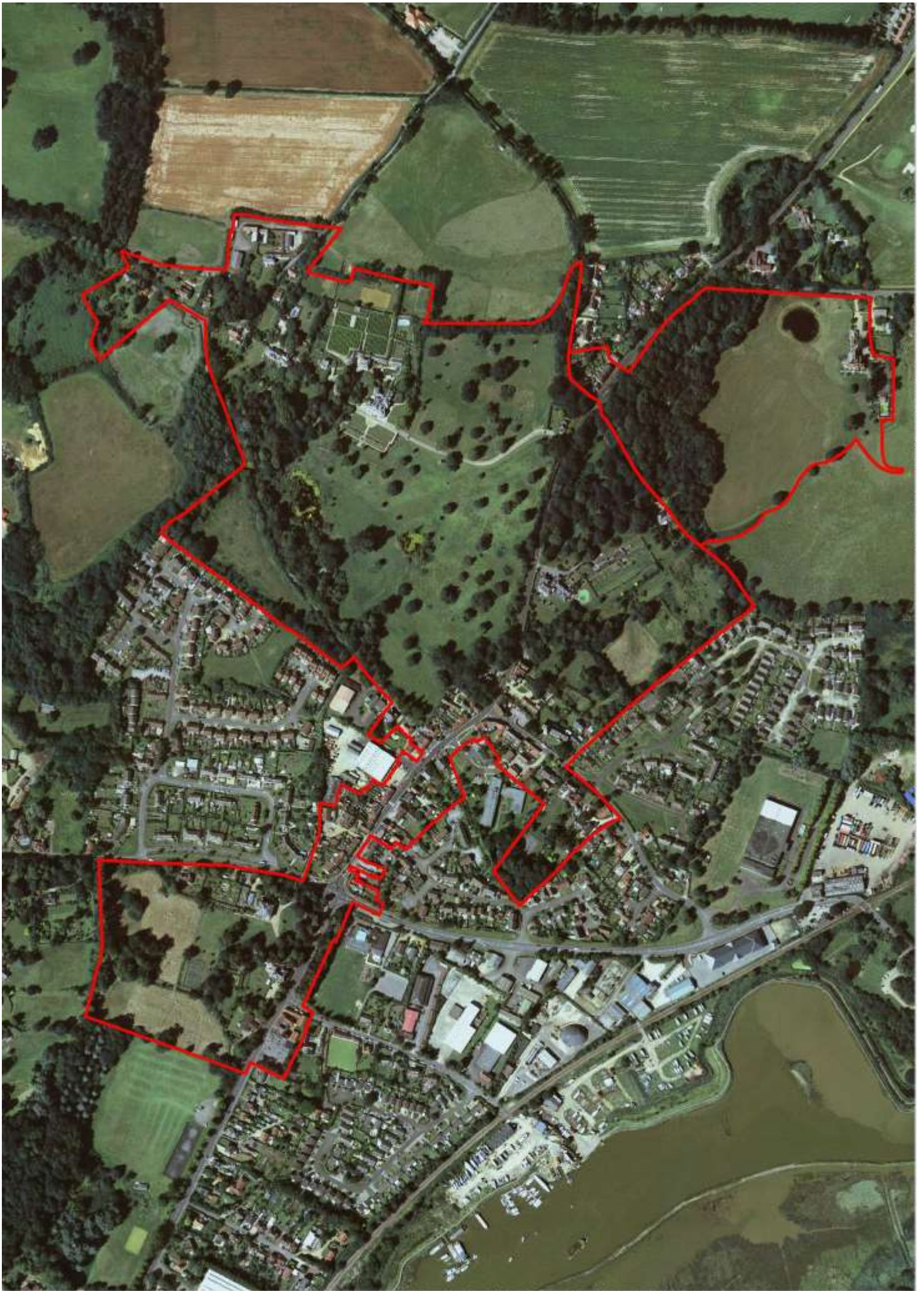
different architectural styles which, having retained their special qualities, contribute positively to the overall character of the area.

Despite modern developments, the village therefore, retains a significant amount of interest. Indeed, the principle aims of conservation area designation are to ensure that the surviving special qualities of the village are retained and that in the future, change and development serve only to preserve or enhance the area.

Woodbridge and Melton, due to their proximity, have over recent years developed much closer social, economic and physical links. However, it has also been recognised that their physical coalescence is undesirable, partly because of the effect upon the character and appearance of both Woodbridge as a town and Melton as a village, but also because of the loss of the existing valuable landscape which currently forms the visual break between the two settlements.









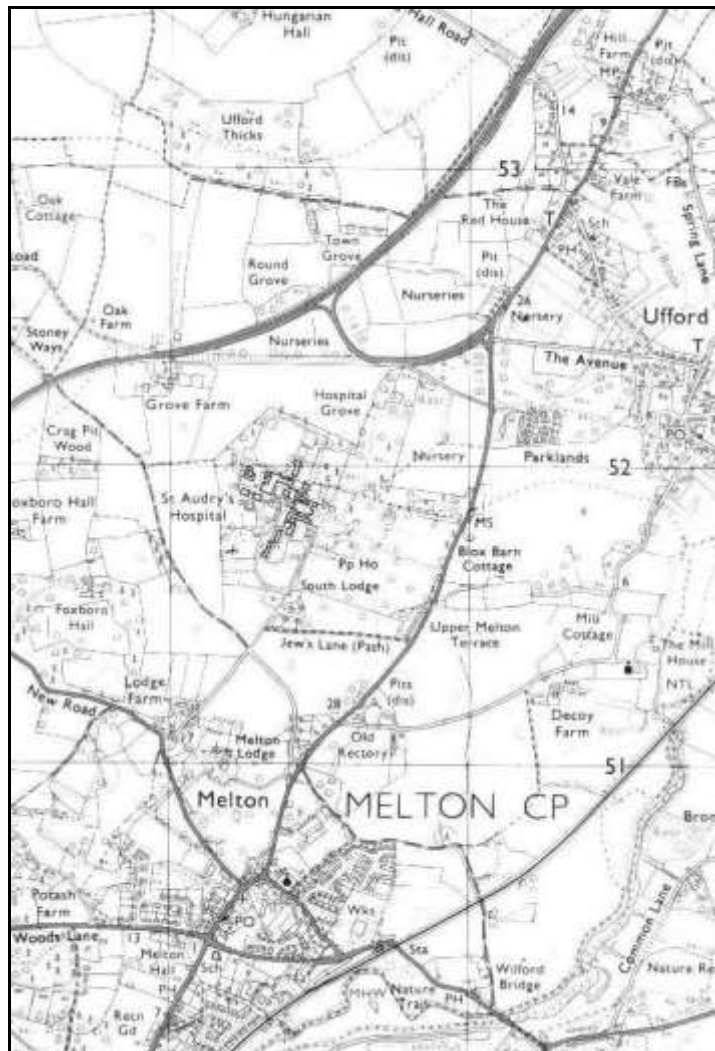
### 3 TOPOGRAPHICAL SETTING

Melton is a small village in east Suffolk adjoining the market town of Woodbridge. The village lies north-east of the town on the north bank of the River Deben at the head of its estuary. Downstream from Wilford Bridge the estuary runs a further eleven miles before reaching the North Sea between Felixstowe and Bawdsey. Historically the river was navigable at least as far as Wickham Market, but has long since become too silted up beyond Melton.

In the 18<sup>th</sup> Century the road through Woodbridge en route for Wickham Market and Saxmundham was turnpiked by the Ipswich to South Town (Great Yarmouth) Turnpike Trust. Melton thus had a tollgate on Yarmouth Road, for which the small brick built toll-house still survives. From 1859 the East Suffolk railway line from Ipswich to Lowestoft has provided an alternative means of communication, with stations at both Woodbridge and Melton.

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 Historic Environment Record lists twenty eight sites of archaeological interest for the parish of Melton. The earliest of these are a Neolithic/Bronze Age perforated hammer and flint scraper. Also listed are Iron Age/Roman pottery scatters and some Roman coins.

More recent entries include the Medieval old Church of St Andrew and in the village the site of the Old Gaol, where the protestant martyr Francis Noone of Martlesham Hall was held before being burnt at the stake in 1558. Post medieval interest is provided by some tile fragments, Wilford Bridge, a duck decoy near the old Church, and the former 18<sup>th</sup> Century workhouse and cemetery site, later absorbed within the Victorian lunatic asylum, St Audrey's Hospital.

The parish was listed in the Domesday survey of 1086 as 'Meltuna', held by the Abbot of Ely. There were 17 acres of meadow together with a mill, which at that time would have been a watermill on the river. The church was included separately under the adjoining parish of Bromeswell across the river.

The 1855 edition of 'White's Suffolk Directory' stated "Melton is a large, pleasant and well-built village, on the western side of the River Deben, about a mile north-east of Woodbridge. Its parish increased in population from 501 in 1801 to 1,039 in 1851 (including 269 in the Suffolk Lunatic Asylum). It comprises about 1,410 acres (570 hectares) of land stretching southward to the suburbs of Woodbridge".

Commercial navigation of the Deben had been extended from Woodbridge to Melton in 1840, with the construction of a new quay. The railway came to Melton in 1859 with the opening of the East Suffolk Railway. The station closed in 1955, but reopened in 1984. The state of the roads improved in the mid 19th century with the formation of the turnpike trusts, Melton

lying on the main Yarmouth - London turnpike. Just as the railway brought an end to commercial use of the river, the improved roads brought a great increase in traffic and the end of local freight trains.

Suffolk Historic Environment Record is now available online at [www.heritagegateway.org.uk/Gateway/CHR](http://www.heritagegateway.org.uk/Gateway/CHR)



## St Andrew's Church



### Extract from Domesday Survey

## 5 QUALITY OF BUILDINGS

The highest grade listed building in Melton is the old Church of St Andrew, now only used as a mortuary chapel and graded II\*. Remote from the village and outside the conservation area, it is mainly 14<sup>th</sup> Century with a west tower of possible Saxon origin. It is built of flint rubble with stone dressings, some parts stuccoed over, and has a plaintile roof.

Within the conservation area grade II listed are two public houses, the 'Coach and Horses' and the 'Horse and Groom', and which are timber-framed with plaintiled roofs, one with roughcast render, one faced in brick, now painted.

Melton Lodge and Greylands, two of the grander grade II listed houses, set in parkland north of the village, are built of 'Suffolk White' brick with shallow pitched slate roofs, so typical of the early 19<sup>th</sup> Century.

Most of the other listed buildings are more domestic in scale with plaintiled roofs, timber-framed and either plastered or with more recent brick facing, sometimes as built but more often painted or rendered.

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



**Greylands**



**The Bowery**





**Tower End House, Melton**





**Melton House**



**The Couplings, Yarmouth Road**



**Lodge to Melton Lodge**



**Rat-trap bond red brick boundary wall**

## 6 TRADITIONAL BUILDING MATERIALS

The later 19<sup>th</sup> Century unlisted cottages that make up the bulk of The Street, were originally all Suffolk Red brick, however, many have since been rendered or painted, diluting the effect and breaking up the continuity of the terraces.

A number of other Victorian buildings near the centre fortunately remain as local red brick unadorned and have crow-stepped gables, most notably the Old School buildings and the Burness Parish Room either side of The Street and Red Towers and Tower End House at the start of Yarmouth Road.

Red brick can also be found along with clay tile-hanging at Lodge Farm and its adjoining cottages, the small hamlet at the top end of Saddlemakers Lane. Here there is the usual assembly of traditional farm outbuildings, many of them clad in black weather-boarding, whilst white weather-boarding can be found on the grade II listed building adjoining the Smithy in Station Road.

These buildings employing Suffolk's diverse palette of vernacular materials are for the most part roofed in plaintile, slate or pantile (some of it the black glazed variety more common in the north of Suffolk), but there does not appear to be any remaining thatch within the conservation area.

St Andrews Church is not only a local landmark by virtue of its outstanding spire but also by the use of Kentish ragstone, an unusual material in this locality. The church and its materials serves as a reminder of the historical importance of the Victorian development of Melton with the coming of the railway and improvements in commercial navigation and the construction, for example, of the Asylum at St Audry's, large local country houses at Melton Lodge and Melton Hill, and cottages along The Street.



**Barn, Lodge Farm**



**Old Forge**



## **7 CHARACTER OF SPACES**

The village is essentially in two parts, effectively around the old and the new churches, both on the north side of the valley, but separated by about a mile. The now remote old Church and watermill settlement to the north-east has been supplanted by the later settlement centred on the road coming out of Woodbridge. A new parish church was built here in Victorian times in recognition of its greater status.

The conservation area comprises the historic core of this later settlement, mostly along The Street, plus three adjoining areas of parkland, one to the west around Melton Hall, the other two to the north around Melton Lodge and Greylands, either side of Yarmouth Road.

These undeveloped spaces form a significant proportion of the conservation area and their green, open, and tree-ed aspect is an important and integral feature of their contribution to the conservation area. The parklands relate closely to their houses which reflect an important period in Melton's history of expansion and increasing wealth in the nineteenth century. It is, therefore, vital that the character of these spaces is preserved, and their historical contribution respected.

In the essentially urban area of The Street and Station Road, the buildings are set in general hard against the highway edge or at least behind very small front gardens. The only open spaces here are where frontage buildings have been lost and replacements have gone in set well back.

Another open space worthy of retention for its character includes the rear garden to Wilford Lodge, which provides an open aspect in an area that is relatively densely developed.



**The Street**



**Station Road**



## 8 TREES AND GREEN SPACES

One of the key elements of the Conservation area is its trees and green spaces. Treed and planted spaces usually enhance the buildings and spaces around the village and provide an appropriate setting for the conservation area.

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

The more urban central core of Melton contrasts strongly with the parkland setting found to the south-west, north-west and north-east surrounding Melton Hall, Melton Lodge and Greylands respectively. Here there are many fine mature trees including large Scots Pines, Wellingtonia and Cedar of Lebanon as well as the usual hedgerow species: Oak, Ash, Field Maple etc.

Some of these trees have been afforded protection by TPO since the 1950s. TPO 25A covers a band of mixed conifers and deciduous trees west of Saddlemakers Lane, itself west of Melton Lodge's parkland. TPO 42 covers large areas north and east of the house at Greylands, mostly Holly, Beech, Oak, Sweet Chestnut, Sycamore, Lime and some conifers.

Approaching the village southwards down either Yarmouth Road or Saddlemakers Lane, the change from tree lined estate to built up area is very sudden.

Something similar but less dramatic, as it is effected by the grounds of Melton Hall on

only one side of the road, can be noticed approaching from the west, by either Woods Lane or Melton Road.



**Melton Lodge**



**Saddlemakers Lane**

## 9 COUNTRYSIDE SETTING

Melton has no definitive footpaths actually within the conservation area, however parish footpaths nos.12 and 11 form the eastern boundary around the grounds of Greylands. From where these two meet, footpath no.10 heads off eastwards into the countryside, later splitting into footpaths nos.6 and 8 that head off northwards to Church Lane and southwards to Wilford Bridge respectively.

From Wilford Bridge footpath no.9 follows the northern bank of the River Deben westwards, mostly on top of the sea wall between tidal saltings and wetland marsh, this foreshore forming part of an 'Area of Outstanding Natural Beauty'. At Melton Dock footpath no.14 heads north-westwards inland across the boatyard and railway line continuing up Dock Lane as no.15 to rejoin the conservation area at Melton Road.

This variety of low lying fields and estuary south and east of Melton is largely replaced by the higher ground of parkland to the west and north.

Here there are fewer footpaths, but the landscape remains visible, if not directly accessible, from Woods Lane, Saddlemaker's Lane and Yarmouth Road, which are all pleasantly tree-lined.

Between the first two of these roads footpath no.22 links across parallel to The Street on higher ground.



**Yarmouth Road**



**Saddlemaker's Lane**



## 10 FORMER USES

Whilst the proximity of river, turnpike road and later rail links have encouraged the growth of Melton around its newer focus away from the original church, this has been historically restricted by the parkland around the mansions on the higher ground, maintaining their good views across the valley. The resultant mix of small agriculturally based village street and nearby open parkland provides the essential grain of the conservation area.

Subsequent infill by housing estates has thus been excluded from some areas, whilst an industrial area has developed to the south around railway line and river connections. Some of this is based around boats, whilst other remains, such as former malthouses, are more agriculturally based.

The tithe map of 1837 provides evidence of this background with field names such as 'Hempland' and 'Winding Field' indicative of the linen industry and the more obvious 'Malt Office Piece' and 'Mill Field' along with 'Brick Kiln Field', 'Clay Pit Field', 'Gravel Pit Field' indicative of various extractive industries.

Currently the village centre has fewer commercial activities than in the past, largely a result of the proximity of Woodbridge. There remains however a village shop, two public houses, a chip shop, a hairdresser and the agricultural machinery merchant. These commercial and retail uses are vital to retain to support the village character of Melton. Through their historic continuity in the village centre these uses make an important contribution to the conservation area. The separation of Melton, both physically and in terms of uses, from Woodbridge is also important to retain the historical separation of the two adjoining settlements.



Milestone Cottage



19<sup>th</sup> Century Map



## **11 PROPOSED ENHANCEMENTS**

Unfortunately the quality of developments such as Winifred Fison House and the Thurlow Nunn Standen industrial sheds is not sympathetic to the quality of a Suffolk conservation area.

One presents an untidy area comprising entrance road and parking area, the other a hardstanding for agricultural machinery display, both adjacent to The Street. These two areas have thus been excluded from the conservation area and as they are not quite opposite each other within The Street, they cause a sizeable gap. Should these sites be redeveloped at any future time, therefore, the quality of any proposals will need to correspond directly with their conservation area context.

In places overhead wiring is unsightly and should be placed underground.

Melton is also vulnerable to the volume and nature of traffic through the village, which at times detracts from its quiet character. Its thoroughfares and some spaces appear too traffic-dominated and would benefit from future projects to improve the quality of the pedestrian environment.

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

The Melton Village Action Plan includes further enhancement suggestions:

<http://melton-suffolk-pc.gov.uk>



**Winifred Fison House Frontage**



**Thurlow Nunn Standen Frontage**



**Overhead Wiring**

## **12 STREET – BY STREET APPRAISAL**



## 12.1 Melton Road

Travelling north from Woodbridge ribbon development backing onto the river characterises the eastern side of Melton Road. The western side by contrast is bounded by a hedgerow and mature trees with the recreation ground and Leeks Hills beyond providing a very attractive foil. The open space and lack of buildings form a very important visual break between the two settlements. An important vista is formed down Melton Road to the crossroads.

Melton village, visually, starts with the Coach and Horses pub on one side and Melton Mead and its associated high walls and outbuildings on the other.



The Coach and Horses, a 17<sup>th</sup> Century timber-framed building with steeply pitched plaintiled roofs, forms a group with the attractive brick and tiled barns on the corner of Dock Lane.

At one time these formed part of a small brewery associated with the Coach and Horses. The associated clutter detracts from

the setting of the listed building and also the streetscene.

Traditional ancillary buildings such as these form a particularly important feature in both the Conservation Area and the village as a whole. Workshops and storage buildings, often built at right angles to the road, are significant from both a townscape and from a historical point of view, evidence of a time when Melton was very much a working village and an almost self-sufficient community.



It is important in relation to preserving and enhancing the Conservation Area therefore that these buildings are retained, along with their essential architectural character and detailing.

Between Dock Lane and the crossroads the trees along the road frontage are an important feature in the street scene and are visually linked with those on the western side of Melton Road. They contribute to the attractive, well treed entrance to the village centre from the south and it is vital that these are retained, where possible.





The landscaped grounds of Melton Mead and Melton Hall, the meadows, trees and high frontage walls combine to give the impression of open, essentially undeveloped space coming right down to the main village street. This space also visually links through to the west along Woods Lane to the open countryside beyond thereby contributing to the visual break between Woodbridge and Melton in that direction.

Both Melton Mead in red and white brick and Melton Hall in render have slate roofs and are grade II listed.



They retain much of their original character and detailing and with their prominent and imposing locations contribute greatly to the attractive appearance of this part of the Conservation Area.



## 12.2 Melton Crossroads

At the crossroads there are two other buildings which similarly contribute. The terrace of three houses on the north corner (the Beeches, No 3 and The Bowery) read as a single entity. Red brick, with mansard roofs, elegant sash windows and an interesting octagonal ended bay at the far end, they form a very attractive composition. Complementing the buildings are the brick boundary walls, parts in rat-trap bond.



The combination of different roofing materials on a single roof adds to the interest of the building and the focal point quality that it provides on this busy trafficked corner. The opportunity to improve the pedestrian quality of this space would be very welcome.



Opposite, Melton House, a 16<sup>th</sup> Century timber framed house with a 19<sup>th</sup> Century rear wing, is set very close to the road. It has a particularly attractive traditional conservatory with curved eaves. Unfortunately, the setting of the house has been marred by a particularly inappropriate pair of modern houses which have been built adjacent to it to the north and the housing estate which comes very close to its eastern boundary behind.



On the south-east side of The Street, the Parish Rooms, Winterholme, the Chapel and the White House form an interesting juxtaposition of architectural styles, details and building forms which make a positive contribution to the streetscene character.

Due to their prominent location in the centre of the village it is important that their traditional character and appearance are preserved and enhanced. The design of the terrace of four houses built in the 1970s (Nos. 16 to 22 The Street) and the detailing of Winterholme alongside fail to match the traditional qualities of the older buildings on this side of The Street.



### 12.3 The Street

On the north western side of The Street simple terraced cottages form a particularly important element in the townscape of the centre of the village. Some recent alterations including modern replacement windows and doors and painted over facing brickwork have undermined the terrace's visual unity and architectural interest. The resulting variety is now a feature of the streetscene here.



There are two prominent sites in the centre of the village which, due to their present layout and appearance, severely undermine the character and appearance of the Conservation Area.



The grass verge, access road, car parks, poor landscaping and rather bland, utilitarian design of Winifred Fison House is clearly at odds with the positive qualities found elsewhere in the Conservation Area.

Similarly, the open frontage and industrial character of workshop buildings on the north western side of The Street form a conspicuous gap in the traditional street scene.



The open driveway and double garage of the modern house alongside compounds the lack of enclosure in this part of the village and erodes its traditional feel.



Nonetheless the commercial and retail uses that form part of the village core in this area are important to retain for the vitality of the village and the contribution which that makes to the character of the conservation area.



Along with the shop, an attractive group of small cottages mark the junction between The Street and Saddlemakers Lane. Here, compared to the streetscape opposite and to the south, the scale comes right down: small buildings dominate and there are important glimpses of courtyards and gardens beyond.



The open space and trees which form part of the parkland associated with Melton Lodge visually come right into the centre of the village here and form an important backdrop to The Street. The size of the trees emphasises the small scale of the traditional buildings in this part of the village. In a sense this whole area represents the centre of the village, in terms of the cluster of uses, although this is not reflected in the scale of buildings, their appearance or the quality of the space (square or green). This is a reflection of the village's historical development and lack of 'nucleation'.



#### 12.4 Station Road, Yarmouth Road Junction

At the junction with Station Road the traditional buildings are constructed on the back edge of the pavement. The Horse and Groom pub encloses the northern side of the junction and another group on the south side follows the line of the inside of the bend.



Tower End House forms an interesting architectural foil beyond the Horse and Groom. Its elevated position, together with red brick walls, castellated parapets, and smallish windows on its south elevation, give it a fortress like character and it is a very important local landmark, closing the vista. Again the mature trees in the landscaped gardens beyond provide an important backdrop to the buildings.



Some of the small cottages here have also been inappropriately altered. Replacement windows and doors and other changes have undermined the traditional character of several of the unlisted properties. Although, as former shops, these cottages can take some variety in their appearance, materials and designs that detract from the traditional appearance will erode their good contribution to the conservation area.



#### 12.5 Station Road

St Andrew's Church with its tall spire and churchyard and stone boundary wall dominates the village end of Station Road. It was designed by the important Suffolk architect Frederick Barnes and is a superb local landmark.

Its Victorian splendour creates an interesting contrast to the adjacent vernacular buildings, including the Old Smithy, the Pub and its ancillary structures and the other outbuildings in the area.



Most of these buildings retain their original character and appearance and along with the residential properties and shop premises, they should be properly protected from inappropriate change and alteration.



Wilford Lodge is an interesting building with an elegant rendered frontage, hipped roof and some fine sash windows.

Adjacent is another important brick boundary wall with an old brick and clay pantiled outbuilding positioned at right angles to the road. Clearly a structure which enhances the appearance of the street scene, it unfortunately provides a bad example of just how intrusive modern rooflights can be. The garden to Wilford Lodge forms a locally important open space within the conservation area. Although private in nature it does provide an important undeveloped space in a relatively densely built up area and should be kept.



## 12.6 Yarmouth Road

Yarmouth Road runs north from the village centre. Opposite the Horse and Groom and beyond it to the north the character and appearance of the Conservation Area change completely. On the western side the brick boundary wall of the grounds of Melton Lodge, with the mature trees behind, forms an attractive focal point at the end of Station Road and marks the beginning of a much more rural, landscape dominated street scene.



The Couplings, a small brick cottage, because of its architectural style and detailing and its position set back from the road, helps to reinforce this dramatic change in the street scene which is such a striking feature of the conservation area.



On the eastern side, north of the pub, Red Towers and Tower End House indicate very clearly that the area is characterised by large houses set in landscaped grounds.



Similarly, Greylands, set close enough to the road so that its quality and style are obvious to those passing by, is surrounded by mature trees and landscaped grounds.

Apart from Greylands and its fine high brick boundary walls, trees and shrubs dominate Yarmouth Road, the important large landscaped areas of land on both sides of the road being included in the Conservation Area.



The entrance to Melton Lodge, with its single-storey lodge house, decorative gates, boundary wall and piers is particularly attractive and is very much an appropriate feature marking the northern entrance to the Conservation Area.

Melton Lodge itself, a fine early 19<sup>th</sup> Century house in 'Suffolk White' brick with slated hipped roofs, is set amid extensive grounds. It has some very attractive outbuildings associated with the site. The garden terrace

walls to the south of the house are separately listed.



The Conservation Area boundary currently crosses Yarmouth Road at the St Audry's Lane junction, but it has been suggested that an extension might be appropriate here to include the toll-house and terrace of red brick cottages adjoining.

The former is a survivor from the days of the Ipswich to South Town Turnpike Trust, which until the 1880's managed the main road here all the way along Suffolk's coast.



The cottages themselves retain their red brick walls and slate roofs, but like those in The Street have lost many of their original windows and doors.



### 12.7 Lodge Farm Lane

The northern boundary of the Conservation Area runs between St Audry's Lane and Lodge Farm Lane. Lodge Farm in Lodge Farm Lane has some particularly pleasant traditional farm buildings, mainly single-storey.



Here, the individual buildings are located within the landscape with large gardens and other undeveloped spaces between them. This imparts a rural-dominated character to the village scene in this area which is worthy of preservation for the contribution that it makes to the character of this part of the conservation area, in contrast to the more built up centre of the village around The Street.



At the junction with Saddlemaker's Lane there are attractive views westwards across the open countryside.



### 12.8 Saddlemaker's Lane

The small cottages and traditional houses scattered around the junction of Lodge Farm Lane with Saddlemaker's Lane form an attractive, largely unspoilt enclave.

Saddlemaker's Lane itself is a narrow country lane with a pronounced rural atmosphere. Attractive meadows with hedgerows and trees characterise the western side of the lane. The edge of the Hall Farm housing estate to the south west forms a clear break between the mainly built up part of Melton and the rural area beyond.





The landscaped grounds of Melton Lodge to the north east, bounded by hedges and trees, similarly contribute importantly to the rural, undeveloped character of this part of the Conservation Area.



Combined with the industrial nature of the adjacent site they both form an element of poorly designed development intruding into an otherwise rural street scene.

Park View, an attractive unspoilt, substantial Victorian property helps to alleviate the impact, as do the trees and other landscape features in the vicinity.



Unfortunately, the Hall Farm housing estate has been built very close to Saddlemaker's Lane at its southern end, and can be seen getting closer as one travels south towards the village centre.



Opposite Park View a last glimpse can be had northwards of the parkland setting of Melton Lodge, before one returns abruptly to the built up area of the village and junction with The Street.



## **13 CONSERVATION MANAGEMENT PLAN**

The overall character of Melton remains that of a typical old Suffolk village which still retains much of its traditional form and appearance. Despite some intrusive 20<sup>th</sup> Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which justify its Conservation Area designation.

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

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

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

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

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

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

### **13.1 Alterations to existing buildings**

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

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

### **13.3 Conservation area boundary**

On completion in 2010/2011 of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. Suggestions already made include that the conservation area boundary be extended along Yarmouth Road to include Tollgate Cottage and the adjacent terrace of cottages; and that a separate

conservation area be considered for those properties on Bredfield Road designed by Marjoram and a larger surrounding area. These suggestions will be taken fully into consideration at the time of the review.

### **13.4 Demolition**

Melton 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 Melton and undermine the conservation area. Conservation area guidance issued by the Government (PPG15) provides that a proposal to demolish an unlisted building that is judged to make a positive contribution to the special interest of the conservation area will be considered against the same set of tests that apply to a proposal to demolish a listed building. Appendix 2 of the English Heritage publication 'Guidance on conservation area appraisals' sets out the characteristics to be identified in judging whether an unlisted building makes a positive contribution.

### **13.5 Enhancement opportunities**

Opportunities to enhance the conservation area have been identified by the appraisal including 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 Melton is maintained and protected and this includes in relation to future highways measure that may, for example, include traffic-calming. Within the Melton Conservation Area, this should encompass Yarmouth Road, The Street and Melton Road and could include:

- i. Cycle lanes;
- ii. Pavements where there are none;
- iii. Speed limits and traffic calming.

### **13.6 Landscape and Trees**

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

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

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

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



## **13.7 Contacts**

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

### **Conservation and Design Service**

Tel. 01394 444616    [conservation@eastsuffolk.gov.uk](mailto:conservation@eastsuffolk.gov.uk)

### **Landscape and Arboricultural Officer**

Tel. 01394 444241    [nicholas.newton@eastsuffolk.gov.uk](mailto:nicholas.newton@eastsuffolk.gov.uk)

## 14 REFERENCES & FURTHER INFORMATION

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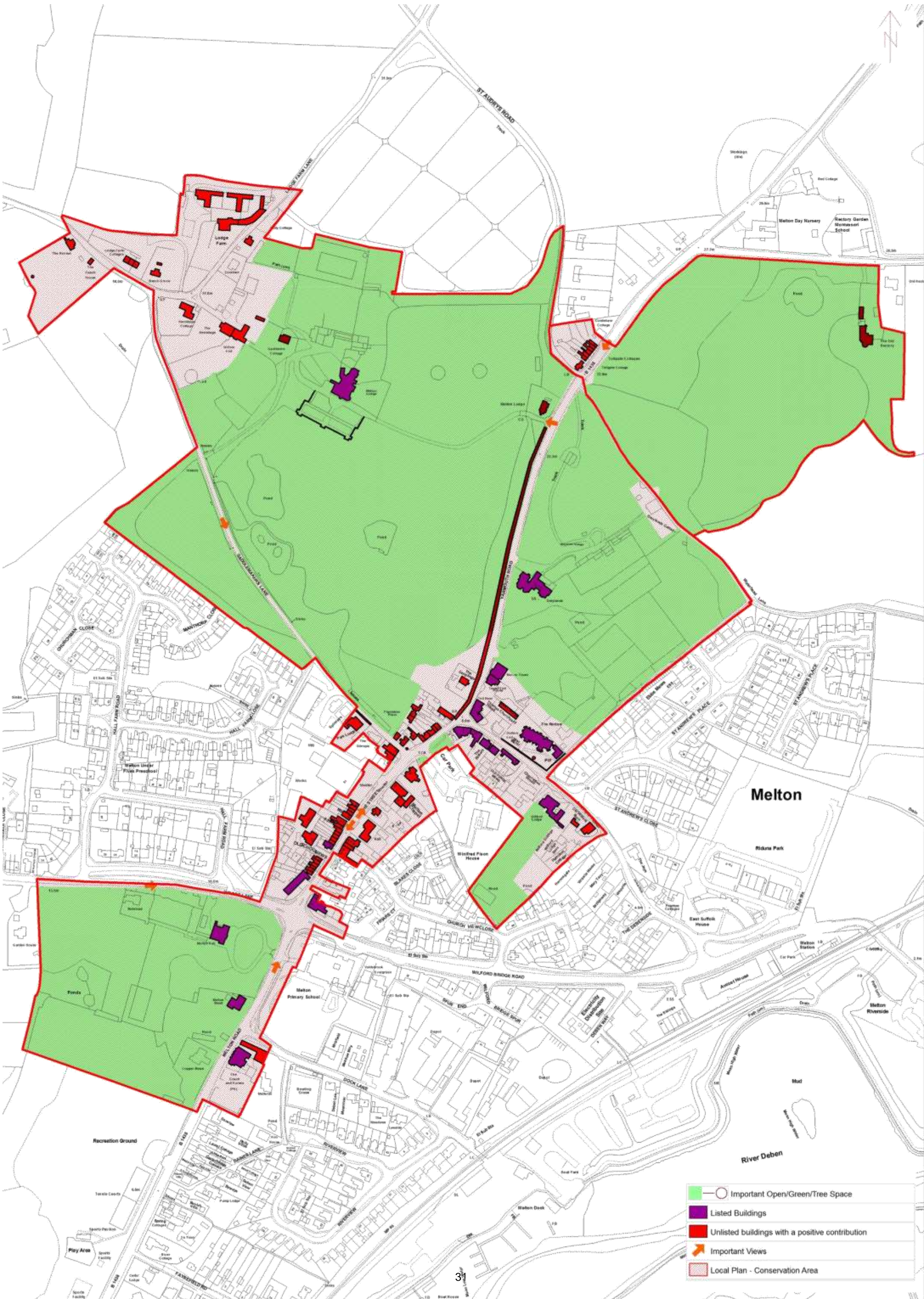
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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)

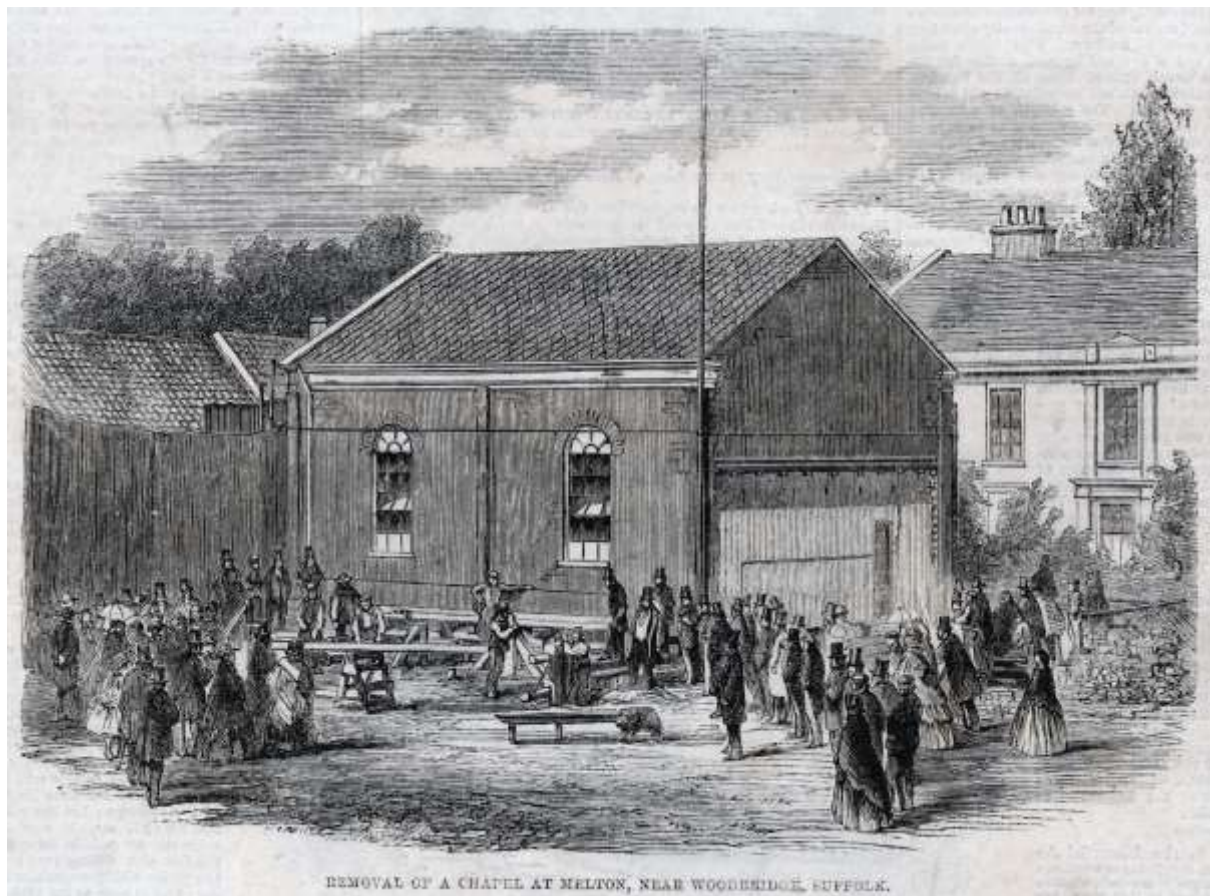






# Melton Conservation Area

## Supplementary Document



**October 2018**

## **Introduction**

This inventory was drawn up following field work completed during Summer 2016 and early 2017, this work was reviewed in summer 2018. The survey work was undertaken from the public realm and supplemented from readily available published material and map regression studies.

The inventory does not claim to be an exhaustive one, as other structures of architectural and / or historic significance, which are not readily visible from public footpaths and roads, may also exist.

The inventory includes unlisted structures only. Structures within the curtilage of listed buildings are not normally included. However, where there is believed to be some ambiguity over their status, and the structure is readily visible from the highway, an entry for that structure, with a brief note of explanation for its inclusion, will be found.

Where they are unlisted then free-standing structures such as water pumps, memorials, and village signs are included where thought worthy of inclusion as they are within the Statutory List.

A boundary review has also been completed as part of the field work and this, and any structures that contribute positively to any proposed extension areas, or any that exist within areas proposed for exclusion, are discussed separately towards the end of this document.

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## **Inventory**

### **Lodge Farm Lane**

*From northern boundary at junction with St Audries Road to southern end at New Road*

*Lodge Farmhouse* A substantial farmhouse of mid nineteenth century date with an earlier perhaps mid to late eighteenth century range to the rear. The principal range is of three bays and two storeys and is built of red brick with a hipped Welsh slate roof. The principal façade has a central pilastered doorcase flanked by window openings with wedge shaped lintels and stone sills. Six light plate glass sashes. Earlier range to rear partially rendered.

Robert Blake *Melton a Changing Village* (Brightlingsea, 1994) p71.



*Lodge Farm, southern end of range of farm buildings fronting onto Lodge Farm Lane*

*Range of Agricultural Buildings fronting onto Lodge Farm Lane at Lodge Farm* A Substantial red brick range of early to mid-nineteenth century agricultural buildings which are attached to the eastern gable end of the farmhouse and extend north at a right angle

following the lane. Black pan tile roof, boarded doors; Red and black patched pan tile roof to northern section. The largely windowless façade to Lodge Farm Lane has a projecting plinth and shallow brick buttresses. Small area of weatherboarding to northern gable. Shown on the 1888 first edition 1:2,500 Ordnance Survey map. The single storey range attached to the farmhouse now converted into accommodation and its brick façades rendered.



*Lodge Farm, northern end of range of farm buildings fronting onto Lodge Farm Lane*



*Single storey range of farm buildings, Lodge Farm*

*Single storey range of brick outbuildings backing onto drive north of Lodge Farmhouse.* T shaped range of mid nineteenth century red brick agricultural buildings which form part of the northern side of the large farmyard at Lodge Farm. Visible from the western side of Lodge Farm Lane.

Robert Blake *Melton a Changing Village* (Brightlingsea, 1994) p71.



*Weatherboarded Hay Barn at Lodge Farm*

*Weatherboarded barn and attached brick range backing onto drive north of Lodge Farmhouse* A large weatherboarded hay barn with a central gabled cart porch to its southern side. It forms the north-western corner of a substantial farmyard. Brick plinth and simple wooden bargeboards to the gabled ends. Single storey nineteenth century brick range of agricultural buildings attached to eastern gable. Later range attached to south eastern corner. A building is shown on this approximate site on the 1833 tithe map, and it is marked on an Aplin estate map of 1848.

Robert Blake *Melton a Changing Village* (Brightlingsea, 1994) p71.



*Rear Elevation of Holly Cottage, Lodge Farm Lane*

*Holly Cottage* Two storey former farmhouse facing south with a gable end facing the eastern side of Lodge Farm Lane. A building is shown on this site on the 1833 tithe map.



Asymmetrical three bay principal façade with later wing to east. Two lower gabled service ranges to rear with corbelled brick stacks to end gables. Rendered brick façades and simple painted wooden bargeboards. Red pan tile roof and brick ridge stacks. Twentieth century single storey rear addition, late twentieth or twenty first century casement windows.



*Hermitage Cottage, Lodge Farm Lane*

*Hermitage Cottage* A red brick cottage of probably later eighteenth century date standing at the entrance to the drive to The Hermitage and Melton Lodge. Shown on the 1833 tithe map. Of one and a half-storeys, the upper floor lit by dormers within the red pan tile roof. Single storey range attached to eastern gable, twentieth century latticed casement windows set within original openings and retaining original wedge shaped lintels. Boarded front door set within twentieth century wooden porch. Cat slide roof to rear. Hermitage Cottage terminates views looking south down Lodge Farm Lane.

*Cottage to West North West of Melton Lodge* Early nineteenth century gothic cottage of two storeys and three bays. Its principal façade faces north. Red brick with painted stone dressings and small pane sashes with gothic lights. Gabled porch with arched entrance door. Circular light above with quatrefoil tracery. Gothic niches to either side of doorway. Two red brick ridge stacks. Possibly originally a lodge to the Old Rectory which was demolished c1873 and its grounds

subsumed into the Melton Lodge estate. An accomplished early nineteenth century gothic design. The cottage plays an important role within the setting of Melton Lodge and its walled garden. Robert Blake *Melton a Changing Village* (Brightlingsea, 1994) p80.

*Willow End and The Hermitage*, Substantial multi-phased detached house faced in white brick, with an early nineteenth century core. Now divided into two semi-detached dwellings. The building stands within extensive landscaped grounds to the east of Lodge Farm Lane and is shown on both the 1833 tithe map and the 1882 1:2,500 Ordnance Survey map. Map evidence however, suggests that it was considerably extended at some point between 1904 and 1927. First shown as two houses on the 1978 OS map. The neo-Tudor style entrance façade is gabled and has hood moulds to the windows, and painted brickwork. Twelve light gothic arched sash windows to ground floor, gothic arched casement windows above. Welsh slate roof with pronounced overhang to eaves and massive gault brick chimneystacks. Twin gabled garden façade with walk-in bow windows. Other windows casements. Nine light gothic casement window to return elevation. Flat roofed later twentieth century addition and later twentieth century conservatory. Willow End and The Hermitage and their grounds form an important part of the setting of the GII listed Melton Lodge.

*Former Coach House to The north north west of the Hermitage and Willow End* Former coach house with dovecote above. A single storey red brick structure of three bays with a slightly projecting two storey gabled central bay. It faces south towards the rear elevation of The Hermitage. Boarded taking-in door to first floor with dovecote above. Door and window within former carriage entrance opening to left hand bay. Twentieth century casement windows. Black pan tile roof. Later nineteenth century. Now converted to holiday accommodation.

## **Melton Road**



*Old Brewery Antiques, Melton Road*

*Premises occupied by Old Brewery Antiques,* Antique shop probably originally a brewery and stable associated with the adjacent GII listed Coach and Horses public house which is located to its immediate south. Probably of early nineteenth century date. The building stands at the corner of Dock Lane to which it has a long and largely blind frontage. It is L-shaped with a one and a half storey range at the rear, and a single storey range fronting Melton Road. Built of red brick with a red pan tile roof, within which roof lights have been inserted. The brickwork to the Melton Road end now painted and the apex of the gabled frontage weather boarded. Twentieth century shopfront with small paned window and door with six lights. These replace a single centrally placed sash window which is shown on Edwardian photographs.

The one and a half storey rear range has a gable end to Dock Lane, with a late twentieth century gothic arched window to the first floor. The eastern elevation is also visible from Dock Lane. It is largely blind with a single large opening beneath a brick shallow arched lintel. The southern or courtyard elevation of this range has a weather boarded façade with large cart openings.



*Old Brewery Antiques and the adjoining Coach and Horses pub c1910*

The building forms an important part of the setting of the GII listed Coach and Horses pub to which it is possibly a curtilage structure.

## **New Road**



*Beech Grove, New Road*

*Beech Grove and outbuilding to rear* A detached cottage of c1900 built of red brick with a tile hung upper floor and eighteen light casement windows. Flat roofed twentieth century addition to rear. Tile roof with ridge stacks to each gable and overhanging eaves. Central boarded door with wooden porch. Shown on the 1904 1:2,500 Ordnance Survey map but not on the map of 1892. Original outbuilding survives to the immediate rear.



*Nos. 1-3 Lodge Farm Cottages, New Road*

*Nos 1-3 (Cons) Lodge Farm Cottages and outbuilding to rear* A terrace of three cottages of c1900 built of red brick with a tile hung upper floor and eighteen light casement windows. Tile roof with ridge stacks to each gable and overhanging eaves. Outer bays break forward and are gabled. Boarded door with original wooden porch to the central cottage, similar porches to return elevations. Shown on the 1904 1:2,500 Ordnance Survey map but not on the map of 1892. Original outbuilding survives to immediate rear.

*The Retreat* A substantial early nineteenth century detached house standing on the southern side of New Road. Red brick (painted white) with hipped shallow pitched Welsh slate roof. Three bay classical garden façade. Crenelated two storey bay on western elevation. Eastern elevation blank. Bracketed wooden eaves cornice. Hooded lintel to upper window on northern elevation. Twentieth century casement windows. A building is shown on this site on the 1833 tithe map. In the early 1870s the home of the ship and land owning Dean family.

*Dean Mausoleum, in grounds to south of The Retreat* Early Ordnance Survey maps show a structure labelled 'mausoleum' within the grounds of The Retreat. A structure is still marked on the site today and remains as a mausoleum. The mausoleum was apparently built for a retired ship owner Stephen James Dean. It is of white brick with a domed roof and measures twelve feet by ten feet. Within it is the inscription "Stephen James Dean,

many years an Essex ship owner born at Chelmsford in 1806 and died June 1871. How Beautiful this world, emerald gem. Shrined in all glorious sapphire lost, lost, lost, Passed over the everlasting closed gate of mortal life. Behind them on the lap of mystery, dumb mute I darkly sit, To earth a blank, the earth a blank to me. The Author *Richard Coeur de Lion, An historical tragedy*, ". In use as a summerhouse in 1933 and described as such in sales particulars of 1966.

Robert Blake *Melton a Changing Village* (Brightlingsea, 1994) p82.



*Outbuilding at The Retreat, New Road*

*Outbuilding east of the Retreat* Nineteenth century gabled brick outbuilding with red pan tile roof. Date stone states 1861.

## ***Plantation Place***

*No.1 – See Saddlemakers Lane.*



*Northern façade of Nos.2-3 Plantation Place*

*Nos 2 & 3* Semi-detached pair of dwellings beneath a wide pediment, probably built in



1833 as part of the same development as No.1. Red brick with brick corner pilasters, and a moulded brick band above the ground and first floor windows. Several original hornless twelve light sashes survive. Wedge shaped plaster faced lintels to windows. Two mid to late nineteenth century gault brick ridge stacks.

### ***Saddlemakers Lane***

*No.1 Plantation Place* Rendered brick cottage of 1833, possibly built in connection with a toll bar which was originally located at this point in Saddlemakers Lane. Two bays and two storeys with replaced horned twelve light sashes. Principal façade to Saddlemakers Lane but front door in Plantation Place. Left hand ground floor bay has arched openings with key stone bearing the inscription 'Plantation Place 1833'. Gault brick ridge stack, twentieth century red pan tile roof. Return elevations have plaster quoins.



*No.1 Plantation Place*



*Entrance to 2 & 3 Plantation Place from Saddlemakers Lane*



*Park Lodge, Saddlemakers Lane, from the north east*

*Park Lodge and Boundary Wall, Gate, and Railings to Saddlemakers Lane.* A substantial detached early twentieth century villa of red brick standing on the south side of Saddlemakers Lane. Its principal façade is however faced in white brick with red brick dressings. Two storeys with a hipped Welsh slate roof and five tall red brick chimney stacks with white brick embellishments. The chimneystacks project from the house's return elevations below the roofline. Its principal façade is of three wide bays, the two

outer bays having full height canted bay windows which are capped by a painted wooden dentilled cornice. The windows are six light horned sashes. Central arched door opening with six panelled door, and three light radial fanlight. Doorcase of accentuated quoins of alternate white and red brick with pronounced central keystone alternate white and red brick quoins. Above the door are two six light sashes. Northern return elevation with two storey red brick wing projecting a single bay to Saddlemakers Lane and with a three bay return elevation.



*Gate and entrance door of Park View, Saddlemakers Lane*

A stylish and remarkably well preserved house which was clearly designed by an architect of considerable ability.

Low white brick boundary wall capped with ornate iron railings in a free arts and crafts style. Octagonal iron gate piers with finials and contemporary iron gate. Square section white brick pier to eastern end.

## ***Station Road***

*First World War Memorial, St Andrew's Churchyard* Constructed 1919-1920, a Celtic cross of undressed Cornish granite rising from a pyramidal plinth to the immediate south of the church. The plinth has a dedication inscription within its southern face and the names of 44 fallen service men listed on its other faces. Erected 1920 and sculptured by Alexander MacDonald & Co. The Second World War Memorial to its rear by H Munro Cauntley (1950) is attached to the church and therefore GII listed. National Inventory of War Memorials UID 5380. *East Anglian Daily Times* 2<sup>nd</sup> Feb 1920.



*War Memorial, St Andrew's Churchyard, Station Road*

*Old Wilford Barn* A nineteenth century stable and coach house now converted into a dwelling. Probably originally built to serve the GII listed Wilford Lodge. Principal façade faces walled enclosure to the west with gable end to Station Road to the north. Red brick, pan tile roof. Mostly one and a half storeys with two storey gabled bay to centre of principal

façade. Twentieth century wooden casements within original openings. Possibly a curtilage structure to the GII listed Wilford Lodge.

### ***The Street (Odd)***



*Nos.7-17 (Odd) The Street*

*Nos.7-17 (Odd)* A unified early nineteenth century terrace of six small brick dwellings which form an important part of the setting of the GII listed dwellings that flank it to either side. The terrace consists of three mirrored pairs of two houses with a blind recess in the form of a window above the central doors of each pair. Wedge shaped brick lintels to windows (some now replaced). Continuous shallow pitched Welsh slate roof with overhanging eaves and five brick ridge stacks.



*Former School eastern elevation of rear range.*

*Former School No.23 The Street* The present girls school building probably dates from 1894 and replaced a c1845 former National School shown on the 1882 Ordnance Survey map. The boys school which stands to the rear may be designed by William Patterson, it was built c1885. The School Closed c1965 and the

buildings have been converted into residential accommodation c.2018.



*Former School southern elevation of rear range*

The rear (western) block is probably that built c1885 and is of a single storey and L-shaped. It is built of brick and has fine brick mullioned and transomed windows and crow stepped gables. Tall octagonal brick chimney stacks to western elevation. Plain tile roof.



*Frontage Range to Former School*

The frontage (eastern) block is a single storey gabled red brick structure of c1894. It has a plain tile roof and simple painted wooden bargeboards and overhanging eaves. Small pane casement windows. This block makes an important contribution to the setting of the adjacent GII listed No.25 The Street.

Altered detached brick outbuilding to immediate south west of the rear range not included.





*Nos.27-29(Odd) The Street*



*Nos.31-35 (Odd) The Street*

*Nos.27-35 Odd* A terrace of five early nineteenth century cottages, intriguingly (and probably incorrectly) shown as three dwellings on pre-First World War Ordnance Survey maps. Built of red brick with a continuous shallow pitched Welsh slate roof and overhanging eaves. Tall red brick ridge stacks, Shallow arched lintels to door and window openings. Some nineteenth century boarded doors survive, others now replaced. Replaced window joinery. No.27 is attached to the rear (northern) elevation of the GII listed seventeenth century No.25 The Street and this terrace makes a significant contribution to its setting.



*No.39 The Street*

*No.39, & Alma Rise No.41* A semi-detached pair of houses disguised to look like one large dwelling. Possibly a late nineteenth century re-fronting of an earlier structure. Built of white brick with a Welsh slate roof and white brick ridge stacks. Over hanging eaves with stepped corbels to end gables and a dentilled eaves cornice. Further dwelling (No.41) to rear entered via northern elevation.



*Milestone Cottages, No.43 The Street*

*Milestone Cottage No.43 and attached iron Milestone* A painted, white brick dwelling with cast iron lintels, stone sills and dressings. Possibly a later nineteenth century façade to an earlier structure. High parapet to the street frontage. The original four pane plate glass sashes with shallow arched upper lights have recently been replaced with similar although less delicate frames in PVCu. The name

Milestone Cottages is marked on a plaque located at the centre of the first floor of the principal façade. In the Edwardian period this was the village post office.



*Milepost attached to No.43 The Street*

A fine cast iron mile post is attached to the principal façade of the building. It is dated 1816 and was made by Garrett's Ipswich foundry.

Blake, Robert *Melton a Changing Village* (Brightlingsea, 1994) p12.



*Nos.45-51 (Odd) The Street*

*Nos.45-47 (Odd)* Pair of early nineteenth century cottages. Of painted brick with Welsh slate roofs and ridge stacks. Overhanging eaves. Shallow wedge shaped brick arched

lintels to the door and window openings. PVCu window frames. No 45 with boarded door, No.47 PVCu door. Edwardian postcards show the cottages with boarded doors, six light casements to the ground floor and nine lights to the first floor.

*Nos.49-51* Pair of nineteenth century cottages. Painted brick with Welsh slate roof and ridge stacks. Flat brick lintels to door and window openings. Replaced external joinery. Included for group value only as the window openings have lost their wedge-shaped lintels.



*No.75 The Street*



*No.75 The Street from Saddlemakers Lane*

Shop, originally a pair of cottages, prominently located on the corner of The Street and Saddlemakers Lane. Built of red brick with a red pan tile roof and probably of eighteenth century origins. Shown on the 1833 tithe map. The property on the corner of Saddlemakers Lane has been a shop since the mid nineteenth century. The building was rendered and the present shop fascia added after 1965, when the shop was also extended into the left-hand bay. Single storey rear

range rebuilt in the late twentieth century. First floor retains its original window openings albeit with twentieth century casements. A nineteenth century watercolour of the shop by Laura Churchyard (1830-1891) is preserved in the collection of Ipswich Museum and Art Gallery.

Blake, Robert *Melton a Changing Village* (Brightlingsea, 1994) p41.



*Nos. 77-79 and 81 The Street*

*Nos.77-79 (Odd)* A former semi-detached pair of cottages of possibly early nineteenth century date, now converted to a single dwelling. Red brick with red pan tile roof and central ridge stack. Overhanging eaves and simple painted wooden bargeboards. Later twentieth century central door opening replacing now blocked original openings which were in the southern and northern bays. Original casement windows replaced in late twentieth century. Upper floor with late twentieth century painted wooden shutters. A nineteenth century watercolour of the former left hand cottage by Laura Churchyard (1830-1891) is preserved in the collection of Ipswich Museum and Art Gallery.

Blake, Robert *Melton a Changing Village* (Brightlingsea, 1994) p41.



*Pump in front of No.77 The Street*

*Pump, No.77 The Street* A cast iron hand cranked water pump of probably later nineteenth century date. Prominently located on the corner of The Street and Saddlemakers Lane.



*No.81 The Street*

*No.81* Detached, probably early nineteenth century cottage. Two storey painted brick principal façade of three bays. Welsh slate roof, ridge stack to southern gable. Central porch with pilasters flanking four panelled door with glass panels to the upper section.



Four light twentieth century wooden casement windows which replace small pane sash windows shown on historic photographs.



*No.83 The Street*

*No.83* Brick built shop now dwelling of probable early nineteenth century date. Single bay façade to The Street. Twentieth century wooden casement windows and wooden door. Painted wooden lintel to former mid nineteenth century shop fascia retained. Welsh slate roof and a single brick ridge stack. The southern return elevation is highly visible when walking up The Street. It is gabled and with four blind window openings which are shown as blind on nineteenth century photographs.

Robert Blake, *Melton a Changing Village* (Brightlingsea, 1994) p11-12.



*Nos.85-91 (Odd), The Street*

*Nos.85-91 (Odd)* A now rendered, brick built terrace of probably early to mid-eighteenth century date now entirely occupied as dwellings. Originally five properties, but now occupied as four. Nos. 87 and 91 retain mid nineteenth century shop facias but with twentieth century windows set within. Hipped red plain tile roof with three courses of Welsh slate directly above the overhanging eaves. Two ridge stacks survive of the four stacks shown on historic photographs. This Welsh slate section is of some antiquity as it appears on early twentieth century photographs. The bulk of the original four light wooden casements to the first floor have now been replaced. No original windows survive at ground floor level but historic photos reveal them to have originally been twelve pane sashes which had panelled shutters. No.85 retains a nineteenth century four panelled door, all of the other houses have late twentieth century doors.

Robert Blake, *Melton a Changing Village* (Brightlingsea, 1994) p11 & 100.



*No.93 The Street and 2-3 Plantation Place from Saddlemakers Lane*

*No.93* Cottage with gambrel roof of red pan tiles with plain tiles to lower sections. No.93 is set back a considerable distance from the public thoroughfare and faces north. Gable end to The Street. A building is shown on the 1833 tithe map on this site which appears to be part of a now lost farm complex, and the

present structure is certainly that, shown on the 1882 1: 2,500 Ordnance Survey map. Two storeys, simple painted wooden bargeboards. Rendered with red brick ridge stack, replaced small pane sashes. Altered single storey range of outbuildings attached to the east not included. Forms part of a good group with Nos.2-3 Plantation Place and Nos. 85-95 (Odd) The Street.



*No.95 The Street with gabled rear range of No.97*

Nos-95 Semi-detached gault brick mid-late nineteenth century villa attached to No.97. Six light plate glass sash windows, painted four panelled front door. Red and black pan tile roof, tall gault brick chimneystack. Gabled range at right angles attached to western end with red pan tile roof. A building of the same plan-form is shown on this site on the 1882 1:2,500 map.



*No.97 The Street*

No.97 A substantial house of rendered brick with painted brick corner pilasters. Overhanging eaves and plain tile roof. Two

bay symmetrical façade to The Street with small pane sash windows. Shown on the 1882 1: 2,500 Ordnance Survey map.



*No.97 The Street*

An 1848 map of the Aplin estate highlights this property as belonging to the artist Thomas Churchyard. Reproduced in Robert Melton *a Changing Village* (Brightlingsea, 1994) p73.

*For attached garden wall to north see Yarmouth Road*

### ***The Street (Even)***



*Nos.26-30 (even), The Street*

Nos.26-28 (even). A pair of small, one and a half storey cottages which are possibly of mid eighteenth century origins. No.26 now converted into a shop. Steeply pitched plain tile roof, central red brick ridge stack. Single gabled dormer with plain bargeboards to the street façade of each property, and within each dormer is a twelve light centrally opening casement window. No.28 with a single large mullioned window to the ground floor and a door beneath a shared lintel.



Much altered lean-to single storey addition to southern return elevation of No.26. The façade of No.26 substantially rebuilt in mid twentieth century to incorporate large shop fascia.

Robert Blake and Lance Cooper *Woodbridge and Its Environs* (Woodbridge, 2007) p92

*No.30* Early to mid-nineteenth century painted brick cottage. Red pan tile roof. A single twelve light hornless sash window to the first floor. Ground floor has a single casement window beneath a shallow arched brick lintel to the left and a door opening beneath a similar lintel to the right. Horizontal glazing bars from the window now removed. Four panelled door with glazing to the upper panels and good brass embossed letter box. Projecting brick stack to north gable.



*No.32 The Street*

*No.32.* A rendered brick probably early to mid-nineteenth century dwelling with twentieth century pan tile roof. Brick stack to eastern gable the upper section of which appears to have been recently rebuilt. Gable end to The Street and principal façade to the north. Principal façade symmetrical of three bays and two storeys. Simple wooden classical doorcase and four panelled door to central bay. This replaces an arched opening with radial fanlight shown on historic photographs. Twentieth century plate glass hornless sashes to window openings. Blind central opening above doorcase. Small nineteenth century

shopfront to corner of gabled street façade. This shop fascia formerly extended further towards the principal entrance but the eastern section has been replaced by a window. Rendered, single bay and single storey rear wing visible from The Street with twentieth century four light horned sash. Large late twentieth century weather boarded range attached to the eastern end not included.



*No.32 Prior to alteration, a detail of an Edwardian postcard.*

Prominently located adjacent to the Burness Rooms and forming part of a notable group with Nos.26-30, and included in this list primarily for that reason.



*The Burness Parish Rooms, No.38 The Street*

*Burness Parish Rooms No.38* Parish hall of 1904 built at the expense of the ship owner and coal exporter, James Burness of Melton Lodge. An accomplished Queen Anne revival



design reminiscent of London Board Schools of the period. Brick with a plain tile roof and overhanging eaves. Principal façade embellished with crow-stepped gables and pedimented window surrounds with pronounced key stones. Twelve light sash windows. Brick quoins to corners. Lower crenelated brick wing of a single bay to the south. North façade embellished with a row of brick buttresses. Gable and two prominently placed full height chimney stacks to rear elevation. Single storey flat roofed twentieth century addition containing kitchen and toilets not of special interest.

James Bettley and Nikolaus Pevsner, *The Buildings of England, Suffolk East* (London, 2015)



*'Winterholme', No.44 The Street*

*Winterholme, No.44*, A detached three bay, two storey later nineteenth century villa. Built of red brick with a Welsh slate roof. Ridge stacks to north and south gables. Plate glass horned sashes with wedge shaped lintels above. Original central flat roofed brick porch which is capped with iron railings. Within the porch is a panelled door containing square upper lights.



*No.50 The Street*

*No.50 and Brick wall to street frontage* Red brick cottage of one and a half storeys set back some distance from The Street. Shallow gable to principal façade. Shallow brick arched lintels to openings. This appears to have been originally constructed as a subsidiary building to the adjoining chapel and possibly dates from the 1860s.

Tall and visually prominent nineteenth century red brick boundary wall to The Street with square section piers to either end and centrally placed strengthening pier.



*Melton Evangelical Church, No.52 The Street, with wall to No.50*

*No.52*, Former Primitive Methodist Chapel, now Evangelical Church. Originally built in 1860, but the main body of the chapel was moved on rollers to its present site on the 18<sup>th</sup> of September 1861. The moving process was illustrated in *The Illustrated London News* and is elsewhere recorded in photographs. Rear addition of 1861-62 to replace the original school room and vestry which was

demolished when the chapel was moved. Three bay gault brick faced pedimented classical façade divided by brick pilasters. Central arched doorway with radial fanlight flanked by arched sash windows. Doors replaced. Blind arched recess to centre of pediment. Return elevations of red brick with gault brick dressings, Welsh slate roof. Windows on side elevations also arched but original frames replaced.

*Illustrated London News* 5<sup>th</sup> of October 1861. Robert Blake *Melton a Changing Village* (Brightlingsea, 1994) p29. James Bettley and Nikolaus Pevsner, *The Buildings of England, Suffolk East* (London, 2015) Christopher Stell *Nonconformist Chapels in Eastern England* (English Heritage, London 2002) p300.



*Moving Melton Chapel, from the Illustrated London News* 5<sup>th</sup> of October 1850.



*No.56 The Street*

*No.56 and its railings and gate piers* Mid nineteenth century villa with gault brick façade to The Street and red brick return elevations; stone dressings to doors and windows. Tall gault brick chimneystacks.

Symmetrical principal façade of three bays beneath a substantial full width pediment, which is surmounted by a circular stone finial. Corner pilasters. Central door opening with four panelled door and rectangular fanlight, flanked by single storey canted bay windows. The upper two panels of the door have been replaced by smoked diamond pattern glazing. Horned plate glass sashes throughout. The northern return elevation is prominently located next to the main public car park.



*No.56 The Street, and its coach house*

Low gault brick wall to The Street surmounted by decorative cast iron railings of nineteenth century date. Good contemporary octagonal iron gate piers with finials. Large nineteenth century square section gate piers to drive.

No.56 its railings, garden walls and coach house (see below) form a remarkably unaltered ensemble of considerable character.



*Coach House to rear of No.56 The Street*

*Coach House and attached garden wall to north side of No.56 Stable block and coach house of red brick with a replaced tile roof. One and a half storeys and three bays with central semi-circular pediment. Upper floor with boarded arched taking-in door to loft. The garden wall is prominently located next to the public car park.*



*'Roselea' No.62, and No.64 The Street*

*'Roselea', No.62 and No.64* Semi-detached pair of early nineteenth century cottages. Classical façade of red brick with a shallow pitched black pan tile roof and overhanging eaves. Red brick ridge stacks to the north and south gables. Symmetrical principal façade divided by pilasters. Projecting brick plinth. Sixteen light hornless sashes to ground floor with panelled early nineteenth century shutters. Twelve light hornless sashes to first floor. Nine panelled doors. Forms part of a notable group with the GII listed Nos. 1& 2 Station Road and listed buildings on The Street.

## **Yarmouth Road**



*Boundary Wall Yarmouth Road and The Street*

A fine and prominent late nineteenth century red brick garden wall to The Street and Yarmouth Road, with a central arched door opening. Good late nineteenth century painted wooden panelled door. This garden was created on the site of a row of cottages shown on the 1881 1:2,500 OS map at some point between 1881 and 1904. Originally part of the garden of Melton Lodge, the 1904 Ordnance Survey map shows a pathway leading from the door in the wall to a point on the house's drive close to its entrance façade. Possibly a curtilage structure to the GII Melton Lodge.



*The Couplings*

*The Couplings* A mid nineteenth century dwelling of considerable character and charm, built on land which is shown as part of the park of Melton Lodge on the Aplin estate map of 1848 and thus possibly built as an estate worker's cottage. The house is first shown on the 1881 Ordnance Survey map. Built of red brick with Welsh slate roof and fine decorative pierced bargeboards to eaves and



porch. Pointed arched door surround within porch, panelled door with plate glass lights to upper section. Painted four light wooden casement windows to original part of house. Later twentieth century alterations and additions.

*Lodge House to Melton Lodge and associated outbuilding to north* Mid nineteenth century gault brick lodge house of considerable size. Retains original plate glass sashes with margin lights and painted stone sills. Welsh slate roof and tall decorative chimneystacks, overhanging eaves with simple bracketed bargeboards. Gabled elevation to Yarmouth Road. Three bay façade to Melton Lodge's drive with original central porch. To the north a contemporary single storey outbuilding of gault brick with a Welsh slate roof and overhanging eaves. Forms part of a notable group with Melton Lodge, its boundary wall and gates and other listed buildings opposite.

*Rose Cottage and Tower End Cottage* Mid nineteenth century red brick former stable and coach house originally built to serve Red Towers. Now converted into two dwellings. Red brick with pan tile roof. The building is shown on the 1881-82 Ordnance Survey map, and the southern section shown as converted to Rose Cottage on the 1974 OS map. *Rose Cottage* stands to the south and has a one and a half storey eastern range overlooking the churchyard with boarded taking-in door to the upper floor. Single storey range to west with heavily altered southern façade. The northern façade however remains very much intact. Twentieth century casement windows. *Tower End Cottage* attached to the north was probably originally a coach house and has a large original opening preserved in its western wall. North elevation now altered with twentieth century weatherboarding. The building forms an important part of the setting of the GII listed parish church, Tower End House and Red Towers. Tower End House and Red Towers are GII listed buildings, this pair of cottages are arguably curtilage structures to them.

# Melton Conservation Area

Boundary Review October 2018



*William Patterson's Design for the entrance façade of The Old Rectory, Lower Road (Suffolk Record Office)*

## Proposed Yarmouth Road and Lower Road Extension to the Conservation Area

October 2018 (Incorporating June 2010 Proposals)

## **Introduction**

A proposed northern extension to the existing Melton Conservation Area was recommended in both the existing Melton Conservation Area Appraisal, and in Section 13.3 of the Conservation Area Management Plan published in June 2010. This proposed extension along Yarmouth Road has not yet been acted upon. It is fortunate that the buildings in the proposed extension area have not been the subject of damaging alterations in the period since.

A further review of the boundary was undertaken in 2018. Fieldwork in September 2018 confirmed that the area recommended in 2010 was still worthy of inclusion, and that an adjoining small area at the western termination of Lower Road should also be included. This contains one further substantial house and an area of wooded parkland. The principal features of the proposed extension area would therefore include:

- A section of the wooded former parkland of Melton Lodge shown on the 1848 Aplin Estate map, but presently not included within the conservation area. This is the only significant area of the historic park of the GII listed Melton Lodge which is not presently included in the Conservation Area. This woodland plays a prominent role in the approach to the village from the north and forms an important part of the setting of both Melton Lodge (GII) and Greylands, a GII listed early nineteenth century mansion to the immediate south. Shown as woodland on the 1848 map and therefore possibly containing trees of considerable age. (The southern part of this tree belt is already in the Conservation Area).
- Tollgate Cottage an historically important, purpose built, and prominently located, early nineteenth century toll house.
- The Old Rectory, a substantial and well-preserved gothic revival house of 1873-75. An impressive mansion by one of

Suffolk's most distinguished nineteenth century architects.

It should be noted that the view looking south down the section of Yarmouth Road discussed in this section is marked as a key view in the existing 2010 Conservation Area appraisal.

The possible designation of a second Melton Conservation Area on Bredfield Road suggested in section 13.3 of the 2010 Management Plan did not form part of this review although reviewing this proposal should ideally be completed in the near future.

## **Key Structures in the Proposed Extension Area**

### **Lower Road**



*Eastern elevation of the old Rectory (Suffolk Record Office)*

*The Old Rectory and Former Stable* a substantial former rectory built c1873-75 on the site of a small cottage belonging to Melton Lodge which is shown on the 1848 Aplin Estate map. Designed by William Pattison whose scheme was authorized by the then Diocese of Norwich in 1872. Southern façade extended to the west in the twentieth century. Designs preserved in Suffolk Record Office (Ipswich Branch). Former Diocese of Norwich Parsonage House Papers FF1/59.

Red brick with a red plain tile roof. T-plan with principal range to south. Southern façade of four bays with an asymmetrically placed gable and two storey canted bay window. Entrance



elevation to north. Eastern elevation remains as originally designed by Pattison. The southern end of the western façade projects, and has a canted bay window. A substantial conservatory was added to the northern part of the western elevation in the later twentieth century.

Good nineteenth century brick stable block to north west by Pattison on approach from Lower Road. Twentieth century formal gardens to south and west. Garden pavilion and subsidiary building to north east not included.



*Southern façade before twentieth century addition which stands to the left of the gable (Suffolk Record Office)*

### **Yarmouth Road**

*Tollgate Cottage* A single storey former toll house on the north-west corner of Yarmouth Road and St Aubrey's Lane. One of three built in the parish in the early nineteenth century. Painted brick with overhanging Welsh slate roof and blue tile ridge pieces.



*Tollgate Cottage, Yarmouth Road*

Yarmouth Road elevation with projecting gabled breakfront formerly containing a door. Western elevation visible from St Aubrey's Road has central breakfront with shallow gable. Original small pane metal casement windows have been replaced. Central chimneystack removed. Twentieth century brick boundary wall and garage block to rear not included.



*Nos.1-6 (cons) Tollgate Cottages* A terrace of six cottages probably dating from the early to mid nineteenth century. Formed of three mirrored pairs of cottages with a central chimneystack between each pair. Red brick with a Welsh slate roof. Nos 3 & 5 have unfortunately had their stone sills removed. Original external joinery largely replaced.