



# ORFORD 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, the Suffolk Preservation Society and the Suffolk Coast and Heaths Unit. A total of 7 responses were received which led to 13 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.

## INTRODUCTION

The conservation area in Orford was originally designated by East Suffolk County Council in 1970 and confirmed by redesignation 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 Orford 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 Orford's built environment in conservation terms and is followed by a street-by-street appraisal describing the village in more 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**



**Castle Hill**

# **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'.

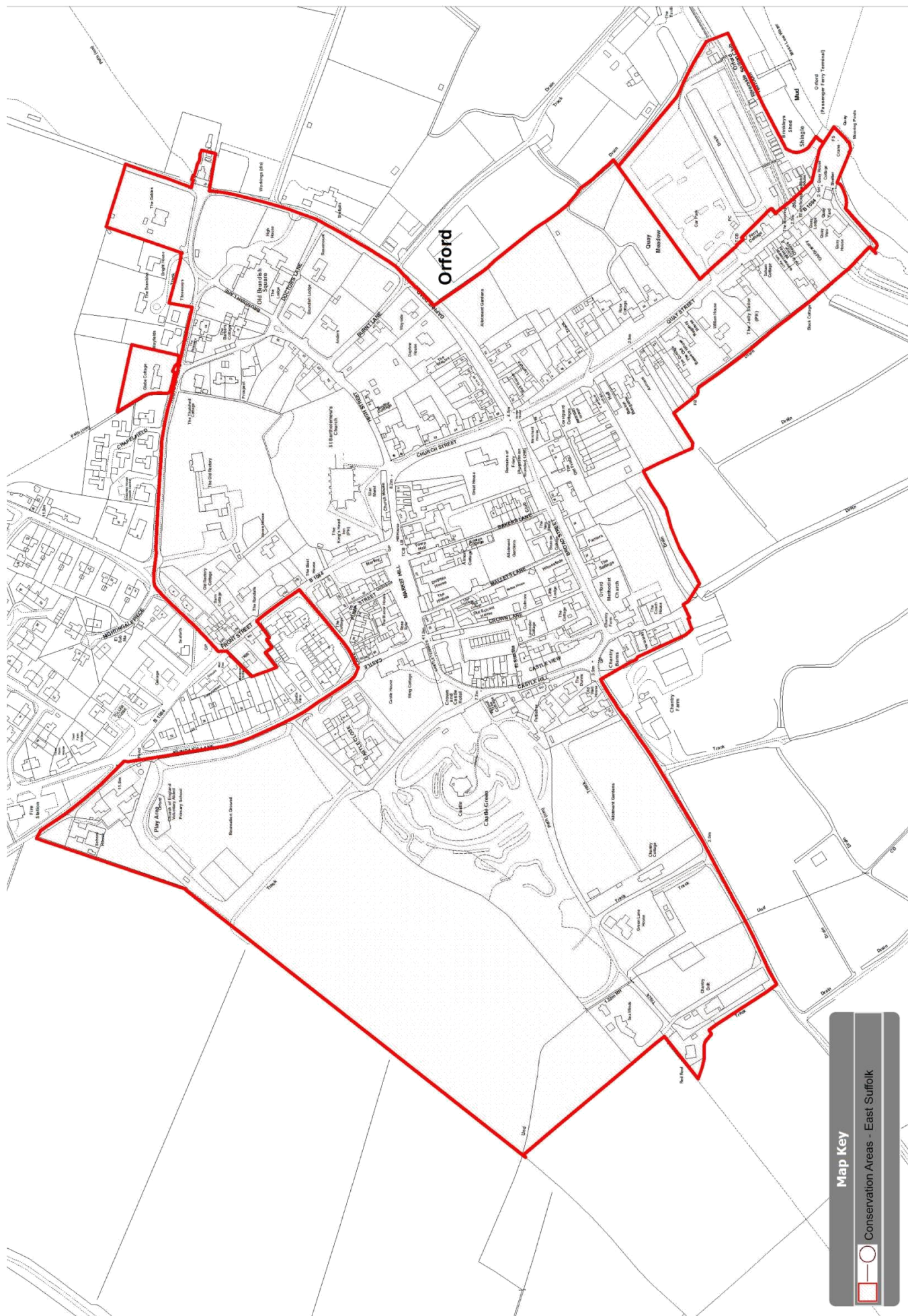
At the District and local level, the approved draft (as at June 2010) of the Local Development Framework (LDF) recognises that development within conservation areas will need to accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Core Strategy of the LDF 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.

The Suffolk Coast and Heaths Area of Outstanding Natural Beauty, in which Orford is situated, includes an aim in its 2008-2013 Management Plan that the AONB will have a built environment that reflects local character and is of a scale and form appropriate to the AONB.

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





**Map Key**

—○— Conservation Areas - East Suffolk

## **2 GENERAL CHARACTER SUMMARY**

Orford is an extremely attractive village located on the River Ore, close to the sea in the heart of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Remote from any large towns and served only by relatively minor roads, it is surrounded by countryside which is sparsely populated and largely unspoilt.

The village has a strong identity derived from a combination of different factors. Its isolated location adds very much to its character, views and glimpses of the surrounding countryside, the river and the marshes are important elements in the townscape. The focal points of the Castle, Market Hill, Church and Quay have major significance, not only as landmarks in themselves but also because of the way they have influenced the historical development of the village and its form and layout.

In addition there is the simple architectural character of the buildings, the predominance of traditional forms, white painted small paned timber windows, weathered soft red brickwork and red plantiles and pantiles. These all provide an overall visual consistency and contribute to an architectural character which is readily identifiable as uniquely Orford. Many of these buildings date from the Georgian period or earlier, however in the late 19<sup>th</sup> Century the then Lord of the Manor and MP Sir Richard Wallace built over 30 new houses in Orford. These houses are very sympathetic to the local vernacular and make a major contribution to the attractive townscape in the village.

Furthermore, there are other properties in the village which were substantially altered and 'improved' during this period in a similarly sensitive fashion. All the buildings which were constructed or adapted by Sir Richard Wallace were very carefully detailed and fit in extremely well with the local vernacular architecture in Orford. They are a testament to the Victorian designers' ability to fit new buildings into an existing townscape and clearly paying attention to detail and using appropriate materials makes all the difference.

The layout of the buildings in Orford and their relationship with one another and the spaces between them creates a very attractive townscape. Buildings set within large, open or landscaped space contrast markedly to the more intimate and enclosed lanes and alleyways. Tended grass verges feature prominently in the street scene. Many are registered village green and in some locations they open out to form quite wide expanses. Elsewhere, trees and hedgerows enclose country lanes. Meadows and marshland link through between and around buildings to form an integral part of the street scene.

Orford was once a town of much greater importance than it is now. In the Medieval period it had at least one church of Norman origin, an Augustinian Friary, two hospitals and was a busy trading port. Old maps show warehouses and moorings reaching up towards the church along the north side of Quay Street. Years ago the River Ore entered the sea very close to the town of Orford (as it was then). However, over the centuries the course of the river was deflected southwards by the development of the long shingle spit of Orford Ness. The town's decline was brought about by this change along with the silting up of the river and the increasing draught of ships. Nowadays the Town Quay is used mainly by fishermen and the yachting fraternity and there is a ferry across to Orford Ness, now owned by the National Trust. The mouth of the river is now some 5 miles downstream from Orford Quay.







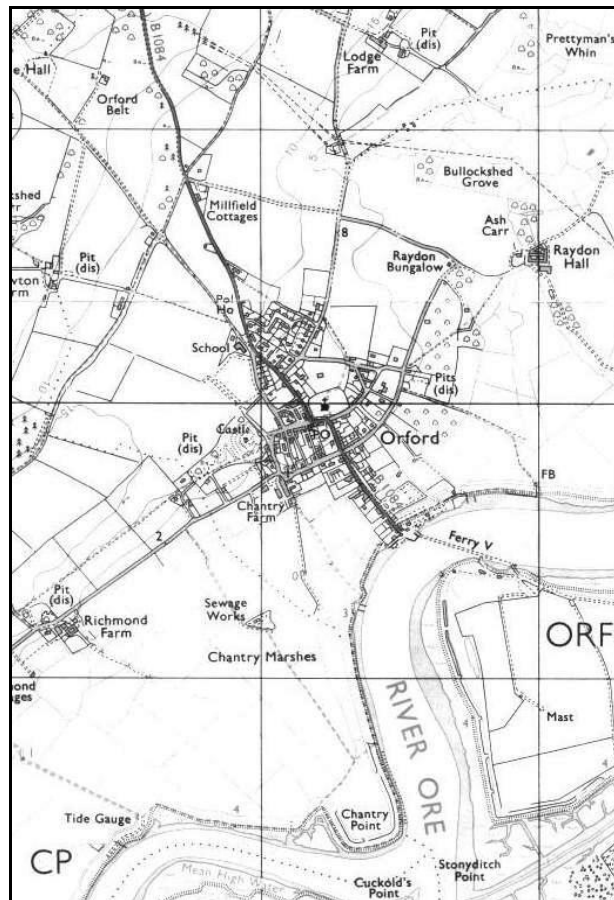
### 3 TOPOGRAPHICAL SETTING

Formerly on Suffolk's east coast, the once important town of Orford now occupies an estuarine position on the west bank of the River Ore, the seaward end of the River Alde. The opposite bank is Orford Ness, the ten mile long promontory of shingle that currently stretches from Aldeburgh, some five miles north of Orford, southwards past the town to the mouth of the Ore at Shingle Street, five miles south. Orford's situation is a good example of the power of coastal erosion and longshore drift in shaping both the environment and economic fortune.

Effectively at the end of a peninsula between the Butley and Alde Rivers, Orford's main transport links were always by water, the sea originally and the river more recently. East Suffolk's main road and rail links all go past the area some six to eight miles inland: the B1069 nearest, the A12 furthest and the East Suffolk Railway line of 1859 in between.

The minor roads serving the peninsula approach through what is now Tunstall Forest, an extensive area of Forestry Commission conifer plantation. Arriving from the forest one emerges into an area of grazing marshes, its low lying nature sometimes brought home by sails passing in the distance.

The geology hereabouts is that of the Suffolk 'sandlings' coastal strip, crag deposits of sand and gravel laid down during the Pliocene period over chalk at greater depth. The soils are light and sandy, with areas of grazed marshland.



Orford: Extract from Ordnance Survey Map



## 4     **ARCHAEOLOGY AND HISTORY**

The Suffolk Historic Environment Record lists 96 sites of archaeological interest for the parish of Orford (as at June 2010). The earliest of these are stone artefacts: a Mesolithic flint flake from excavations at the castle, a Neolithic flaked flint axe and arrow heads and a Bronze Age perforated stone hammer found in the River Ore.

The Roman period has left in Orford two coins, a bronze 'uncia' and silver 'siliqua', from the 2<sup>nd</sup> and 4<sup>th</sup> Centuries respectively, along with a pair of cremation urns found during house construction. The Saxons in their turn have left us miscellaneous strap fittings, a brooch and a buckle.

Orford's fortunes changed dramatically when King Henry II chose Orford as the site on which to build a new castle. Development of the town followed the castle. Trade increased and merchant guilds were formed during the Middle Ages. The castle and church provide the obvious Medieval interest, but there is a wealth of other finds from this period recorded for the town. These include several seal matrices of lead and bronze, pottery finds, two Edward I coins and Edward III pennies, a sword pommel and the ruins of a former Austin Friars Priory.

In the eighteenth and nineteenth centuries Orford, having lost the outstanding economic prosperity it had enjoyed in the later Middle Ages, became more and more dependent on the owners of the Sudbourne Estate, the principal landowners and employers in the district. The town assumed much of the character of an estate village, but the population climbed steeply to over 1200, almost twice that of today. Post Medieval interest is provided by a number of shellfish pits, earth banks and two windmill sites, both post mills. The parish was not listed in the Domesday

survey of 1086, having come to prominence later with the building of the castle for Henry II, 1165 onwards. This is a Scheduled Monument in the care of English Heritage.

Suffolk Historic Environment Record is now available online at

[www.heritagegateway.org.uk/Gateway/CHR](http://www.heritagegateway.org.uk/Gateway/CHR)



**St Bartholomew's Church Tower**



**Orford Castle**



## **5 QUALITY OF BUILDINGS**

The majority of buildings in Market Hill and Church Street are listed grade II, reflecting the antiquity of this central part of the settlement. These buildings are mainly domestic in scale and both domestic and commercial in use. Sandon said 'Orford is like an oyster, with a shell encrusted by the slow growth of centuries, surrounding a living centre of intangible distinction'.

Two grade I listed buildings, however provide striking contrasts. The Church of St Bartholomew is nearer the centre at the junction of these two main streets and yet also on the periphery as there is little of any age to the north. Its interest is mainly the ruinous late Norman chancel with its circular arches and zig-zag decoration dating from 1166. The remainder of the Church is 14<sup>th</sup> Century, Decorated, but feels strangely truncated inside with its short nave and nearer east window.

Orford Castle's keep is the other grade I listed building, sitting out to the west of the village amidst fields, and constructed largely of imported Caen stone and local septaria. Polygonal in plan with three projecting wings its sheer size dominates when seen from the flat fields and yet is only occasionally glimpsed from within the village. The outer bailey of the castle at one time extended as far as Market Hill.

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.



**St Bartholomew's Chancel**



**Orford Castle Keep**





**Orford Streetscenes**



## 6 TRADITIONAL BUILDING MATERIALS

Other than the two grade I listed buildings in stone, the variety of Suffolk's usual vernacular materials is fairly well represented within the village.

There is a particular emphasis on the local soft red bricks and clay plaintile roofs giving the village a characteristic homogeneity. This red brickwork often faces up a timber-framed building and on occasion is painted over. A few of the timber-framed buildings remain with their original plastered walls, and sometimes even the thatched roof.

A darker Suffolk red brick can be found at the former coastguard cottages, a terrace of six off Broad Street, unlisted but with interesting use of blue engineering brick detailing. Other examples of Victorian red brickwork include several Dutch style gables, curved corners, ornate chimneys and some rat-trap bond. These later red brick examples are usually accompanied by slate roofs.

The other local brick, the Suffolk White appears on a few buildings as dressings and alone at grade II listed Daphne House, where the usual early 19<sup>th</sup> Century low pitched slate roof accompanies it.

Outbuildings tend to employ the more usual lower status materials such as black weatherboarding and pantile roofs, usually red clay but occasionally the black glazed variety or mixed.



**Red Brick and Plaintile**



**Dutch Gable, Red Brick and Slate**





**Red Brick and Plaintile**



**Red Brick and Pantile**



**White Brick and Pantile**



**Red Brick**

## **7 CHARACTER OF SPACES**

With its broad swathe of open space Market Hill forms the centre of the village, closed at either end with views of Castle and Church tower. The smaller spaces of Pump Street and Front Street lead off this on the north side and a number of alleyways and paths lead off southwards down the slight hill towards Broad Street, the lower road parallel to the shore.

At the western castle end of Market Hill the road narrows as it squeezes through between the high wall around Castle House and the public house opposite, before the space opens up again to the full panorama of the castle set within Castle Green.

At the eastern, church end of Market Hill the road is again squeezed, this time between buildings either side of Church Street, which continues some distance beyond here in a much less formal manner north-eastwards (becoming High Street) to terminate at Old Brundish Square. Church Street continues the main road through and becomes Quay Street ending at the quay on the riverside.

This last is very broad in places with wide swathes of green in front of cottages on its eastern side and near the end a large car park screened by trees to accommodate Orford's many visitors.

Other open spaces that make a positive contribution to the character and appearance of the conservation area include: The Quay (for its activity, riverside uses, and open, uncluttered aspect); Castle Field (which preserves the setting of Orford Castle); St Bartholomew's Churchyard (for its green and open character); the gardens to The Great House, Rectory

(The Gables), Old Rectory and High House (which form important garden settings to substantial dwellings); the Recreation Ground (which preserves long views to Orford Castle); Town Meadow (for its community value) and the Allotment Gardens (which preserve the setting to Castle Green and long views, the open aspect around Orford Castle).



**Market Hill from East**



**The Quay**



**Orford Castle across Castle Field**



## 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.

Apart from a belt of trees behind the sea wall, and around the car park, the riverside part of the conservation area is not particularly rich in tree cover. Further inland, uphill to the north-east, the picture is more like the usual rural Suffolk of the sandlings. West of the Castle, the disused crag pits from which much of the fabric was won are now filling with scrubland tree cover.

To the north of the Castle there is the more formal planting surrounding the Recreation Ground, mature Corsican Pines with Sycamore coming through. Corsican Pines also feature in the churchyard and further east adjoining Doctor's Lane.

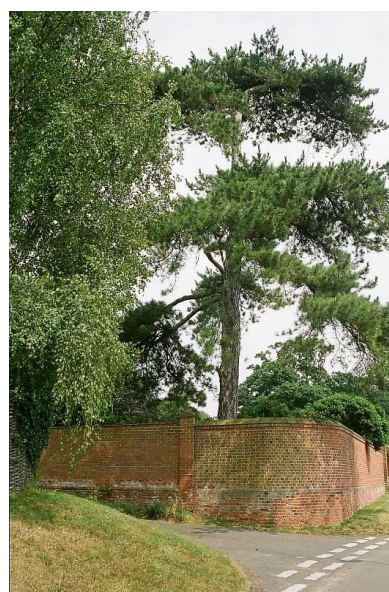
Distinctive tree species include the Yew trees in the vicinity of Daphne Road; and the mature but declining Beech trees on Quay Street. It is worth noting that the Parish Tree Scheme trees continue into the belt of trees that surround the north boundary of Castle Green.

Some trees have been protected by Preservation Orders. The grounds of Castle House and Castle Close, just south of the recreation Ground are protected by TPO no.5, covering a mix of Lime, Beech, Cedar, Horse Chestnut, Pine, Lime, Oak and Sycamore.

Immediately beyond the end of High Street at Threeways a small area of Beech, Ash, Lime Oak and Birch is protected by TPO no.40. Just west of here, outside the conservation area one further TPO, no.89, covers five Corsican Pine and a Beech.



**Recreation Ground Pines**



**Doctor's Lane Pine**

## **9 COUNTRYSIDE SETTING**

The sea wall between the river and the lower lying vulnerable parts of Orford provides a footpath route with easy access to the countryside. This can be accessed from the town not only via Quay Street, but by the parallel footpaths nos.10 and 9 east and west of this respectively.

From near the higher inland ends of these two paths, footpaths nos.6 and 1 head off east towards Raydon Hall and west through the Castle's grounds. Further parish footpaths nos.11, 5, 4, 3 and 2 link the town northwards and westwards to the agricultural hinterland either side of Ipswich Road.

Despite the urban feel of parts of the town, with buildings in places tight against the pavement edge, the countryside is never very far away. It offers considerable variety as one moves from estuary, inland over low lying pasture, through to arable fields and scattered woods, leading eventually to Tunstall Forest with its conifer plantations. The countryside setting to the conservation area, therefore, is an important feature as are views from this setting into the conservation area and key landmark buildings such as the Castle and Church.

The whole area, including the conservation area, is part of the Suffolk Coast and Heaths 'Area of Outstanding Natural Beauty'.



**Castle from Foreshore**



**Brundish Lane**



## 10 FORMER USES

The siting of Henry II's castle at Orford from 1165 was essentially the making of the town, with the now ruinous St Bartholomew's chancel of similar date. The town's status was confirmed by the granting of a Borough Charter by Henry III in 1256, and in the Medieval period it had a parish church, a house of Austin Friars, two hospitals and at least two gilds.

Involvement in the wool and cloth trade in the 15<sup>th</sup> Century continued at least until the late 17<sup>th</sup> Century. At this time the residents included the usual agriculturally based complement of 8 yeomen, 4 husbandmen, 2 carpenters, a blacksmith, a housewright and two labourers. In addition the cloth trade was represented by a linen weaver, a mercer, 2 tailors and 2 merchants along with 5 mariners and a fisherman.

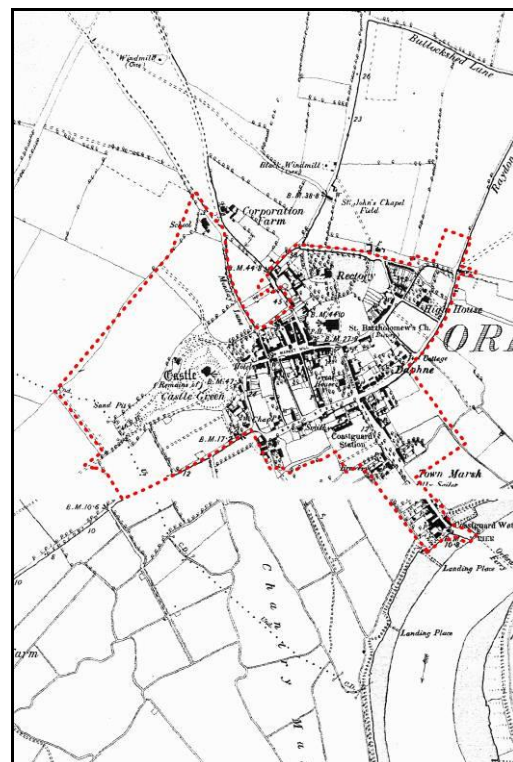
The growth of Orford Ness by the gradual process of longshore drift was to be the town's ruin however, and by 1722 Defoe reported that the '*town is now decayed. The sea daily throws up more land, so it is a sea port no longer*'.

As a more limited port in an estuarine position Orford did continue into the 19<sup>th</sup> Century mainly in the coal and corn trades. In 1844 there were still 13 master mariners based there plus a sailmaker, a coastguard and a tide surveyor in addition to the more agriculturally based 3 farmers, 2 corn millers and a saddler. More recently there is still a link to the sea with the fish smokery businesses off Bakers Lane and Butley Creek.

Today the village is a tourist destination, with surviving businesses in the form of three pubs, two restaurants, a tea room, an antique shop, a Post Office and village stores, the National Trust office for Orford Ness trips, a fish shop, fish stall, craft shop, butcher and paper stall.



**Fish Smoking Works**



**19<sup>th</sup> Century Map**

## 11 PROPOSED ENHANCEMENTS

Orford's strong identity of brick and tile buildings is occasionally upset by modern intrusions that are poorly designed. Some infill plots could have been dealt with in a better designed manner with stronger frontage treatments and the motor vehicle and its requirements could be better accommodated.

The listing of most frontage buildings has kept the incidence of uPVC windows and other modern intrusions to a minimum, but the unlisted buildings remain vulnerable.

The sea of tarmac and white lined parking delineation on Market Hill could be enhanced with more suitable traditional surfacing and subtle marking.

The high red brick wall enclosing Castle House is a very visible feature facing the Castle itself. It is in poor repair, probably the result of cement repointing causing the bricks to erode, and would benefit from repair with lime mortar. The wall is one of several similar examples in the conservation area which are key contributing features.

The continued positive management of the tree-ed and landscaped spaces around the village and Conservation Area can form appropriate enhancements: for example, recreation ground, allotment gardens, Town Meadow, car park and the meadows adjacent to the River Ore which provide an important setting for the Conservation Area. In the past grant aid has assisted the removal of conifer hedges and replacement with native tree and hedge species, for example, Doctors Drift. These measures can help to enhance the setting of the Conservation Area and build on the existing landscape character.

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.



**Market Hill**



**Castle House Boundary Wall**

**12 STREET – BY – STREET  
APPRAISAL**





## 12.1 Ipswich Road

Orford is approached by road from Woodbridge, Tunstall or Snape, through some of the most attractive landscape in the District. The first glimpses of the Town are formed by a new affordable housing scheme, some suburban houses, including the Town Farm Estate, and the prominently sited 'Fire Station' with its tall training tower.



Orford Primary School on the south of Ipswich Road is an attractive Victorian building, primarily single storey, but with relatively high eaves and dominant gables. Its roof covering of clay plaintile, red brick walls and decorated chimney stacks, together with its traditional painted joinery and windows combine to form an attractive architectural composition. There are some unfortunate modern additions and alterations but these have not substantially undermined the original design. The school has an attractive old brick wall along its street frontage.



The dramatic view of the Castle which appears framed by trees surrounding the School and the recreation ground is a key view into the conservation area. There are also important views of the massive Church tower at the junction of Front Street and Munday's Lane.



As well as framing views of the Castle, trees and hedges form a very important element in the streetscape in this part of the Village. The trees opposite the Primary School and those at the junction of Front Street and Munday's Lane are particularly significant.





## 12.2 Front Street

The Conservation Area boundary crosses Front Street at its junction with Ferry Road. Immediately the architectural quality and character of the older buildings in Orford are indicated by the two older relatively substantial brick terraces, on the north-east side of the road, one on the corner (nos. 105 to 108 Front Street) and the other further down (nos. 102 to 104).



New housing development has encroached into this part of Orford not only in Front Street, but also in Munday's Lane and Castle Terrace, the newer houses only serving to undermine the traditional character and appearance of the area. Any further inclusions of inappropriate new development within or affecting the setting of the Conservation Area should therefore be resisted.



The two small cottages on the opposite side of the road (nos. 109 and 110) also form part of this group. Their single storey form, with attic rooms served by dormer windows, creates an interesting foil to the more substantial buildings opposite. These dwellings have all been constructed right on the road frontage, the spaces between and around them reinforce their scale and character.



From the south side of Castle Lane the traditional townscape of Orford takes over with modern infill certainly less pronounced. On the north-eastern side of Front Street is the Coach House. Built in the local red brick with a clay pantile roof, probably in the late 18<sup>th</sup> Century, it was used until around 1910 as a coach-house and stables. The upper storey was a hay loft. The building still retains many original features and much of its original character.



Next to the Coach House is the Kings Head Inn. Prominently located on the corner of the Market Hill, it was for centuries closely associated with coaching. The building has a later brick frontage but behind is a 16<sup>th</sup> Century timber-framed structure, which was probably originally thatched.



### 12.3 Pump Street

Pump Street runs between Castle Lane and Market Hill. From Market Hill, Pump Street looks like a short cul-de-sac with buildings on three sides surrounding the Victorian cast iron pump located on a small grassed area. Both of the buildings behind the pump appear to enclose the space and have gables which face Market Hill. They also have attractive, traditional fenestration, detailing and materials.



On the other side of Front Street there is an open space, with trees and shrubs. There used to be two rows of terraced cottages here, but these were pulled down in the mid 1930s. The open space now forms an attractive feature and has opened up views of the backs of buildings in Pump Street. One interesting old two storey outbuilding is now used as a shop.



One is particularly striking. A one and a half storey house it has a circular window, rendered chimney stack and a mixture of black painted brick and rendered walls.

The other is a similarly sized attractive outbuilding with a parapet gable, which still retains its essential character as a traditional brick warehouse.





The eastern side of Pump Street is fronted by an attractive terrace of two storey brick cottages part of which is occupied by the local shop.



On the other side is a pair of Victorian one and a half storey brick cottages built by Sir Richard Wallace.



Pump Street links through both to Front Street and Castle Lane. Close to the pump a narrow pedestrian walkway travels eastward whilst the street itself deceptively forks left towards Castle

Lane and is fronted by another terrace of small brick and tile cottages.



These, as well as other small narrow spaces and walkways, make a major contribution to the character of this part of the Construction Area. Buildings are located right on the edge of the road, usually without footways. The treatment of boundaries and the spaces between buildings is mostly very attractive.

## 12.4 Castle Lane and Munday's Lane

Castle Lane links Front Street westwards to Munday's Lane and continues around a corner southwards to Market Hill.

On the corner with Front Street on the south side is a new building called The Boathouse, clad in timber boarding.

Beyond this to the west is The Cottage, a more traditional brick building.



The difference between the north and south side of the junction between Castle Lane and Munday's Lane is particularly enlightening. The Victorian Cottages on the southern side enclose and reinforce the quality of the streetscape whilst the open plan front gardens and the suburban style houses on the northern side clearly fail to contribute in the same positive way to Orford's architectural heritage.



Castle House with its well treed grounds occupies a prominent location between the Market Hill and the Castle. Although having some modern fenestration and extensions, the mellow red brickwork, white painted joinery and clay roof tiles on the building mean that it is sufficiently complementary and does not detract from the Conservation Area.



Built on the back of the footway, the building is linked to a high red brick boundary wall which forms a particularly prominent and important feature in the streetscape between the

Castle and the Market Hill, although in places in great need of repair.

## 12.5 Market Hill

In Orford the three major townscape elements of the Castle, Market Hill and Church lie in a simple linear relationship.



The elongated Market Hill forms the link between the two and is surrounded by some delightful two storey buildings, but unfortunately the space between the buildings is often nothing more than a sea of tarmac and parked cars. Market Hill is the heart of Orford, it was reputedly once much larger, extending to the Castle gate, although the gate may actually have been nearer than at present. Markets have been held on the site or for almost 900 years as have traditional fairs in its vicinity. Market Hill had many more shops until the latter part of the 20<sup>th</sup> Century.





## 12.6 Market Hill - South Side

On the south side of Market Hill there is an almost continuous frontage of unspoilt traditional buildings. Mostly two storey, the majority are faced with the local red brick, which clay tiled or slated roofs. Here, as elsewhere in the village, white painted window frames are extremely important unifying elements.



The Old Post Office, an early 19<sup>th</sup> Century building, reads as a fairly tall building compared with those to the east because the land slopes away towards the bend in Church Street. It is in reality quite small and has distinct similarities with the adjacent property (Hill House), clay tiled narrow span roof, tall sash windows, white painted brickwork with a black plinth and black surrounds to white painted windows.



The impressive Edwardian Town Hall is a brick building with a large Dutch gable fronting onto Market Hill. Its facade has symmetrical fenestration with a single large transomed and mullioned window with leaded lights located above a lead roofed single storey entrance porch which was not part of the original design. Thankfully the red 'K6' telephone box next to the porch has survived and is now a listed building.



The restaurant and shop adjacent to the Town Hall (The Oysterage and Castle Antiques) both form part of an earlier timber-framed house given a new brick front in the 18<sup>th</sup> Century. The hipped slate roof has a shallow pitch and the eaves were almost certainly raised in order to increase upstairs room heights and allow tall sash windows to be installed. The removal of chimneys has left a rather bare roofline and the two attractive traditional shop fronts are appropriately simple.



In contrast, Dolphin House, the adjoining timber-framed and plastered house has escaped being given a new brick skin. This building was originally a Hall House built in the 16<sup>th</sup> Century but it has undergone much change over the centuries: its windows are relatively recent and although the leaded lights and vertical proportions are reasonable, they appear too uniform. The projecting gable is a later rebuilding but does add interest.



The Hollies, the brick house next door, has a parapet gable, an important local vernacular detail. Some of the brickwork on the gable is 'tumbled-in' (i.e. built in sloping courses). This house is the only older building on Market Hill which has a proper front garden. All the rest were built right on the edge of the road.

Adjoining here Mallets Lane provides an important glimpse towards the sea.



On the western side of the entrance to Mallets Lane is a one and a half storey 17<sup>th</sup> Century timber-framed building divided into a pair of cottages. The small scale of this building, with its narrow gable width, presents an important contrast to the impressive size of the Castle when looking across the Market Hill from Front Street.



## 12.7 Market Hill - North Side

The form and layout of the northern side of Market Hill is very different to the almost continuous frontage of buildings found on the south. An attractive 18<sup>th</sup> Century brick house projects forward on the corner of Front Street. Its prominent location means that it is important that the building has retained much of its traditional form, fenestration and detailing.



Adjacent to it, with a pleasant little walkway in between, is another prominent building which has a gable fronting onto Market Hill and a long flank elevation onto Pump Street. Its



brick front has been painted but underneath is late 17<sup>th</sup> Century timber framing. Up until the First World War it was a pub, the White Hart.



close to the Castle. The windows with their large panes of glass and brown stained joinery are also discordant features.



On the west side of Pump Street is an open space and the stark single storey modern extension to Manor House. This used to be the site of the Old Town Hall which projected forward right onto Market Hill. The Manor House was given a Georgian brick front which sadly has now been rendered over and painted. It also has a new roof of machine-made tiles. The building which stood next door on the corner of Castle Lane was destroyed by a Second World War bomb.



## 12.8 Castle Terrace

The approach to the Castle from Market Hill is quite dramatic in that Castle Terrace is a narrow 'pinch point', with the view of the Castle framed by the attractive high brick wall and trees in the grounds of Castle House on one side and the relatively flamboyant plaster and timbered facade of the Crown and Castle Hotel on the other.

The undulation of the road, rising slightly then falling and curving away to the left, is a significant feature, as is the siting of the Castle itself on its elevated grass mound.



The two houses which now occupy the site, despite some attempt at a traditional character, are disappointing. Unlike most of the other buildings on the Hill, they are set well back behind open front gardens. These houses with their low brick boundary walls, fail to enclose this corner of the Hill in a satisfactory manner and form a disappointing townscape element so

Although mostly Victorian, the Crown and Castle Hotel, with its grand chimneys, gabled dormers, porches, bays, gothic style windows and traditional hanging sign, is appropriately 'historic'. The character and

appearance of any building on this site, given its close proximity to the Castle is inevitably going to be important.

Parts of a building at least 200 years older were incorporated into the present hotel building. Indeed the site would have been built upon since the 13<sup>th</sup> Century when houses crowded right up to the castle walls.



Unfortunately, a similarly important site, north of Castle Terrace, Castle Close, has been developed with a group of houses whose design quality does not do justice to the importance of the location.



Just east of the Crown and Castle and a little way down Crown Lane is The Old School House, also visible from Mallets Lane. It is a very attractive and fanciful Victorian building with Tudor style chimneys with thistle motifs on the terracotta shafts, curving Dutch gables, decorative ridge tiles and a boarded timber porch.

## 12.9 Orford Castle



Although so close to the Market Hill, the Castle was built very much on the edge of the village. Its grassy site contains the quarries from which much of its building material was derived and links through to the open countryside to the north, west and south. The Castle, and indeed the centre of the village, the Market Hill, clearly read as being on higher ground, the land falling away towards the marshes, the river and the sea. The Conservation Area boundary incorporates the adjacent open land because its character and appearance is so important to the setting of the Castle.

The Castle was built for Henry II between 1165 and 1173 and was the main reason for Orford's initial growth.





An important royal castle for 200 years it later passed into baronial hands. The last portion of the Castle wall collapsed in 1841 and only the keep, a section of wall foundations and considerable earth fortifications now remain above the surface.

In 1928 the Castle was purchased by Lord Woodbridge. He later presented it to the Orford Town Trust. In 1962 custody of the Castle passed on to the state and it is now looked after by English Heritage.

The Castle has a unique eighteen sided plan with three equidistant square projecting turrets. Local septaria was the main building stone with the limestone for the dressings being imported from Caen and Northamptonshire.



## 12.10 Castle Hill

South of the Castle, in Castle Hill and round the corner into Broad Street, development is less dense than around the Market Hill. The red brick cottage which backs onto the Castle grounds is suitably low key. A brick terrace, probably late 19<sup>th</sup> Century, faces the Castle.

Positioned right next to the road, the simplicity of its design, the weathered brick, clay tiles, chimneys and traditional white painted timber sash windows all combine to make it an attractive feature in the street scene. Unfortunately the installation of some modern doors and worse still plastic replacement windows has begun to disrupt the unity of the terrace.



Further down on the opposite side there are three early 18<sup>th</sup> Century timber framed cottages which now have a brick frontage. Their decorated dormers, unusual bracketed flat roof porches and traditional fenestration

create a very pleasant composition. Set behind wooden picket fences and hedge, these and other buildings in this part of Orford read as part of a more rural street scene.

This atmosphere is further reinforced by the open undeveloped nature of the land beyond the north-east corner of the junction of Castle Hill and Broad Street, and Chantry Farm opposite.



### 12.11 Chantry Farm

The location of Chantry Farm is of both historic and landscape significance. It serves as a reminder of not only how important agriculture has been in relation to the economy of the area and the town but also the fact that the adjacent marshes between the village and the river have been actively farmed for centuries.

The farmhouse itself is yet another timber framed building (early 18<sup>th</sup> Century) which was remodelled in the 19<sup>th</sup> Century by Sir Richard Wallace. It is a prominent building with striking Dutch gables at each end and similar features over the windows on the front elevation. The chimneys are boldly detailed, as is the porch with its half timbering.

The highly decorative chimney on the front range has the Wallace coat of arms on its base with an inscribed date of 1874.



Adjoining the farmhouse is a splendid range of outbuildings, now converted for holiday use.



### 12.12 Broad Street

An important aspect of the street scene in Broad Street is the wide grassed verges and the greensward in front of Chantry Farm, with its attractive brick boundary wall, that make a major contribution. The height of the wall allows views from the road of the marshes and the river beyond.



Opposite Chantry Farm is the Primitive Methodist Church. Built in 1902, with



brick turrets and stone detailing, it is an interesting little building with decorative iron gates and iron railings above the brick boundary wall.

Broad Street has a mixture of traditional cottages combined with some later 20<sup>th</sup> Century houses. Overall the attractive older buildings predominate creating a pleasant street scene much enhanced by the spaces around the buildings and the gaps in between them.



Mallets Cottage on the south side of Broad Street, one of the few thatched houses left in Orford, has a 17<sup>th</sup> Century timber frame with a colour washed brick facade. One of the gables has 'tumbled-in' brickwork.



The Old Friary is a mixture of ages. Its walls include stone from the original Augustinian Friary (founded in 1294, dissolved by Henry VIII), especially the right hand gable. There are also old walls in the garden and a nearby area of about 3 acres on the site of the Old Friary precincts.

The Old Friary is set back from the road frontage behind a low wall. The grassed front garden area links up visually with the grass verge on the road side of the boundary wall. It is a subtle but particularly important element in the street scene.



Broad View and Gwelfor are a pair of 18<sup>th</sup> Century houses on the corner with Quay Street. Red brick, with a clay plaintiled roof the buildings have sash windows, decorative eaves and moulded brick parapets to the gable ends. Clearly, they were built for wealthy owners.



On the north side of Broad Street the brick boundary wall of Great House and wide grass verge complements those opposite. The verge is worn by parked cars outside the simple wall that has been built parallel to the road frontage. This, in itself, is not a particularly attractive building at the rear, but it is suitably low-key. A large beech tree alongside catches the eye and helps to soften the impact.



### 12.13 Crown, Mallets and Bakers Lanes



Crown Lane

In the centre of Orford, the area of land bounded by Broad Street, Church Street, Market Hill and Castle Hill appears on the map as a rectangular 'island'. Linking across this, from Market Hill on the higher ground in the North, down to Broad Street, are three narrow pedestrian lanes.



Mallets Lane

These lanes are a very important feature in the historical form and layout of Orford and contribute greatly the character of the Conservation Area. They have an intimate quality, providing glimpses and views of the backs of buildings and the gardens and small areas of open land which typify this rural settlement.



Bakers Lane

There are also views across to the marshes and the river. High brick walls and hedges provide a sense of enclosure and the peace and quiet is very noticeable away from the Market Hill and the other more busy parts of the village. There are one or two small, traditional cottages in these lanes together with quite a substantial red brick terrace in Bakers Lane.



Mallets Lane

In the context of preserving or enhancing the Conservation Area, it is very important that the essential quality these lanes and of this part of the village as a whole is not undermined in any way by inappropriate change or new development.





## 12.14 Daphne Road

At the cross roads at the eastern end of Broad Street, Daphne Road continues eastward, contained by two red brick houses with curved wall corners.



Opposite, on the southern side, there is a wide grassed verge with a pair of attractive brick houses set back, with timber sash windows, brick parapet gable walls and plain tiled roofs. These buildings are very similar to other terraces in the village.



Interestingly, a third two storey house is attached to the rear of the front two, joined by a traditional storey and a half link. The group forms a very attractive composition in the street scene when viewed from oblique angles along Daphne Road. Low boundary walls and hedges and the T-shaped arrangement of built forms draw the eye southwards across the low-lying meadows adjoining.

On the north side are some romantic 'High Victorian' Cottages with extremely good detailing in timber on bargeboards, porches, doors and 'gothick' windows, in brick on the lintels, chimneys and front walls and in wrought iron on the gates. The flamboyant mock-Tudor half timbering is a complete contrast to the Georgian restraint of Church Street. The boundary walls of the Victorian houses are on the road frontage.

Once beyond this first short stretch of Daphne Road the character of the eastern part of the Conservation Area and Daphne Road itself changes. Trees and hedges close in, buildings are generally set back in quite large plots and the landscape dominates. Glimpses of large undeveloped gardens and the open countryside to the south and east are important characteristics. There is no longer a hard, urban edge to the settlement, but the transition is gradual.

Although the Conservation Area boundary runs along Daphne Road, and the land to the south is not included because it forms part of the wider countryside surrounding the built up area, it still very much contributes to the setting.



On the north side of Daphne Road, Daphne House is one of the few buildings in Orford built out of Suffolk White brick. It has attractive bay windows and a slate roof. Its classically inspired detailing is in various ways atypical of other buildings in the town.



Burnt Lane is a narrow lane running north through to High Street. High hedges are only broken by two small brick cottages built close to the road. Their scale and character reinforce the rural traditional character of the area.



Further east is the similarly rural Doctor's Lane, beyond which are High House and High House Cottage. The former dates from the 16<sup>th</sup> Century but has been much altered by the addition of a slated hipped roof and a now painted brick front with bay windows.



A pair of small cottages built with a rat-trap bond gable end facing the junction between Daphne Road and Rectory Road marks the eastern corner of the Conservation Area and, indeed, the village itself. The northern boundary then follows Rectory Road.







### 12.15 Rectory Road

The Rectory at the eastern end, on the north side is a large Edwardian building (formerly known as The Gables). It is of two storeys, with additional accommodation on a second floor within the steeply pitched gabled roof. Its plaintiled roof, white painted windows, rendered upper storeys and brick ground floor combine to create an attractive unified composition, set within mature landscape grounds.



To the west of the Rectory is a small copse and opposite this there is a small triangular green. Then further west past a grass verge and a high brick wall is the Old Fire Station, adjoined by The Bungalow.



Beyond here the grounds of the Old Rectory front onto the southern side of Rectory Road. The grass verges, trees, hedges, and a fairly recently built serpentine wall make an attractive boundary to the Conservation Area here.



### 12.16 Old Brundish Square

Old Brundish Square to the south of Rectory Road is where a number of small lanes converge, creating a series of angular spaces dominated by a terrace of small cottages facing south-west into High Street.



The scale of the cottages with their slate roofs, old red brickwork, white painted timber casement windows and large chimney stacks combine to create an attractive focal point in this part of the Conservation Area. The triangular space in front is a particularly important feature, as is the high brick boundary wall to High House. It is interesting to note that the ground floor brickwork of the cottages is built in rat-trap bond (two skins of bricks laid on their edge with a header brick tying them together after every stretcher). In the past brick walls were sometime constructed using this bond in order to reduce the number of bricks needed.

### 12.17 High Street

High Street connects Old Brundish Square back to Church Street and Market Hill. It is not a main thoroughfare like the name suggests, but a genteel curving lane which dips down at its western end at the junction with Church Street. There are two groups of development along High Street on opposite sides. They both face onto green spaces and this is an important aspect of the character of the street. Starting at the eastern end near Old Brundish Square, the first group is on the northern side facing the grassy banks, hedges and trees which form part of the gardens to The Dumble and Anders.



No. 20 is a small rendered, thatched roofed cottage dating from the early 17<sup>th</sup> Century.



At least part of the terrace was originally thatched, the eastern end has a traditional pantiled outshot with 'tumbled-in' brickwork to the wall facing the street.





Completing the group, are nos. 25 and 26. No. 25 is rendered, has been altered over the years and dates back to the late 18<sup>th</sup> Century; the upper storey, shallow pitched roof and sash windows were probably added in the mid 19<sup>th</sup> Century.



No. 26 is in red brick with a pantile roof and appears to be four cottages knocked into one.

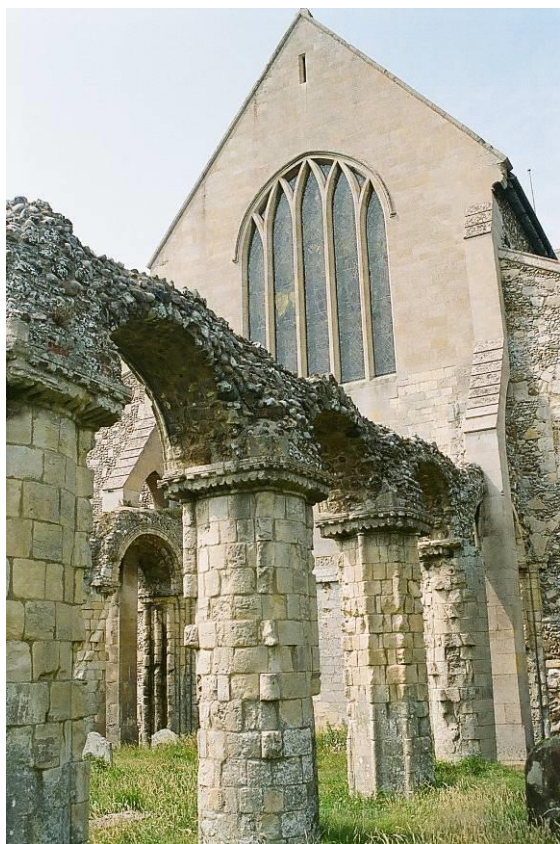
This group and indeed those alongside and further up on either side, are all built right on the edge of the road.



At the Church Street end of High Street, on the south side nos. 28 and 29 again appear primarily as a typical two storey brick terrace, although at both ends there are attractive, traditional single storey ranges. These, combined with the taller structures and linking high brick walls form a very interesting piece of townscape. The gentle curve of the road and its incline up from Church Street contribute greatly to the overall character of the street scene.

On the north side here is the Churchyard, behind a low brick retaining wall with railings, edged by shrubs and trees.

## 12.18 The Church and Churchyard



St Bartholomew's Church is a large structure standing in a very commanding position on high ground at the top end of Church Street overlooking the road leading to the Quay.

Outside the eastern end of the church are the remains of decorated Late Norman piers and arches. These were once part of the chancel to the former chapel erected by King Henry II's Chaplain Wimar in about 1166. Orford's continuing prosperity enabled a large church to be built and the nave and tower were rebuilt in the 14<sup>th</sup> Century using local flint and brown septaria, Barnack stone from Northamptonshire and Caen stone from France.

The Church with its massive square tower, with slate and copper roofs can be seen from many vantage points both within the town and the surrounding countryside.



The open space of the churchyard and the extensive grounds of the Old Rectory combine with the gardens and grounds associated with the buildings fronting onto High Street, Rectory Road, Ferry Road and Front Street to form a large and important area of open space right in the centre of the village.

Indeed, from within the churchyard when facing east and north the absence of buildings provides the Church with an attractive undeveloped landscape setting. This open space is a vital element in establishing the overall character of and appearance of this part of the Orford Conservation Area.





## 12.19 Church Street

Church Street and Quay Street together provide the main access route linking Market Hill to the riverside.

From Market Hill, Church Street drops down and curves quite sharply southwards, the buildings on the southern side combining with Castle Cottage and its long narrow walled garden opposite to restrict the width of the space. Front doors here open right onto the road and this part of the Conservation Area, as in other locations, is characterised by traditional buildings enclosing spaces and creating a tight-knit high quality streetscape.



No. 111 Church Street on the south side just beyond Market Hill, before Church Street curves south, typifies the Orford architectural tradition. A brick building with a clay plaintiled roof, it is a house with a small former shop attached. Still retaining virtually all of its early 19<sup>th</sup> Century character, the

house part has symmetrical fenestration around an attractive doorway with fluted pilasters, frieze and pediment, and a panelled door.

It has traditional 'Suffolk' nine paned windows each side on the ground floor, with two twelve light casements above. A third matching window is located above a small shop window alongside an entrance with a boarded stable door. The arrangement of house and shop is important from both an architectural and historical point of view and should be retained.



Built at a slight angle, as the road begins to curve, a row of ornate brick cottages face the Church. They have intricate brick and tiled dormers, arched window heads, fancy ridge tiles and diagonally boarded front doors. Dated 1878 these houses are amongst those built by Sir Richard Wallace.

Turning south, Church Street widens and the feeling of space, combined with the view down Quay Street towards the river, is very pleasant. Grass verges and mature trees feature prominently in a most satisfying street picture.



On the corner of Church Street and High Street there are two important 18<sup>th</sup> Century town houses. Their fine sash windows have moulded timber surrounds slender glazing bars and flat rubbed brick arches above. There is a dentil course of projecting bricks under the eaves and a good clay plaintiled roof. The panelled front doors have circular fanlights above and sit in ornate door cases. In good red brick with cellars beneath, it is obvious that these would have been built for prosperous townsfolk.



The majority of the eastern side of Church Street and, indeed, past Daphne Road and into Quay Street, is lined by fine Georgian and early Victorian two storey properties. All are grade II listed and have fine clay plaintiled or slate roofs, timber sliding sash or attractive vertically proportioned casement windows, traditional barge boards with capping pieces or brick parapet gables. Many have classically inspired doors and

door surrounds with pediments and pilasters.

These buildings like many others in Orford are of a very high quality and it is important that as a group they are properly protected and their traditional form, detailing and materials are all retained.



Features of particular interest within this group are the windows on nos. 55 and 57 Church Street. Looking like early industrial cottages, the windows are 'Yorkshire' sashes, which slide horizontally rather than vertically. Although sometimes called, 'Suffolk' sashes, these are actually unusual in the county.



On the western side of Church Street stands Great House in its large gardens. Probably late 18<sup>th</sup> or early 19<sup>th</sup> Century, it has fine classical proportions. Built in red brick with a slated hipped roof it has a symmetrical facade with sash windows, a porch with Doric columns and panelled front doors. In the 19<sup>th</sup> Century, it operated as 'The Orford Hotel'.





## 12.20 Quay Street

Beyond the junction with Broad Street and Daphne Road the green verge on the eastern side of Quay Street reaches the proportions of an elongated village green. The attractive terraced cottages are set back at an angle from the road, the scale of the buildings reduces and there are spaces between and beyond them.



A pair of one and a half storey brick cottages with a steeply pitched plaintiled roof and small lead clad dormers marks the end of the built-up frontage. Beyond an attractive brick wall, some suburban style one-and-a-half storey houses have been built, although being low level and set back their impact has been somewhat reduced.



Rose Cottage steps forwards again. With its slate covered hipped roof and symmetrical front elevation, sash windows and enclosed porch, it forms an appropriate focal point facing the greensward. A surviving beech tree in front is similarly prominent.



Abutting the south elevation of Rose Cottage is a row of three early 18<sup>th</sup> Century cottages. These small dwellings are only one room deep with a steeply pitched, plaintiled roof with small cat-slide slate roofed dormers. These small houses mark the beginning of an open frontage along this part of Quay Street.

Views out eastward and northwards towards Daphne Road provide an interesting panorama of the town's setting and its relationship with the river, flood plain and marshes.

The appearance of Town Marsh car park has recently been improved by resurfacing, landscaping and tree planting. The visual impact of the large area of car parking has been reduced and its sheer size is now much less an intrusion in the street scene. In the 16<sup>th</sup> Century adjacent where the car park now stands was the town's harbour, the creek with landing stages and warehouses extending inland alongside Quay Street.

The western side of Quay Street is a contrast to the eastern side with its open grassed frontage. Buildings, property boundaries, walls and fences come right up to the road.



Views of the Victorian Coastguard Cottages set well back from Quay Street are important. Tall in red brick with gables and a slate roof with massive chimney stacks, they have curved headed sash windows, decorative brick waves and string courses picked out in blue bricks.

Although their character is not so 'typical' of Orford, they appear as a strong and unified architectural composition, set back from the road facing the river and sea.



The 'temporary' quality of the buildings around the site of Boston Bungalow adds to their character. With their metal and timber clad walls, shallow pitched roofs they are reminiscent of much of the holiday accommodation that can be found all along the east coast.



The massive beech tree which fronts the site is a major townscape feature and should be properly protected. Such trees along with other greenery help frame the views to the south of a group of large traditional buildings which are located close to the road frontage. Indeed, when viewed from the south the trees in the gardens of William House, Regency House and The Old Brewery House undertake a similar townscape function.





A terrace of three large Victorian slate roofed cottages form an appropriate neighbour to Old Brewery House which dates from the 16<sup>th</sup> Century. Part of its original timber frame, infilled with brick nogging, is still visible on the right hand gable. The town brewery was to the rear, being operated by the Rope Family within living memory, when Orford had many more pubs.



Regency House is built in red brick with a shallow slate covered hipped roof. It retains virtually all its original details including its traditional timber sash windows. It is a taller building than Old Brewery House with much higher eaves. The architectural juxtaposition of the two creates an interesting piece of townscape.



Old Brewery House has an attractive flint boundary wall which continues past Regency House but here it has been built up with brickwork. Traditional timber gates provide vehicular and pedestrian access to the front of Regency House, which is attached to Old Brewery House, designed so that its principal elevation is at right angles to the road facing the river. The narrow flank elevation which faces the road has an attractive bay window.



The Jolly Sailor along with its adjacent cottages stand in what was once called Bridge Street, facing the creek and harbour. With the car park now filled in, it has lost its quayside location. The exterior is relatively recent, but its hidden timber-framed structure probably dates back to the early 17<sup>th</sup> Century. The brick facade is 18<sup>th</sup> Century whilst the modern roof tiles date from 1963 when the old pantile roof was wrecked by a freak storm. The exterior bears no relation to the fascinating interior of the Pub, which like many buildings in coastal areas is partially constructed from ships timbers.



Beyond the Jolly Sailor, Quay Street narrows and buildings close in again on both sides of the street. Here there is a row of simple two storey brick cottages with attractive fenestration and steeply pitched plaintiled roofs.



Opposite on the eastern side of Quay Street next to the Town Marsh Car Park is a small colour-washed cottage with attic dormers which occupies a prominent location. Ferry Cottage has a single storey side extension, an appropriate addition; however the flat roofed two storey rear extension is clearly less sympathetic.



Closest to the Jolly Sailor, Saham Cottage, another timber framed 17<sup>th</sup> Century house with an 18<sup>th</sup> Century brick facade is allegedly the old Customs House. Its impressive brick quoin detailing around the doorway, along with its location near the former harbour, help bear this out.



## 12.21 The Quay



Around the Quay area, there lingers a sense of commercial activity, although very low key. Pinneys Shop now occupies converted former store buildings. The entrance to the Quay proper is marked by a small timber building, the Watch House, constructed at a slight angle to the road. It closes off any view of the river until the corner is turned onto the Quay itself. This was once the Coal office, coal barges having called here until the last war. The glazed lookout on its front, above the public shelter, indicates another former use of the building - the Coastguard.



The Quay projects out into the river, providing a panoramic view of the Ness with its lighthouse. The yachts, the fishing boats and the ferry are all part of the character and appearance of the Conservation Area. The Quay itself had some improvements carried out recently including resurfacing, the installation of bollards and the creation of a seating area.

## **13 Conservation Area Management Plan**

The overall character of Orford remains that of a distinctive old Suffolk village which still retains much of its traditional planned 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 walls 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 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 Orford, with its strong prevailing historic character, 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, such as Orford with a more homogeneous appearance, 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 Orford 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.

### **13.4 Demolition**

Orford 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 Orford 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 to Market Hill, a key space within the conservation area that should be a priority for improvement. 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 where afflicted with unsightly overhead wires or signage. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Orford 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 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)

Further advice, information and support regarding the Area of Outstanding Natural Beauty can be provided by the Suffolk Coast and Heaths Unit

Tel. 01394 384948    [www.suffolkcoastandheaths.org.uk](http://www.suffolkcoastandheaths.org.uk)

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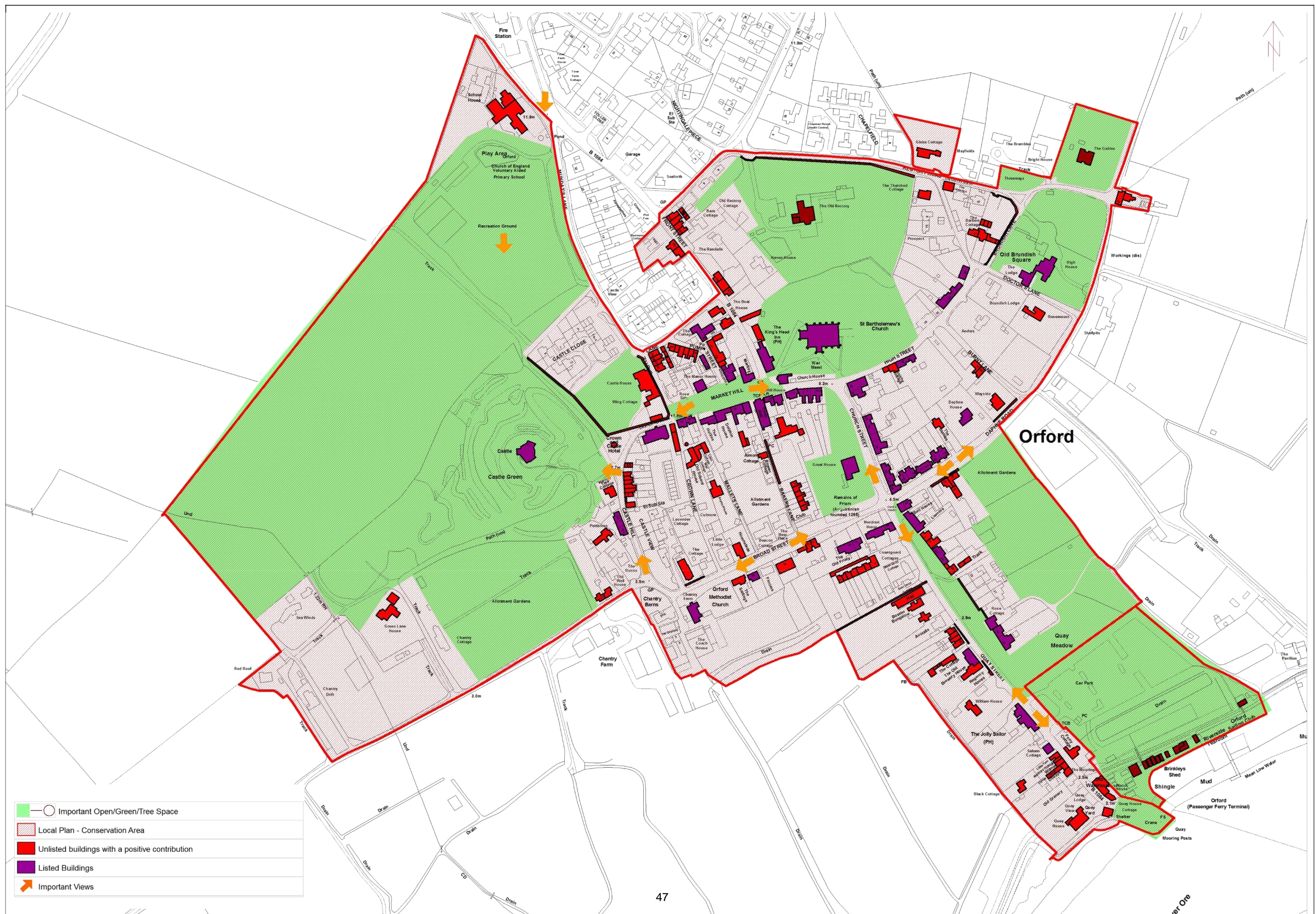
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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk)







# **Orford Conservation Area**

## **Supplementary Document**



## **Unlisted Structures Which Make a Positive Contribution to the Conservation Area**

**October 2018**



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

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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### ***Bakers Lane (East side)***



*No's 1 to 6 (cons), Bakers Lane*

*No's 1 to 6 (cons)* A row of six early to mid C19 two storey cottages, possibly built by the Sudbourne Estate for employees and likely associated with the allotment gardens opposite. Striking red brick elevations, chimney stacks and red clay 'Roman' pan tile roof covering. Understated in design, but of good quality with occasional flourishes of detail (c.f. brick dentil eaves course). Squat first floor windows, with taller ground floor openings with brick arch heads. The cottages now all have lean-to porches which erodes the simple form of the row. Deep front

gardens add a green quality to an otherwise densely populated and built up area.



*Wall to the SE of the Public Conveniences, Bakers Lane*

*Wall to the SE of the Public Conveniences* The north section of the wall is of flint and brick, with red brick margins and a red clay cap. The southern section is of red brick. The wall is prominent in the context of Bakers Lane and, so far, has avoided being unsymmetrically repointed or rebuilt.

### ***Bakers Lane (West side)***



*Smoke house to the south of The Butley Oysterage, Bakers Lane*

*Smoke house* Possibly the truncated remains of a larger structure shown on the 1838 tithe map. Red brick elevations, with part brick and part timber outshots to the east. Roof covering to the main range is of red clay pan tile with brick upstand gable ends. The lower timber additions are covered with corrugated sheet. Part of the brickwork to the main section is painted with tar. The structure is a

rare example of a smoke house which is still being used. The building may be located within the curtilage of The Butley Oysterage (GDII), Bakers Lane, and therefore may be a curtilage listed structure.



*Rowan Cottage, Bakers Lane*

*Rowan Cottage* An early to mid C19 cottage, originally forming part of a larger group (as shown on the 1838 tithe map). A two storey structure, but given increased prominence due to the rising gradient of the lane. Red brick entrance elevation with a painted black plinth and twentieth century casement windows. Prominent gable end red brick stack. The elevation facing south has been rendered and ashlar scored, hiding the scars of the cottage(s) removed to the south.



### ***Broad Street (North side)***



*Orford Methodist Church, gates and railings, Broad Street*

*Orford Methodist Church* Commemorative foundation stones within the porch and to the front of the building state a laying date of 29<sup>th</sup> October 1901. Designed by Harvey Winkworth of Ipswich in a free late perpendicular style. A sophisticated and stylish building, and one that, at least externally, appears to be little altered. Red brick with stone dressings and detailing. A central recessed open porch to the centre of the south elevation sits under a Moorish arch. The sides are curved and the roof is hidden behind a stone capped gable. To the corners of the building are polygonal shafts topped with weighty stone pinnacles, giving the whole considerable vertical emphasis. Horizontal gault brick bands help counteract this. The focus of the principal street facing elevation is a large gothic tracery window set within a stout stone surround with Tudor arch head. The sides of the building are, by comparison, tame; divided into three bays by expressed brick pilasters, the first two sections have pairs of tall arch head windows, the third bay containing only one. The sides are enlivened by a corbelled and brick dentil eaves course beneath the slate covered roof.



*Orford Methodist Chapel, detail of the gates, railings and piers*

To the front boundary is a low red brick wall, square gate piers with pyramidal caps, and high quality cast iron railings with *fleur de lys* finials (the pair of gates to the east are modern and not of interest).

The building is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 449.



*Homestead, Broad Street*

*Homestead* Shown on the 1838 tithe map as four cottages, yet by 1927 the detached outbuildings to the west had been demolished and the cottages altered to form a single dwelling. Although somewhat altered externally, the elevations still display evidence of simple C19 construction.



*Rose Hill House, accessed from Broad Street*

**Rose Hill House** An early C19 double pile house, with a centrally located entrance, standing on rising ground at the head of a long approach drive. Pitched roof covered with red clay plain tiles and gable end chimney stacks. Eight over eight pane hornless sash windows with gauged brick lintels to the principal façade. The central door and possibly the window over appear to have been altered, and what looks like a metal veranda or balcony has been introduced. This house stands to the rear of several listed structure located to the south side of Market Place and makes a valuable, albeit distant, contribution to Broad Street and Bakers Lane.

*Note: Broad Street may not be the correct postal address for this property, although its drive access is from this road.*

### ***Broad Street (South side)***



*The Saltings, Broad Street*

A mid to late C19 two storey dwelling with painted brick elevations. Extended to the west c1920, and again c1950. Shallow pitched slate covered roof. Red brick chimney stacks to the gable ends of the original structure, and a further stack to the extended west end. Plate glass sash windows to the older part of the building; the central ground floor window likely in place of the original entrance door. The lintels to the ground floor openings have unusual dentil detailing. Garage door with large window to the first floor create a different aesthetic, but both sections of the house are stylistically of their time. The extensive range of outbuildings shown on the 1927 OS map have mostly been demolished.



*No. 75, Broad Street*

**No 75** A striking house designed in 2013-14 by Nash Baker Architects. Handmade red brick to the ground floor with a wide recessed porch. Above, the accommodation is clad in oak, and the form of the structure echoes the east / west orientation and pitched roofs of the neighbouring properties. The openings to the ground floor are broad and expansive; those above are narrow and vertical – a clever variation in massing to suit the differing materials and their dense or light appearance. In 2016 the structure received a ‘Highly Commended’ prize as part of the SCDC Quality of Place Awards.





*No. 73 (Vesta Cottage) & No. 74 (White Cottage) and outbuildings, Broad Street*

*No. 73 and No. 74* A structure is shown in the location of these cottages on the 1838 tithe map, but the footprint does not seem to correlate with that of the present structure. A pair of two storey brick cottages with blocked door openings at either extreme end. Plate glass sash windows grouped to the centre, with a shared central red brick chimney stack. Overhanging eaves and a shallow pitched roof give the structure a slight Italianate character. The formerly detached (now attached) slate roofed outbuilding to the west, which appears to be made of stone, would appear to be the structure on the tithe map.

***For No. 1 Brundish Lane or Old Brundish Square, see No's 18 and 19 High Street***

### ***Burnt Lane***



*No. 30 (Burnt Cottage) and No. 31 (Curlew Cottage), Burnt Lane*

*No's 30 and 31* Late C18 or early C19 pair of two storey red brick cottages. Red clay pan tile roof covering with central ridge stack. The gable ends have shallow brick upstand parapets containing the roof covering. Broad ground floor window openings under arched heads. To the south-east gable is a red brick lean-to addition with a single boarded door opening in its street façade. This is likely to date from the third quarter of the C19. To the north-west gable end is a single storey addition with a pitched red clay pan tile roof covering; likely of similar date to the lean-to addition. Sizeable two storey rear additions have undermined the simple understated form of the cottages.

### ***Castle Hill (East side)***



*No's 1 to 6 (cons) and detached outbuildings (to the north and south), Castle Hill*

*No's 1 to 6 (cons)* A mid C19 row of red brick terraced cottages. A group of cottages are shown on the 1838 tithe map, but they do not conform exactly to the location and size of what exists. The majority of the cottages retain their 8 over 8 pane sash windows to the ground floor, with 4 over 8 pane windows above. All openings have 'brick on edge' heads with a gentle rise to the centre. Front elevation with occasional burnt header bricks and a brick dentil eaves course. The roof is covered with red clay pan tiles, with a continuous ridge (not stepped, despite the

sloping ground). The roofline is punctuated by three squat red brick ridge stacks. Nos 1-6 are stylistically similar to No. 121 and 122 Gedgrave Road, and were possibly built by the Sudbourne Hall estate for their workers.



*Outbuilding to the north of No's 1 to 6, Castle Hill*

To the north and south of the terrace are two pairs of detached red brick outbuildings, which are probably contemporary to the terrace. The example to the north has a short section of red brick wall enclosing the garden area and retains its chimney stacks. Both outbuilding ranges have been re-roofed with corrugated sheeting.

### ***Castle Hill (West side)***



*Walnut Tree Cottage, Castle Hill*

*Walnut Tree Cottage* Late C18 / early C19, and largely obscured from view by a tall hedge. Red brick elevations with plain tile roof covering. Shown on the 1904 OS map as a pair of dwellings. Central ridge stack, with a further gable end stack to the north gable.

Lead glazed windows evident to the first floor. Entrance elevation has an interesting stone cartouche with scrolled surround set within the brickwork to the right of the main entrance. Mid to late C20 rear additions of no interest. The property occupies a highly sensitive location within close proximity to Orford Castle (GI and SAM) and also No. 117 to No. 119 (GDII).

*Pettistree Cottage, Castle Hill* A structure is shown to the location of Pettistree Cottage on the 1838 tithe map. However, the location of the property makes visual assessment from the public realm extremely difficult. This property requires further research and visual inspection to ascertain its age and level of preservation and significance.



*Beacon and Town Sign, located to the grass bank at the junction between Castle Hill and Castle Terrace*

*Beacon and Town Sign* An iron basket beacon on a timber pole, erected in 1987 to commemorate the 400<sup>th</sup> anniversary of the first sighting of the Spanish Armada on the 19<sup>th</sup> July 1588. Commemorative brass plaque



to the pole. To the side is the Town Sign hung from an iron bracket. The sign has an unusual rounded base.

### ***Castle Lane (West side)***



*Castle House, Wing Cottage and boundary wall, Castle Lane*

*Castle House (rhs) and Wing Cottage (lhs)* An imposing red brick property, formerly a single unit and now divided into two. The shape of the window openings combined with the unbroken ridge line of the roof give the structure a strong horizontal emphasis. Various vertical joint lines in the brickwork reveal a property which has been added to over time. Dormers with tile hung gables face the street, and the eaves overhang the elevations with exposed and shaped rafter feet evident. The red clay brick elevations incorporate burnt headers, and there is a panel of burnt / blue bricks to the street facing elevation. To the north end of the property is a diamond set brick chimneystack, which provides much interest and a degree of variety to an otherwise balanced and gentle composition. The windows to Wing Cottage are regrettable uPVC replacements, although the majority to Castle House are timber, some with original metal opening casements. All openings sit under fine gauged brick heads.



*Boundary wall to Castle House and Wing Cottage, Castle Lane*

Enclosing the private garden to the south and west (and extending north west around the parcel of land redeveloped during the third quarter of the C20 known as Castle Close) is an impressive red brick wall with curved SE corner facing Castle Terrace. The wall has a projecting base with canted plinth brick, and a simple 'brick on edge' soldier course cap. The wall is extremely prominent in views along Castle Lane, Castle Terrace, and The Market Place. Furthermore, it is prominent and important to the setting of The Crown and Castle Hotel, Castle Terrace (GDII) and Orford Castle (GDI and SAM).

### ***Castle Lane (East side)***



*No. 95 (Moat Cottage), No. 96 (Castle Cottage), No. 97 and No. 98, and detached range of outbuildings to the rear, Castle Lane*

*No's 95 to 98* An impressive row of finely detailed cottages, that are likely to have been built by the Sudbourne Hall Estate circa 1880. Storey and a half elevations, with hipped ends

to the north and south. Entrances are directly off the street, except at the NW end where the corner is canted and the masonry above is carried over on timber brackets forming a shallow porch (now blocked).



*No. 95 (Moat Cottage), No. 96 (Castle Cottage), No. 97 and No. 98, and detached range of outbuildings to the rear, Castle Lane*

The main elevations are of red brick and are of high quality. The arched heads over the windows have alternating red brick and burnt brick detailing, and above this is a projecting red brick string course. Below the eaves, the wall head is corbelled out with a 'dog-tooth' brick course. A regiment of dormers gives the elevation rhythm, and the six pane windows with half timbering and pebbledash surrounds are sharply detailed. Set on the ridge line, and also behind the ridge, are chimney stacks with ornately detailed corbelled caps. The cottages retain their original timber casement windows.

Located to the rear of the properties is a range of brick outbuildings believed to be contemporary to the cottages.

## **Crown Lane**



*Old School House, Crown Lane*

*Old School House* The former school was built in 1855 and embellished in 1879 by the Sudbourne Hall Estate. Picturesquely composed, storey and a half in height and 'L' shaped in plan. Slate covered roof with contrasting red clay ridge tiles with 'dog tooth' spiked detailing. To the north is a prominent window and set above this within the brick pediment is a date stone. This is set within an elaborate shaped gable of fine design and detailing.



*Date stone set within a brick pediment within a shaped gable, north elevation, Old School House*

Below this is a flat roofed entrance with brick dentil detailing that appears to be a later phase, although extant and shown on the 1904 OS map. To the southern end the gable is capped by a tall slender neo-Tudor brick stack, with a further example to the single storey range to the SW. The main range was likely built as a single undivided classroom space, open to the roof structure, and with



large timber windows to the west. The railings enclosing the school yard to the west do not appear to be of much age. Although a relatively small building, tucked away from the main streetscape, the quality of the design and execution of the detailing means it makes an extremely important contribution to the Conservation Area.

The building is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 450.



*Brick outbuilding to the east of The Crown and Castle Hotel, Crown Lane*

*Brick outbuilding, to the east of The Crown and Castle* A red detached outbuilding, located with its gable end fronting Castle Terrace and parallel to Crown Lane. Deep overhanging eaves, with a red clay pan tile covered roof. Fenestration has been altered along its west side and dormer windows introduced, which rather spoil the otherwise unbroken roof line.



*View of the east gable end and west elevation facing Crown Lane*

The east elevation is unpunctuated and is a prominent feature on Crown Lane. The north elevation (facing Castle Terrace) has a finely detailed façade, comprising of three recessed blind panels, the heads of which follow the pitch of the roofline, interrupted at the mid point by a projecting string course with brick dental detailing. the sills of each recessed panel have a 'dog tooth' brick course. The brickwork detailing is imaginative and skilfully executed.

The outbuilding is likely to be contemporary to the remodelling of the Crown and Castle (GDII) during the late C19. It is possible that the outbuilding is therefore a curtilage listed structure.



*Well Cottage, Crown Lane*

*Well Cottage* A two storey rendered cottage with an attic room, and with a storey and a half entrance with ashlar scored elevations and pan tile roof with dormer window. The entrance range possibly started life as a wash

house, and is attached to the east side of Old School House.

Probably dating from the C18, the property retains a timber framed core. To the rear is an attached gently curving garden room addition, dating from c1994-5, designed by the local architect Hugh Pilkington. Opposite is the well the cottage is named after, with brick sides supporting a timber and pulley, with a boarded hatch over the well.

The house is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 450.

### ***Daphne Road (East side)***



*No. 32, No. 33 (Meadow Cottage), No. 34 and front boundary walls, Daphne Road*

*No. 32, No. 33 (Meadow Cottage) and No. 34* Probably a later C18 or early C19 two storey structure – although it could possibly be an earlier structure which retains a timber framed core, and with the elevations which are visible from the street being a re-fronting? Currently three dwellings (and shown on the 1904 OS map as three) but the tithe map of 1838 suggests it was a single dwelling, possibly a farmhouse. Formal two storey red brick elevations, with corbelled brick gable end kneelers and parapet containing a steeply pitched plain tile roof covering. Red brick stack located to the east end of the ridge. Lean-to garage attached to the east gable

end, possibly a converted outbuilding. The door and window openings are set beneath slender lintels which are possibly of stone, but are now all painted. The spacing of the windows and entrance doors is irregular but the retention of the original small pane sash windows gives the elevation a composed and uniform appearance.



*No. 14 Daphne Road*

*No. 14* A multi-phased building with additions of varying size and quality. To the centre, with its gable end highly visible and located in straight axis to Rectory Road, is a two storey cottage dating from the third quarter of the C19. The gable end is constructed using the 'brick on edge' laying process; an economical process that used the larger base of the brick vertically and thereby needing fewer bricks to construct an elevation. Within this gable end are occasional burnt header bricks. The mid to late C20 additions are of no interest.

### ***Daphne Road (West side)***



*The Stables, Daphne Road*



*The Stables* Former stables to Daphne House (GDII), located to the NE. Likely contemporary to the main house and therefore (according to the listing description for Daphne House) early C19 in date. Storey and a half red brick elevations, which are only part visible from the road. Brick upstand gable end with plain tile roof covering. Dormer windows with hipped roofs. A large and rather dominant uPVC conservatory rather spoils what can be seen of the principal façade and likely covers a cart opening into the building. Although not particularly prominent from the street, The Stables exist in close proximity to a significant cluster of listed buildings.

It is possible that The Stables are curtilage listed, although it is not known if or when ownership was separated from Daphne House. It is assumed that the red brick boundary wall between The Stables and Daphne Road forms part of the curtilage of Daphne House (GDII).



*Wayside, Daphne Road*

*Wayside* An imposing double fronted two storey structure probably dating from the late C18 or early C19. The single storey canted bays with tiled roofs are probably later, perhaps mid C19. To the ground and first floor are the original 6 over 6 pane sash windows, and to the centre of the elevation is a finely detailed timber doorcase with brackets supporting an open pediment. Set within is a six panel solid door and above is a half ellipse area of glass with unusual curved glazing bars. The roof is steeply pitched, with hipped ends

and a broad red brick chimney stack with corbelled cap. To the front boundary is a well-detailed set of iron railings with central and recessed hand gate, with ogee tops to the posts.

This structure should be considered for spot-listing.



*Rosemount, Daphne Road*

*Rosemount* A sizeable detached two storey house built during the late C19 or very early C20 (the house is shown on the 1904 OS map). Similar in form (but differs in material use) to the neighbouring *Wayside*. The elevation facing Daphne Road is balanced and rather conservative in its design, and the unpainted pebbledash enhances the slightly blank aesthetic whereas the rear (north west) elevation, as seen from Burnt Lane, is 'L' shaped in plan, skilfully and asymmetrically composed with a pair of gables and of rather more interest.



*Rear (north west) elevation of Rosemount, Daphne Road*

Small pane sash windows throughout the property, and single storey canted bays to either side of the garden (south east) elevation. Plain tile roof covering. The property is prominently located and externally is in a good state of preservation.

### ***Front Street (East side)***



*Orford Craft Shop and The Old Stables, Front Street*

*Orford Craft Shop and The Old Stables* Two separate structures, both of which were presumably formerly part of the adjacent King's Head Public House (GDII). The Orford Craft Shop is set back and faces the road. Two storey central section with flanking single storey accommodation. Central door with elaborate iron hinge, flanked by slender timber small pane casement windows. Above this are a pair of boarded 'taking in' doors, and set close to the apex of the roof is a clock within a circular brick surround. Garage doors now inserted to the right hand single storey accommodation, whereas the left range has a single timber casement window. The roof is covered with red clay pan tiles, with the occasional black glazed tile.



*View of The Old Stables, Front Street*

Detached and to the NW is a single storey structure known as *The Old Stables*. Prominent gable end facing the road; the lower section constructed from red brick laid in loose diagonal courses, and above this is traditionally coursed Suffolk white brick. A raised brick gable end parapet contains the red clay with occasional black glazed pan tile roof covering. To the SE elevation are a pair of boarded doors, and beyond this are single door openings and a small window. The structure is attractive in an understated and unconverted way.

Both properties are in visually sensitive locations and in close proximity to The King's Head Public House (GDII) and St. Bartholomew's Church (GD I).



*No. 102 (rhs), No. 103 (Mossfennan, to the middle) and No. 104 (lhs), Front Street*

*No's 102 to 104 (cons)* Shown on the 1838 tithe map as four cottages, now three, with mid to late C20 additions to the north and south gable ends. The structure likely dates from the late C18 or early C19, and the



balance of the street facing elevation suggests this was extended to the south, possibly during the first or second quarter of the C19. Rather squat elevations under a steeply pitched and overhanging roof. The relatively diminutive proportions of the principal façade are emphasised by the sills of the first floor windows being only just above the gauged brick heads of the ground floor openings. The unusual 'wider than taller' glass proportions to the original sash windows further draws attention to the height of the elevation.



*Gauged brick head and oblong panes of glass to windows, and unusual corbelled white brick eaves course detailing*

The eaves course is constructed from Suffolk white brick, corbelled out, and incorporating ogee shaped bracket bricks supporting a white clay pamment course.



*No. 105 (Hope Cottage), No. 106, No. 107, No. 108 (Corner Cottage) and outbuilding range to the rear, Front Street*

*No's 105 to 108 (cons)* A row of four cottages built in 1875 by the Sudbourne Hall Estate. Two storey with red brick elevations, with a

stone date plaque bearing the arms of Sir Richard Wallace, the owner of the Sudbourne estate set centrally within the street façade.



*Detail of date stone to No. 105 to No. 108, Front Street*

Front doors accessed directly from the road. Small pane sash windows under gently arched gauged brick heads. The ridge is enlivened by two robustly detailed red brick chimney stacks. Gable ends facing NW and SE – the example to the NW retains its decorated and pierced timber bargeboards.

The recently inserted Velux windows to the street facing roof pitch are a regrettable and insensitively sited alteration. Detached and to the rear (and only partly visible from the street) is a range of single storey red brick outbuildings.

### ***Front Street (West side)***



*No. 109 (rhs) & No. 110 (lhs) Elm Cottage, Front Street*

*No. 109 and No. 110* A pair of storey and a half cottages, which are shown on the 1838 tithe map. Red brick elevations and gable end to No. 109, whereas No. 110 has been painted. Plain tile roof covering with four dormers with pitched roofs set back slightly from the street façade. Each cottage has a pair of broad three pane wide casement windows (all window joinery is unfortunately replacement units) set under arched brick heads. No. 109 has a timber porch canopy, supported on quadrant timber brackets, with bargeboards and a slender spearhead finial. The addition to the rear of No. 109 was constructed at some stage between 1927 and 1974



*The Boat House, Front Street*

*The Boat House* A detached two storey early C21 dwelling, located on a corner plot between Front Street and Castle Lane. While its scale and material palette may be slightly incongruous within the streetscape, the detailing of the property is restrained and the design is thoughtful. Consequently, the house sits quietly on what is a very prominent site within the Conservation Area. References to the surrounding buildings are made through the use of red pan tiles and brick although the glazed NE gable end and untreated weatherboarding give the house its own modestly modern character.



*No. 101 (Puddle Cottage), Front Street*

*No. 101 (Puddle Cottage)* A two storey rendered property, located at right angles to the road. Red clay pan tile roof covering with an offset red brick ridge stack. Brick dentil eaves course. Single and two storey additions made to the property, most recently c2005, which complicate its otherwise simple form. Windows are replacement units, although the structural openings are, fortunately, unaltered. The property occupies an extremely prominent position in close proximity to a number of listed buildings.



*The Post Office and General Store, Front Street*

*The Post Office and General Store* A two storey red brick structure, set back with its gable end facing the street. A structure is shown to the location of this building on the 1838 tithe map, but it is difficult to conclusively determine that what is shown relates to what exists. If not the structure on the tithe map then it must have been built soon after the map was drawn. To the street facing elevation is a mid C20 projecting timber shop front supported on older timber



brackets, and above this a boarded 'taking in' door. Clearly this structure was built for commercial use, although its exact use is not known. Mid to late C20 side additions of no importance.

### ***Gedgrave Road***



*No. 121 (rhs) and No. 122 (lhs), Gedgrave Road*

*No. 121 and No. 122* A pair of two storey cottages with red brick elevations and understated detailing. Likely built by the Sudbourne Hall Estate to house farm workers employed at Chantry Farm (opposite). Gable end chimney stacks interrupt the brick upstand parapet, which contains the red clay pan tile roof covering. Ground floor door and window openings are set within surrounds with arched brick on edge heads. The cottages lack original door and window joinery, but the majority of structural openings have escaped alteration. To the rear of the properties are two storey additions, likely constructed during the mid C20, which are of no interest. The cottages are located close to the outer earthwork banks of Orford Castle (GDI and SAM) and within close proximity to Chantry Farm (GDII) and No's 117 to 119 Castle Hill (GDII).



*Green Lane House, Gedgrave Road*

*Green Lane House* A striking Modernist house of c1930 designed by Hilda Mason (a celebrated architect and painter who worked extensively with concrete and who collaborated with Raymond Erith on the design of the experimental St. Andrew's Church, Felixstowe). The house is located high above Gedgrave Road, although the two storey 'Z' plan house with flat roof sits quietly amongst its surroundings. To the SW side elevation is a curved oriel window which retains its original Crittal window glazing. Elsewhere the windows are replacement units. The northern boundary of Green Lane House abuts the SE tip of the Scheduled Ancient Monument covering the Orford Castle earthworks.

The structure was designed by a nationally significant architect, who was one of the few female architect members of the RIBA during the 1920's. Green Lane House is discussed in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 450.

### ***High Street (West side)***

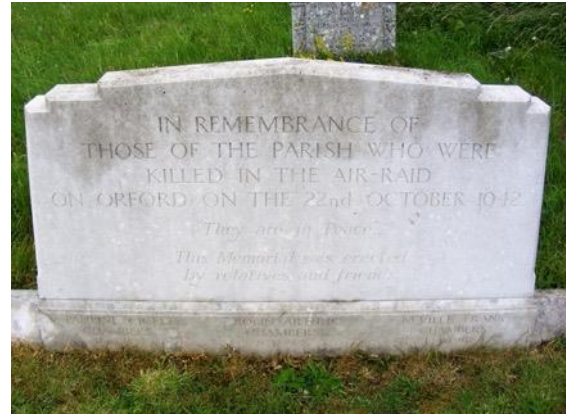
*St Bartholomew's churchyard* retains a number of C18 and early C19 memorials some with good carved panels. Not all are now however, legible.



*First and Second World War Memorial*

*First and Second World War Memorial* A rough hewn Celtic cross standing on a plinth and base. On the shaft of the cross is a Crusader's sword, and the black lettering inscription to the base commemorates the 29 men who gave their lives during World War 1, and the 11 in World War 2. The memorial was designed by the architect B A Hatcher, the builders were G Maile and Son Ltd and the mason was A C Stephenson. It was unveiled on 31st October 1920. The memorial was sponsored by public subscription at a cost of £170 1s 6d of which G Maile and Son contributed £136 16s 0d.

The railings, gates, and dwarf wall to the perimeter of the churchyard are believed to be curtilage listed.



*The Central Section of the Orford Air Raid Memorial*

*Orford Air Raid Memorial* a simple Portland stone memorial designed by BA Hatcher and constructed in 1950 by Messrs Saunders Ltd. It commemorates the thirteen civilians who were killed during an air raid on the 22<sup>nd</sup> of October 1942. The memorial consists of a wide pedimented dedication stone on a wide plinth; the names of the dead are inscribed on the plinth. Recently restored.



*No. 25, High Street*

*No. 25* Purportedly of late C18 date, although the footprint shown on the 1838 tithe map is a house attached to the NE gable end of a row of cottages, and one that occupies half the width of the plot, which does not correlate with what exists. By the time the 1904 OS map was published, the house, its current location and footprint is shown. It is not unreasonable to conclude that, rather than being late C18, No. 25 is actually a mid to late C19 rebuilding (or partial rebuilding) of an earlier structure. Two storeys, rendered to the



front with painted brick return elevations. Shallow pitched roof covered with pan tiles. The ground floor 6 over 6 paned horned sash windows are likely to be the original units, the plate glass sash windows over were probably inserted during the late C19 or early C20. A single red brick stack exists to the NE gable end, and provides an indication regarding the original treatment of the elevations.

The cottage is visible from the eastern boundary of the churchyard, and occupies a sensitive and prominent location at the head of Burnt Lane to the immediate SW of No's 21, 23 and 24 High Street (GDII).



*No. 26 (The Old Hall), High Street*

*No. 26 (The Old Hall)* Originally a hall house constructed c1520 for a local merchant. The timber framed building was converted into a terrace of four cottages around 1800 and re-faced in brick, apparently for the second Marquis of Hertford. This re-facing appears to have occurred in two phases (see vertical joint to the street facing brickwork and change in eaves level above).

Shown on the 1838 tithe map as a row of four cottages, but now a single dwelling. The mixed public and private use of the hall house remains reflected to the street facing elevation, which incorporates a large brick vent panel, the type of which is more commonly found to threshing barns to provide a cross-flow of air. Below this panel are 'dairy slats' over former door openings.



*No. 26 High Street*

The front elevation has been rather aggressively repointed but despite this it possesses considerable charm, and this is enhanced by the retained timber windows with metal casements. Located to the ridgeline are two brick chimney stacks, whilst below this the roof is covered with red clay pan tiles which replace the original thatched roof. RIBA award winning remodeling and sharply detailed weatherboarded additions to the rear c2005 by Nash Baker Architects.

The house is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 450.



*View of No. 26 High Street from the churchyard, showing the rear addition of c2005*

### **High Street (East side)**



*Smithy Cottage, High Street*

*Smithy Cottage* Attached to the west gable end of No's 28 and 29 (GDII), although *Smithy Cottage* is specifically excluded from the listing description. Originally a single storey range of two distinct phases; the left-hand section is shown on the 1838 tithe map and is likely to be contemporary to the early C18 cottages to which it is attached. Now much altered, with a large dormer window rather spoiling the graduated roofline of the group of buildings. However, the cottage retains a good C19 panelled door, flanked by 12 pane casement windows with boarded shutters. The right- hand section likely dates from the mid to late C19 and is better preserved, although window alterations to the street elevation and SW gable have introduced a domestic character to this former smithy range. The property is located in an area containing an unusually high number of GDII listed structures, as well as being opposite St. Bartholomew's Church (GDI).



*No. 18 (middle), No. 17 (left) High Street, and No. 1 Brundish Lane or Old Brundish Square (right), detached outbuildings and boundary wall*

*No's 17 and 18 (High Street) and No. 1 (Brundish Lane)* A row of three cottages, located between High Street and Brundish Lane, in an area known locally as Old Brundish Square. Shown on the 1838 tithe map as a row of four cottages, and now three dwellings. Two storey red brick elevations under a slate covered roof free from modern insertions, with red brick chimney stacks punctuating the roofline. The ad-hoc addition of porches, particularly the enclosed examples replacing simple open canopies, has rather diluted the uniformity of the row. A detached range of red brick outbuildings shown on the tithe map exist to the NE of the cottages. To the east side of No. 1 Brundish Lane is a good quality wall running the depth of the site and enclosing the boundary along Rectory Road.



*The Barbers Cottage and attached brick walls, High Street*

*The Barbers Cottage* The 1838 tithe map shows a row of seven cottages in this location. What exists today either replaced them, or is the truncated remains of the row - the latter is likely. The largely blind street facing elevation displays a mix of brickwork of varying quality and ages, including some 'brick on edge' construction which continues to the abutting boundary wall. The row had been reduced in length, possibly to what now exists, by the time the 1904 OS map was



published. Corbelled brick eaves course with brick dentil detailing. The SE gable end has been rendered and a large C20 casement window inserted, much to the detriment of the cottage's character.



*The Old Fire Station, High Street*

*The Old Fire Station* A striking two storey structure occupying a corner plot between High Street and Rectory Road formerly occupied by a fire station. The fire station was apparently in use until 1987. The present structure dates from c2010 and was designed by Volute Design Ltd. An almost entirely glazed west gable end broken only by the projecting first floor structure. To the side and largely hidden is an integrated garage. The untreated weatherboarded elevations and zinc covered roof are materials not commonly found within the Conservation Area, yet the unfussy form and detailing helps the structure to sit reasonably quietly on its highly visible site.

### ***Mallets Lane***



*Lilac Cottage, Mallets Lane*

*Lilac Cottage* The left hand of a pair of cottages (for the right-hand cottage see *Well Cottage, Crown Lane*). A painted and rendered two storey structure with its gable end facing Mallets Lane. Projecting plinth, black painted in places. The roof structure is steeply pitched and covered with red clay pan tiles. Shared red brick ridge stack to the centre of the row. A rear two storey addition was added in 1984. The windows are replacement units, possibly in elongated openings to the first floor. The cottage is believed to retain a timber frame, and to date from the C18.



*Aspen House, Mallets Lane*

*Aspen House* A single storey structure of 1998-9 designed by Counter & King, to which a striking two storey structure designed by Howard Nash Architects was added to the southern end in 2005. South facing balcony supported on a series of outward leaning vertical timber 'masts' and which frame an elevation comprising entirely of divided glazing. An example of modern design that makes full use of the aspect and far reaching views of the site.

The house is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 450.

## ***Pump Street***



*No. 55 (left) and No. 57 (formerly The Orford Post Office and General Store) and railings, Pump Street*

*Nos. 55 and 57* A row of two storey red brick cottages that until recently were used as the Post Office and General Store, and have now been converted back to residential use. The awnings and signage associated with its former commercial use have only recently been removed. Projecting timber shop frontage retained to No. 55. Northern section of the roof is slate covered, whereas the southern end is covered with red clay pan tiles. A good set of hooped iron railings and gate exist outside No. 55. Windows are a mix of age and styles, although No. 55 retains a good run of 8 over 8 pane hornless sash windows. The garage attached to the southern end is not itself of interest, however it should be noted that it is attached to the northern end of *Unicorns, Pump Street* which is GDII listed.



*No's 89 to No. 94 (cons), Pump Street*

*No's 89 to 94 (cons)* A stylish row of red brick cottages, which is likely to have been built by

the Sudbourne Hall Estate during the late C19, possibly as almshouses. Storey and a half elevations, with the first floor accommodation being within the mansard roof. Three large brick faced dormer windows fronting the road with paired timber casement windows, and between each dormer are smaller dormers with a cat-slide roof. Red clay plain tile roof covering and to the ridge are three boldly detailed chimneys with brick corbelled caps. To the ground floor are timber casement windows set below arched heads constructed from red brick alternating with light red / orange bricks. Above these is a boldly detailed brick string course with diamond set 'dog tooth' brick eaves course. The whole is an extremely accomplished piece of late C19 domestic design, and one that exists in a largely unaltered state.

## ***Quay Street (East side)***



*No. 3 (left) and No. 4 (right), Quay Street*

*No. 3 and No. 4* 1 A former pair of cottages, which are now a single dwelling. While some of the plate glass fenestration to No.3 may be mid C19, and the timber windows with metal casements to No.4 perhaps late C18, the structure is very possibly timber framed and may date from the C17. Painted brick elevations, with brick dentil eaves course below a red clay plain tile roof covering, with undulating ridge, and red brick ridge stack marking the party wall line between the two cottages. Further smaller stack located to the SE gable end. Lean-to addition located to the



NW gable end of No. 3 of unknown date. Ground floor window openings have simple boarded externally hung shutters.

The cottage is prominently located and within close proximity to several listed structures. The street facing elevation has been little altered since the mid C19.

This structure requires further research and could potentially be considered for spot-listing.



*No. 65a (Priory Cottage), Quay Street*

A single storey range of outbuildings of at least three phases; the section attached to the SE end of No. 65 is the oldest and possibly dates from the early C19. To the corner of the site (with gable end facing the street) is a section built during the late C20, and behind this is a weatherboarded range which is shown on the 1904 OS map. Roof coverings are a mix of red clay plain tiles and pan tiles. The property is important for the setting of the GDII listed No's 64 and 65 to which it is attached, and it retains significant sections of C19 fabric.



*Wall in front of No. 25 to No. 31 (cons), Quay Street*

*Wall in front of No. 25 to No. 31* Late C18 or early C19, possibly incorporating sections of older fabric. Coursed in places but essentially random and constructed from a variety of material including red brick, cobble and stone. The wall has considerable streetscape value, and contributes positively to the setting of several listed buildings.



*Ferry Cottage and attached outbuilding, Quay Street*

*Ferry Cottage* The cottage is shown on the 1838 tithe map, although the outbuilding to the left is later – it is not shown on the 1904 OS map, and is missing from the 1927 map due to partial mapping coverage. Stylistically however, it looks to date from the first quarter of the C20. The cottage probably dates from the late C18 or early C19 and is a double fronted storey and a half property, with a central door under an arched head accessed directly off the street. Either side of the entrance door are timber window openings, although the joinery and slatted shutters are modern. The front elevation is

encased in pebbledash render, which largely obscures the brick dentil eaves course. Pantile roof covering to the cottage and the outbuilding. Large mid C20 flat roof rear extensions of no interest.



*The Old Warehouse (Pinneys of Orford), Quay Street*

*The Old Warehouse* A large and imposing red brick structure presumably built for and associated with the harbour and fishing industry. The red brick elevations appear to date from the third quarter of the C19 yet the tithe map of 1838 shows a large structure to the approximate location of the warehouse, so this building either absorbed the earlier structure or replaced it. Sparingly detailed, the three storey structure is made all the more imposing by being located on rising land (known locally as ‘the hump’ and created in 1953 to help prevent the flow of flood water). Hipped roof covered with Welsh slate. To the NE side of the building are weatherboarded additions of similar date to the main building. Mid to late C20 black stained weatherboarded additions and veranda to the SE gable end. Old photographs reveal that the warehouse was roofless and derelict by 1953, so the roof covering and possibly sections of the brickwork may date from after that date.

The structure is extremely prominent in views along Quay Street, as well as wider views of the Quay and surrounding area.



*The Watch House, Quay Street*

*The Watch House* Formerly a coastguard look out station, the two storey section no doubt providing far reaching views across the quay. Red brick elevations above a black tarred plinth. Two storey SE section, with single storey accommodation to the NW. The road facing elevation to the single storey section has two openings, the larger retaining a horizontally sliding timber sash window. The smaller opening is a partially blocked doorway. The elevation facing the quay has a glazed timber structure to the first floor possibly providing sheltered look out space, and a veranda area. Below is evidence of the brickwork having been extended and boarded doors to the ground floor – this space was possibly elongated to allow for a lifeboat or similar vessel to be housed. The roof to both sections is covered with Welsh or possibly Westmorland slate. To the NE side of the roof over the two storey section is a red brick chimney stack.

### ***Quay Street (West side)***





*No. 1 to No. 7 (cons), Coastguard Cottages and outbuildings, Quay Street*

*No. 1 to No. 7* A row of seven cottages built in 1875. The high quality of the brickwork and detailing suggests these cottages could have been built by the Sudbourne Hall Estate. The original use of the building is not known – historic images (see right) show the principal elevation without the entrance doors that now exists to this façade.



*No. 1 Coastguard Cottage, Quay Street*

Located at right angles to Quay Street and set some way back, No.1 has a prominent and well-detailed entrance façade facing the road which makes a significant contribution to the area and to the setting of several listed structures. A mid to late C20 single storey addition to the right-hand side compliments what exists, although regrettably the porch has lost the hipped roof evident in historic photographs.

To the long SE facing elevation a strong vertical character is created by the slate covered roof which is punctuated by slender red brick chimneys, and by the existence of four projecting square bay windows capped with pitched roofs.



*Postcard view of Coastguard Cottages, circa 1900*

The elevation is built from red brick with contrasting blue brick decoration to door and window openings and string courses which run horizontally in line with the head and sills of the ground floor and first floor openings. The gables over the projecting bays are decorated with circular red and blue brick embellishments. All doors and windows are set below fine gauged brick arched heads. Pairs of slender sash windows with semi-circular heads exist to each of the projecting bays. Although the setting of the cottages has been eroded by the introduction of garages and store buildings, the row is attractive, finely detailed and retains a significant number of original plate glass sash windows. A row of detached outbuildings stands to the NW of the cottages, which can be glimpsed from Broad Street, although it has not been possible to make a detailed assessment of these structures.



*The Hall and boundary wall, Quay Street*

*The Hall* First shown on the 1927 OS map and marked as 'club' and the surrounding land as 'allotments'. A single storey rectangular

structure with walls and roof clad with corrugated iron sheet. To the ridge are two ventilators. The building appears to retain its original door and window joinery. To the NW boundary is a dwarf red brick wall with half round blue brick caps – the use of contrasting red and blue brick suggests this wall may have been built as part of *No. 1 to No. 7 Coastguard Cottages*. Simple corrugated iron halls, agricultural buildings, and chapels within built up areas are increasingly rare survivals.



*Boston Bungalow and outbuilding, Quay Street*

**Boston Bungalow** A simple and understated timber dwelling constructed prior to 1927, with weatherboarded elevations and a felt roof. Covered veranda to the SE elevation. The low linear form and simple vernacular material use and detailing is uncommon within the Conservation Area and wider region and forms a good group with two similar structures, namely *The Hall* and *The Bungalow*.

**The Bungalow** Forming part of a group of simple, single storey structures which were constructed prior to 1927, and located at right angles to Quay Street. The property has a pitched roof, although the building is not very visible from the public realm.



*No. 59 (East View), No. 60, No. 61 and No. 62, boundary wall and railings, Quay Street*

**No. 59 to No. 62 (cons)** A row of four cottages, which all appear to have been built at the same time although the 1838 tithe map shows only two cottages located to the SE of the site. The existing row was therefore either built in stages, or it replaced the two cottages shown on the tithe map. Stylistically the structures appear to date from the early to mid C19, although they may simply be a conservative design for their date. Constructed in red brick with two storey elevations, and a slate covered pitched roof. Two ridge stacks mark the positions of the vertical dividing party wall between each residence. Gauged brick heads to door and window openings. The joinery is of mixed age, although No. 61 retains the original small pane hornless sash windows, as well as having a blind first floor window above its entrance door. A dwarf red brick wall encloses the front boundary, and a short section of iron railing survives between the garden of No. 61 and No. 62.



*The Cottage, Quay Street*



*The Cottage* A structure is shown in the approximate location of the existing building on the 1838 tithe map, although the footprint does not fully relate to what now exists. The structure is likely to have started life as an outbuilding associated with *The Old Brewery House* (GDII). The 1904 OS map shows this building forming part of a larger complex, which had been reduced in size by the time the 1974 OS map was published. A two storey red brick structure, set back from the street with a prominent gable end. Taller pan tile roofed cross section is visible to the rear. Slender and tall red brick stack to the side and, according to map evidence, there are further attached and detached structures located to the SW. This building makes a significant construction to the streetscape and the setting of several GD II listed structures.



*Regency House and boundary walls, Quay Street*

*Regency House* Despite its name, this structure is not shown on the 1838 tithe map, although the (now attached) white rendered building to the SW could be the outbuilding shown on the map. The house probably dates from the mid C19, although its design is a conservative one for this period. Dignified two storey red brick elevations, with a shallow pitched slate covered roofed with hipped ends and overhanging eaves. Interesting plaster cavetto eaves course. Windows are the original horned three over three pane plate glass sash units, although to the one bay wide street facing gable end there is a ground floor canted bay window, with slate roof, and

small pane hornless sash windows. To the centre of the double pile SE elevation is an entrance door surrounded by a timber porch with slate roof and lattice sides. Attached and to the side is a white rendered two storey structure, which can only be glimpsed from the public highway. Good red brick and cobble dwarf wall to the street boundary.



*William House, Quay Street*

*William House (formerly Silver House)* Designed in 1965 by the architect Peter Barefoot. A strikingly austere stepped two storey composition with a roofline that rises up in stages before the building scales down to single storey. The brown brick is rather unlovable and utilitarian, but the whole is a noteworthy piece of Modernist design. The timber cart store outbuilding, which dates from the late C20 does not form part of this description, and is an example of the inappropriateness of conservative design in certain contexts.

The house is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 450.



*The Moorings, Oyster Cottage, Wilmar, Mariners Cottage and Little Tern (from left to right), Quay Street*

*The Moorings, Oyster Cottage, Wilmar, Mariners Cottage and Little Tern* A row of six fisherman's cottages which appears to be shown on the 1838 tithe map, with the exception of the single storey lean-to addition at 'The Moorings' which appears to have been added towards the end of the C19. Some of the properties retain their timber framed core and are likely to date from the late C17 or early C18. A change in level to the roofline indicates at least two phases of construction.



*Single storey side addition and stepped roofline to The Moorings, Quay Street*

Two storey red brick elevations, with the exception of Little Tern which has a painted render elevation and gable end. Plain tile roof covering, with four red brick stacks located along the ridge and to the gable ends. Joinery is a mix of types and age, although Oyster Cottage and Wilmar have good timber windows with metal casements.



*Black Cottage, Quay Street*

*Black Cottage* A structure with a square plan is shown on the 1838 tithe map, and later OS maps reveal additions had been made to the SW and NE by 1904. The property is two storey, with a pitched red clay Roman pan tile roof, with a single slender red brick chimney. Doors and windows are replacement units but they appear to be within the original openings. Black Cottage is prominent in open views from the SW looking towards the Conservation Area.



*Quay House Cottage and shelter, Quay Street*

*Quay House and shelter* A prominently located quayside structure comprising of a storey and a half cottage and an open fronted shelter to its SE gable end. The cottage dates from the early C19 and has part weatherboarded elevations over a rendered plinth. The roof is covered with double Roman pan tiles. The street facing elevation has a dormer window to the roof, with a cat slide roof over.



*Detail of a plaque within the open-fronted shelter*

To the SE gable end is an open-fronted shelter, with bench seat and exposed roof



structure. Attached to the wall is a plaque with finely executed lettering dating the shelter to 1948 and informing that it commemorates William G Figg (no information has been found detailing who this individual was). *Probably William George Figg of Quay House, Orford -died 28<sup>th</sup> November 1948 (left £69,000 exclusive of property)*



*Quay View and Quay House, Quay Street*

*Quay View and Quay House* The exact age of this house is difficult to determine, and the rendered elevations hide any evidence of construction phasing. A structure, slightly smaller than what exists, is shown on the 1838 tithe map. Steeply pitched roof covered with slate, although the NW pitch has been reduced in angle to take account of additions made to the rear of the property. Decorative scalloped bargeboards to the NE gable end. Door and window joinery appears to be modern replacement units set within the original openings. The building plays a key role in view of the quayside, and also wider views of the town, including distant views of the castle.

### ***Rectory Road (North side)***



*The Gables (formerly The Rectory), Rectory Road*

*The Gables* An imposing double fronted three storey property, with red brick ground floor and rendered above with panels of geometric pargetting. The house is located to the centre of a sizeable plot, set back from the road, and partly obscured from view by mature planting. Impressive for its scale, quality of detailing and for retaining its original door and window joinery. Designed by Harry Sirr and E Rope c1905 and built at a cost of £1,657. Sirr and Rope worked together in Suffolk from 1895, Sirr also designed Orford Town Hall.

### ***Rectory Road (South side)***



*The Thatched Cottage, Rectory Road*

*The Thatched Cottage* An unusual example of a thatched structure within the Conservation Area. A storey and a half cottage with ornate thatched ridge and single tall twisted chimney

stack. The cottage initially appears to be of some age, but was actually built in 2000 by John Crane. The elevations are well composed and pleasantly detailed.



*The Old Rectory, crinkle-crinkle wall, gate piers, gates driveway splays, Rectory Road*

*The Old Rectory* A white brick house of 1832 designed by Matthew Hastings. The property is marked on the 1838 tithe map as 'Glebe House'. Modest alterations and additions of 1878 by Frederick Barnes, including square bay windows to the Drawing and Dining Room.



*View of the south front, 1878, from an architectural drawing by F. Barnes. Drawings held in the Suffolk Record Office, Ipswich Branch*

Barnes also likely designed the white brick entrance gate piers on Rectory Road, although the impressive iron gates shown on his drawing are more elaborate than what exist. At some point soon after Barnes' additions were made an ornate and striking conservatory was added to the centre of the south elevation. It is not known whether this still exists or who designed it. Gardens laid out in 1967 by the American landscape architect and writer Lanning Roper (perhaps best known for his work at Highgrove, Gloucestershire, for Prince Charles, during the

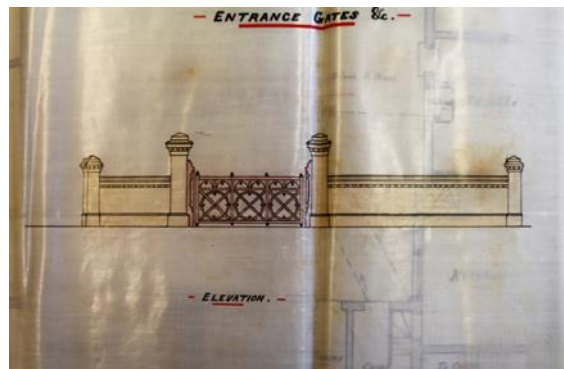
early 1980's). The north boundary of the site is enclosed by a white brick serpentine or crinkle-crankle wall.



*The serpentine or crinkle-crankle wall to the north boundary, The Old Rectory*



*Gate piers, gates and driveway splays, The Old Rectory*



*Drawing of gate piers, gates and driveway splays, The Old Rectory. Drawing held by the Suffolk Record Office, Ipswich branch*

The site and structure has been assessed from the public realm only. The site would benefit from further research and consideration for spot listing.



The house is mentioned in Bettley, N and Pevsner, N *The Buildings of England, Suffolk: East*, London, 2015, p. 449.

### ***School Lane***



*Orford Church of England Primary School, School House, dwarf wall, gates and railings, School Lane*

*Orford Church of England Primary School* A picturesquely composed school and attached school house of circa 1872. Red brick elevations with brick buttresses. Above, the steeply pitched roofs overhang, and are decorated with pierced bargeboards and tile hanging to the apex of the gable. The grouping of gables and roof ventilator details create a lively roofline, and the linear composition is given verticality through the introduction of tall red brick stacks with heavy corbelled caps.



*Postcard view of c1900*

Mid C20 classroom additions and lead covered entrance canopy dilute the design and are not of interest (there are plans for alterations and additions dating from 1933-

1935, and for additions by Slater and Johns of 1952, in the County Record Office). The building has lost its lead spike finial to the main roof and has suffered from having some replacement windows inserted, but the overall state of preservation is high and the structure retains a stylish and carefully composed feel.

Low red brick dwarf wall to front boundary, capped with half round blue bricks, with taller red brick piers evenly spaced and containing simple iron posts with ball finials and a horizontal rail. Matching gate to the entrance of the School House.

# **Orford Conservation Area**

**Boundary Review**

**October 2018**



The existing boundary of the Orford Conservation Area was walked in July 2016 and again in January 2017.

The boundary as exists is clearly defined and drawn tightly to form a compact Conservation Area. There have not been any significant areas of redevelopment or loss since the last boundary review (it is not clear from the existing Orford Conservation Area appraisal when this was last completed), and consequently the boundary as exists does not require significant revision.

However, the process of the reviewing the boundary highlighted a two areas of potential extension. It was thought particularly important to expand the area to the south-east to incorporate more of the quayside so that the Conservation Area covers areas and structures linked to the fishing and sailing heritage of the village.

### ***Proposed Boundary Extension Area – North side of Rectory Road***

The northern boundary of the Conservation Area could easily be extended to the north side of Rectory Road to include Glebe Cottage and its garden setting.



*Glebe Cottage, Rectory Road*

*Glebe Cottage* Shown on the 1838 tithe map as a pair of cottages, the structure likely dates from the late C18 or early C19. Additions

made to the east side during the third quarter of the C20, including the bay window with the swept lead roof. Striking two storey red brick elevations, with broad windows of varying configuration set below arched brick heads. Decorative pierced timber bargeboards to the gable ends with central spear finial. Plain tile roof covering, with a red brick ridge stack offset to the east of the roof.

### ***Proposed Boundary Extension Area – Car Park and Quayside Buildings***

The southern boundary of the Conservation Area could be extended to the east. This would incorporate the quayside fishing and boat huts and sailing club which, although functional by design, contribute positively to the character. It would also encompass the public car park, the drainage pond, and the mooring area of the sailing and dinghy club on the quayside.



*Orford Quay Public Car Park*

This large car park is well screened by trees and accommodates Orford's many visitors helping to reduce unsightly on street parking. It is owned by the Orford Town Trust and the money collected is used to maintain public facilities in the village.



*Pond between Car Park and Quayside*

This large deep pond is part of the historic drainage system of the surrounding area. It provides an attractive approach to the Quayside from the public car park.



*Mooring area on the Quayside*

The mooring area for the sailing and dinghy club sits on the edge of the quay separated from the boat and fishing sheds by a small access road. This area for boat launching and storage is important link to the fishing heritage of the quay and wider village.

#### **Positive unlisted buildings in proposed south-eastern extension**



*Open faced boat shed, Quayside*



*Fishing and boat sheds, Quayside*



*Fishing and boat sheds, Quayside*

*Fishing and boat sheds* Located on the access road to Orford Sailing club these distinctive huts clad in black weatherboard define the character of this section of the Conservation Area. They are functional buildings likely built throughout the C20 of varying scale and design. All single storey with limited openings. As with the boat mooring area these buildings are an important link to the fishing heritage of the quay and wider village.



*Riverside Tearoom, Quayside*

*Riverside Tearoom* Likely mid C20 single storey building with raised terrace. Clad in black weatherboarding helping it to blend in with adjacent fishing huts. Occupies a



prominent position on the access road to sailing club.



*Orford Sailing Club, Quayside*

*Orford Sailing Club* Likely mid C20 two storey building with look out on roof. Brick built, black painted brick base and white weatherboarding to upper section. Single storey outbuilding to rear not of interest.