

PEASENHALL and SIBTON JOINT 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.

CONTENTS

	SECTION	PAGE NO.
	INTRODUCTION	
1	CONSERVATION AREAS: Planning Policy Context	1
2	GENERAL CHARACTER SUMMARY	3
3	TOPOGRAPHICAL SETTING	5
4	ARCHAEOLOGY AND HISTORY	6
5	QUALITY OF BUILDINGS	7
6	TRADITIONAL BUILDING MATERIALS	9
7	CHARACTER OF SPACES	11
8	TREES AND GREEN SPACES	12
9	COUNTRYSIDE SETTING	13
10	FORMER USES	14
11	PROPOSED ENHANCEMENTS	16
12	STREET BY STREET APPRAISAL	17
	12.1 Hackney Road	18
	12.2 The Church and Churchyard	21
	12.3 Church Street	22
	12.4 The Street and The Causeway	25
	12.5 The Street – north side	26
	12.6 The Causeway – south side	28
	12.7 Chapel Street	30
	12.8 The Knoll	31
	12.9 Sibton Abbey	33
	12.10 Pouy Street	34
13	CONSERVATION AREA MANAGEMENT PLAN	37
	13.1 Alterations to existing Buildings	37
	13.2 Design of New Development	38
	13.3 Conservation Area Boundary	39
	13.4 Demolition	39
	13.5 Enhancement Opportunities	39
	13.6 Landscape and Trees	39
	13.7 Contacts	40
14	FURTHER INFORMATION	41
15	SUMMARY OF CHARACTER FEATURES MAP	42

Public consultation: this took place between 5/11/09 and 28/2/10 and included writing to the Parish Council and providing printed copies; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; and inviting responses from Suffolk County Archaeology and the Suffolk Preservation Society. A total of 2 responses were received which led to 7 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.

INTRODUCTION

The conservation area in Peasenhall extending into Sibton was originally designated by East Suffolk County Council in 1972 and confirmed by redesignation by Suffolk Coastal District Council in 1991.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Peasenhall and Sibton 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 Peasenhall and Sibton's built environment in conservation terms and is followed by a street-by-street appraisal describing the village in more detail.

This document is neither prescriptive nor overly descriptive, but more 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.



Peasenhall Village Sign



Sibton White Horse

1 CONSERVATION AREAS: Planning Policy Context

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

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

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

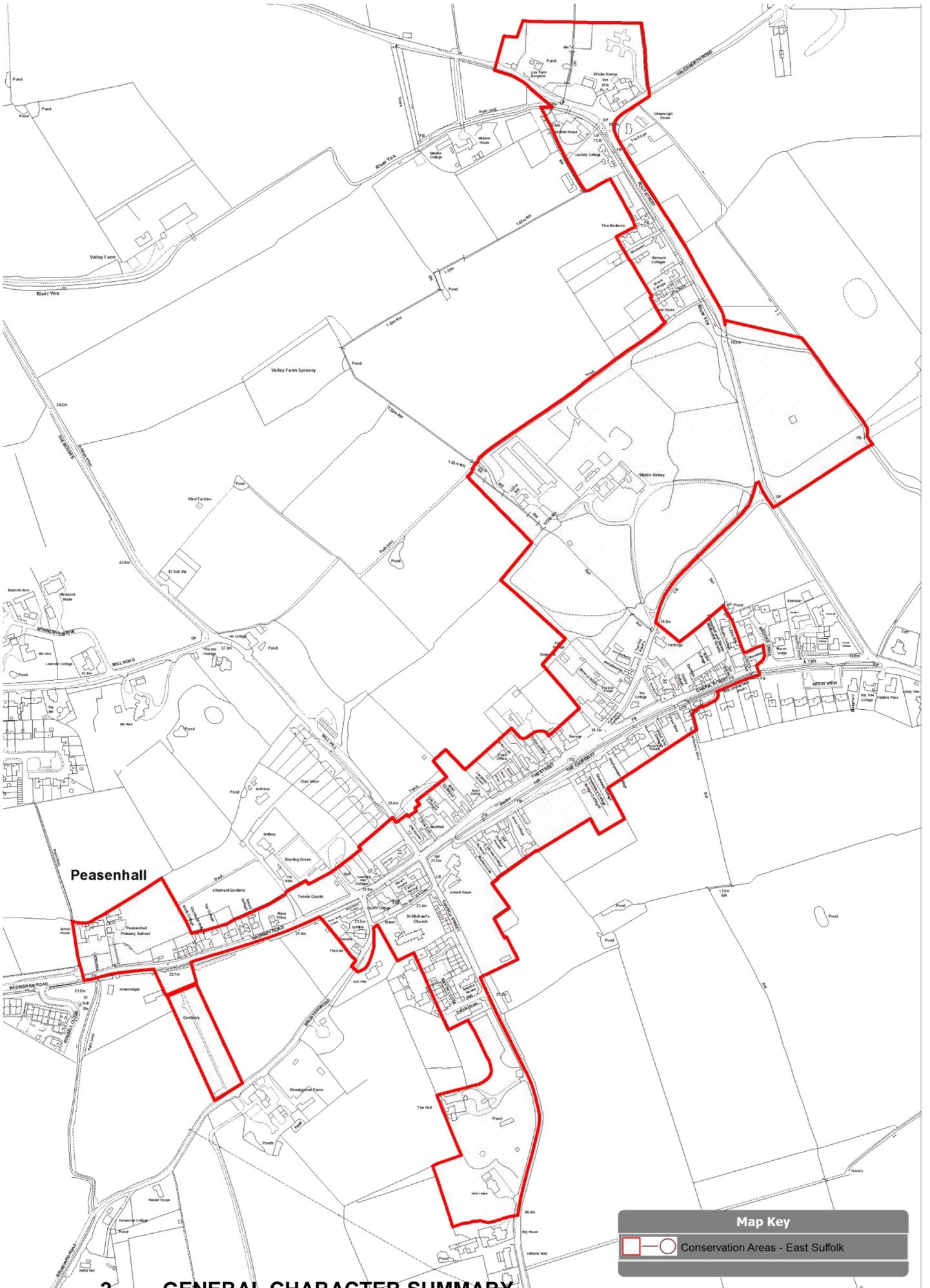
National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment are set out in Planning Policy Statement 5: Planning for the Historic Environment; and PPS 5: Historic Environment Planning Practice Guide (both March 2010).

At the regional level, the East of England Plan (May 2008) includes Policy ENV6 'the historic environment'. This policy encourages local planning authorities, in their plans, to 'identify, protect, conserve and, where appropriate, enhance the historic environment of the region'.

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

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

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



2 GENERAL CHARACTER SUMMARY

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Peasehall is a classic example of a traditional linear settlement. The village is situated in a well-wooded, attractive valley, along which runs a tributary of the River Yox and a former Roman road, now the A1120, linking Stowmarket and Yoxford. These form the axis along which the village developed and this linear pattern has changed little in over a hundred years. The River Yox itself flows down an adjoining valley to the north-east of Peasehall and provides a similar setting for the group of cottages, which constitute the hamlet of Pouy Street in the parish of Sibton.

Peasehall is a local service centre, providing shopping, education and social facilities within a limited sphere of influence. The number of older buildings which continue to exhibit features illustrating that they were once shops or workshops, indicates that Peasehall traditionally fulfilled the role of a service centre and was once much more important than it is today.

The overall character and appearance of the Conservation Area at Peasehall is derived from a combination of factors. The long rows of traditional buildings along the slightly curving wide main street are a major element imparting a prevailing medieval character, as is the stream with its grassy banks, verges, trees and white painted post and rail barriers.

Views out from the village street to the open countryside beyond, which allow the surrounding countryside to appear visually to come right into the centre of the village, and the gardens and open spaces along the street frontage are both very important.

The tower of Peasehall Parish Church, set pleasingly on the skyline, is prominent, as is the grassy knoll and the attractive New Inn timber-framed buildings owned by the Landmark Trust.

Other important elements in the Conservation Area include Sibton Abbey, set in well-wooded parkland, which links the two settlements of Peasehall and Pouy Street, Sibton, and Church Street which climbs out of the valley, with its buildings, high walls, trees and hedgerows that close in onto the road. Here there is a sense of enclosure, which is a contrast to the more open character of the main village street.



The Street, Peasehall



3 TOPOGRAPHICAL SETTING

Peasenhall is a village in east Suffolk about four miles north-west of Saxmundham and six miles south-west of Halesworth. The village lies along the A1120, which runs for many miles from here along the line of a Roman road across central Suffolk to Coddtenham. According to Sandon “The village is shaped roughly like a leaf whose stem is the old Roman road and veins are the lanes that radiate”.

The village is situated amongst the upper reaches of the River Yox, which flows from here some eight miles eastwards to the sea at Minsmere. Parts of the adjoining parish of Sibton are included in the conservation area.

Both the nearby market towns were served during the 18th Century by turnpike roads: Saxmundham was on the main road and Halesworth on a branch of the Ipswich to South Town (Great Yarmouth) Trust’s road. From 1859 passengers could also join the railway network at both towns on the East Suffolk line from Ipswich to Lowestoft.

The historic parkland of Sibton Park forms a very important setting to the conservation area on approach from the east.

The village is sited on the ‘High Suffolk’ claylands, where the heavy soils are best suited for arable farming. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Peasenhall with Sibton: Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk Historic Environment Record lists around twenty sites of archaeological interest for the parishes of Peasenhall and Sibton. The earliest of these is a Bronze Age stone axe-hammer, whilst one undated entry given as 'earthworks' could also be this early.

Peasenhall is at the conjunction of two Roman roads, one that went south-west to Coddtenham where there was a large Roman fort, the other north-west towards the Norfolk border and onwards probably to another fort at Caistor St Edmund near Norwich. Given this confluence of Roman routes, it is surprising that there is only one Roman find listed there, of pottery and metalwork.

A Saxon coin is listed amongst the finds and more recent entries include the Medieval church and graveyard. Post Medieval interest is provided by two scatter finds and the site of a windmill.

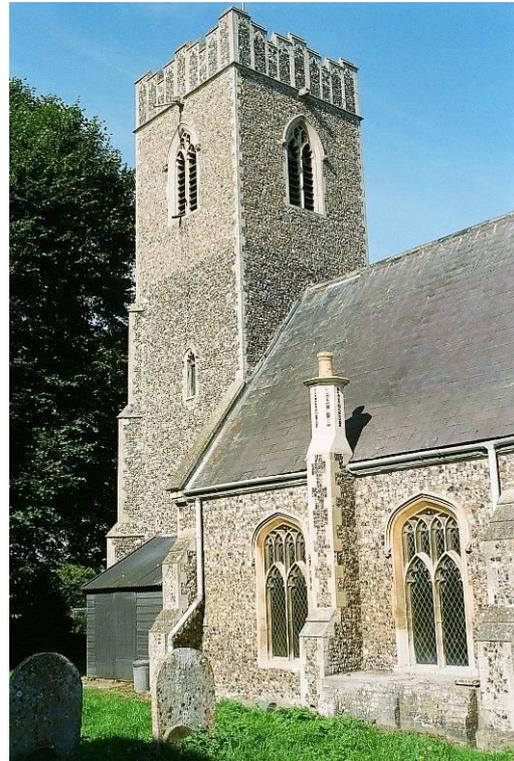
Peasenhall was listed in the Domesday survey of 1086 as 'Pesenhalla', with the main holdings prior to 1066 by Leofsi and Stanwin and another holding by Norman. After 1066 the manors were held by two Norman overlords, Robert Malet and Roger Bigot. There was woodland for a total of 278 pigs and 6 acres of meadow.

Remains of the Cistercian Sibton Abbey, the site of a medieval monastic grange and two moated sites all outside the conservation area are Scheduled Monuments.

Peasenhall was home to the well known company of Messrs. James Smyth and Sons, established in 1800 and inventors of the Suffolk Drill.

Suffolk Historic Environment Record is now available online at

www.heritagegateway.org.uk/Gateway/CHR



St Michael's Church Tower

In PEASENHALL Leofsi, 1 free man, held 40 acres of land before 1066 as 1 manor. Now Fulcred holds (it) from Malet.

Always 4 smallholders.

Woodland for 10 pigs. 1 plough. Meadow, 1 acre.

Value 8s.

The King and the Earl (have) the jurisdiction.

In the same (Peasenhall) 1 free man, Stanwin, before 1066; 1 carucate of land as a manor. Now Fulcred holds (it). This Stanwin was under the patronage of Edric, Robert's predecessor, before he was outlawed; later he was Harold's man in 1066, so the Hundred says. Stanwin alone says that he was Edric's man with Harold's permission in 1066 and he offers (to undergo) trial.

There are 2 smallholders.

Always 1 plough in lordship; 1 men's plough.

Meadow, 1 acre; woodland for 20 pigs. 2 cattle; then 6 pigs, now 12; now 26 sheep.

Value then 12s; now 22[s].

Harold had the jurisdiction and Stanwin (had it) from him.

After 1066 Stanwin added 2 free men under patronage with 8 acres. Value 16d.

Stanwin also had the jurisdiction from Harold.

In the same (Peasenhall) 1 free man, Aelmer, under the patronage of Edric with 12 acres. ½ plough.

Value 2s.

The King and the Earl (have) the jurisdiction.

Gilbert holds (this) from Malet.

Norman held PEASENHALL as 2 manors; 2 carucates of land before 1066; now Norman still holds (it).

Always 8 villagers; 10 smallholders; 2 slaves;

2 ploughs in lordship; 5 [men's] ploughs.

Meadow, 4 acres; woodland, 200 pigs.

Value then 60s; now 80[s].

In the same (Peasenhall) 4 free men under patronage; 40 acres.

Always 1½ ploughs.

Woodland, 8 pigs.

Value 6s.

Norman also (has) jurisdiction over the manor and over two free men; the King and the Earl (have jurisdiction) over the other two (free men).

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

The majority of Peasehall and Sibton's listed buildings are grade II, mostly farms, houses and cottages originally timber-framed and plastered. Two buildings are reserved for the higher grade II* status.

The Church of St Michael is mostly Perpendicular, and was much restored in 1861. Both the tower and north porch are surviving 15th Century work with good flushwork detailing. Otherwise the building is the usual flint and rubble work with stone dressings and a slate roof.

A little north-east of the Church is Ancient House, the other grade II* building, set at an angle making its grounds seem like a cut-through from the Church to The Street. Essentially a large 16th Century house, timber-framed with roughcast render, it has an 18th Century Georgian façade of eight bays with Roman Doric pilasters to the doorway.

Two grade II listed curiosities lie a little to the south of Ancient House: an 18th Century summer house and beyond a former Congregational Chapel, now a garden outbuilding. Both are timber-framed and plastered, the former with a plaintile roof, the latter thatch.

Also grade II, and set in its own parkland, the mainly 19th Century Sibton Abbey, named after the nearby monastic ruins, is stucco on brick with a slate roof.

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 such at Smyth Works can enhance the conservation area.



Ancient House



Smyth Works



Peasenhall Streetscenes



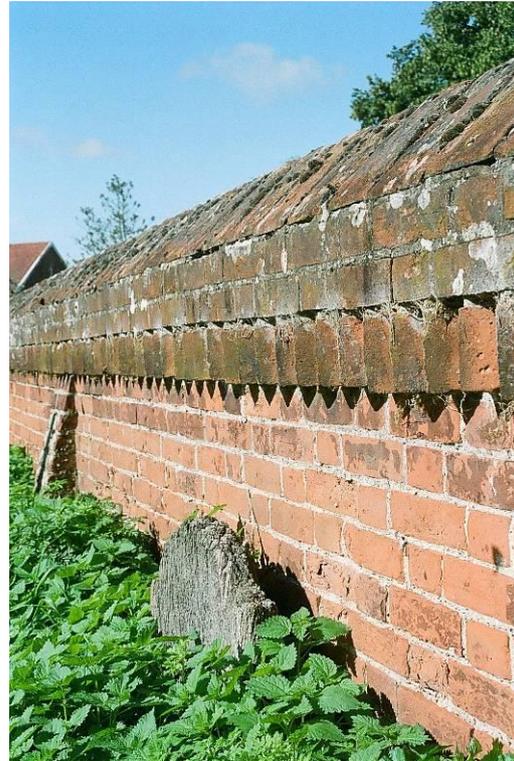
6 TRADITIONAL BUILDING MATERIALS

The variety of Suffolk's usual vernacular materials is well represented within Peasenhall and Sibton. The former New Inn, on The Knoll at the east end of the village and now converted to holiday homes, still presents its two gabled and jettied cross wings with exposed close-studded timber framing, originally a gild hall.

This is not often seen in east Suffolk as the usual practice was to render over the frame as is seen in the majority of the timber-framed buildings around the village. About half of the grade II listed examples have a render, with the roofs variously of plaintiles, clay pantiles or thatch.

Good examples of the local soft 'Suffolk Red' bricks can be found with toothed string courses in the wall around the churchyard and at the opposite end of the village with semi-circular rubbed arches in the Methodist Church. The 'Suffolk White' appears on some red brick buildings as dressings and alone on some cottages with slate roofs.

The village Assembly Rooms is a distinctive looking timber-clad chalet style building that actually dates back to 1888, a gift from the Smyth family, which was sourced in the USA.



Churchyard Wall



Methodist Chapel



Brick, Render and Thatch



Brick, Render and Pantile



Red Brick and Pantile



Red and White Brick, Pantile and Slate

7 CHARACTER OF SPACES

To quote Sandon again: “The Street’ is Peasehall”. This single long space is of central importance to the conservation area and has tightly packed buildings, a central stream and large trees and then the Causeway on the south side, less formal with scattered groups of buildings. To the west The Street continues as Hackney Road, leading past a scatter including Victorian brick cottages to the School, set back amongst trees on higher ground.

To the east the vista is closed by trees on The Knoll, where the road forks, the southern branch continuing the main road to Sibton Church, the northern into the parkland setting of Sibton Abbey, which forms an important edge to this end of the village. Beyond here the conservation area continues northwards to include the hamlet of Pouy Street, Sibton - houses clustered along the west side of the road leading to a small green and the White Horse Inn where the road forks again, the left branch leading back into Peasehall.

Along The Street, it would seem that the Church was missing but for odd glimpses of it to the south. Church Street comes southwards off The Street at the cross-roads at its western end. Even from here the Church is well hidden, behind a terrace of red and white brick cottages, associated with the Seed Drill Works, that formerly stood just south of the churchyard. The churchyard itself forms an important open space.

Leaving this secret garden behind, climbing Church Street to the south, one is essentially into open countryside, but for the parkland surrounding The Hall to the west.

Characteristic of the conservation area are open gaps to the south of The Street and views that are available

between and through buildings to farmland beyond. It is important that such gaps are preserved to reinforce the character of the village’s linear form and rural location.

Somewhat disassociated with the body of the village but still an important open space is the grounds to Peasehall Primary School.



The Street



The Churchyard

8 TREES AND GREEN SPACES

One of the key elements of the Conservation area is its trees and green spaces. Tree-ed 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 LPA 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,

In Peasenhall with Sibton there are several trees afforded TPO status which are considered to be of significance, however there are also many other trees which contribute to the character of the area.

The conservation area is particularly rich in tree cover. The trees there are obviously valued, making a major contribution to both the street scene and the neighbouring parkland settings.

Within The Street and along The Causeway there were a number of large poplars, removed in 2009. Other trees such as Oak, Beech and Plane continue to make a good contribution. There is scope to look at further planting to ensure the longevity of the treescape through the centre of the village.

At the east end of The Street, the vista is blocked at The Knoll with another important group of trees: this time

Corsican Pine and Lime on a small green with buildings grouped around.

Further afield south of The Street, up Church Street on the western side, the grounds of The Hall are lined by trees on the high roadside bank and within include many fine specimens including Cedar of Deodar and Wellingtonia.

A similar parkland setting can be found north of The Street around Sibton Abbey, here with specimens of Oak and Spruce.



Beech, The Causeway



Lime and Pine, The Knoll

9 COUNTRYSIDE SETTING

The development pattern in Peasehall and Pouy Street, Sibton is essentially one plot deep, so that in the few places where properties do not face onto countryside it is generally visible at the rear.

The radiating pattern of roads and lanes emanating from the crossroads at the west end of The Street, with further forks east and west, gives good access to the countryside, seemingly without the need for footpath links from the centre. Generally east and north of this crossroads the conservation area and countryside beyond is within the River Yox Special Landscape Area.

The definitive footpaths that remain more or less form a box around the settlement about a third of a mile out away from the centre. To the north Sibton footpath no.2 heads west from Pouy Street, along the conservation area boundary north of Sibton Abbey's grounds. This continues westwards into Peasehall parallel to The Street as footpath no.15 to join the Heveningham road north of the crossroads.

Further west footpath no.16 links a lane off this road southwards to the

School on Hackney Road, before continuing southwards as footpath no.17. South of the crossroads and The Hall, footpath no. 19 heads eastwards again parallel to The Street, continuing into Sibton parish and later heading northwards as Sibton footpath no.20 to join the road between Peasehall and Sibton.



Entrance to The Hall

10 FORMER USES

Entries in the tithe map apportionment of 1840 give a good guide to the range of traditional industries in the village at that time. These are indicative of the usual agricultural staples such as 'Mill Field' and 'Malt House', which are self-explanatory.

Indeed remnants of both are still visible: the former windmill site off Mill Road north-west of the village has the remains of a roundhouse converted to a store, whilst the former Maltings remain as nos.1-4 Malt House Cottages in The Street, listed grade II.

The extractive industries are also to be found with 'Sand Pit Field' and 'Little Brick Kiln Field' showing the local use of the raw materials, whilst 'Shell Field' is a little less clear.

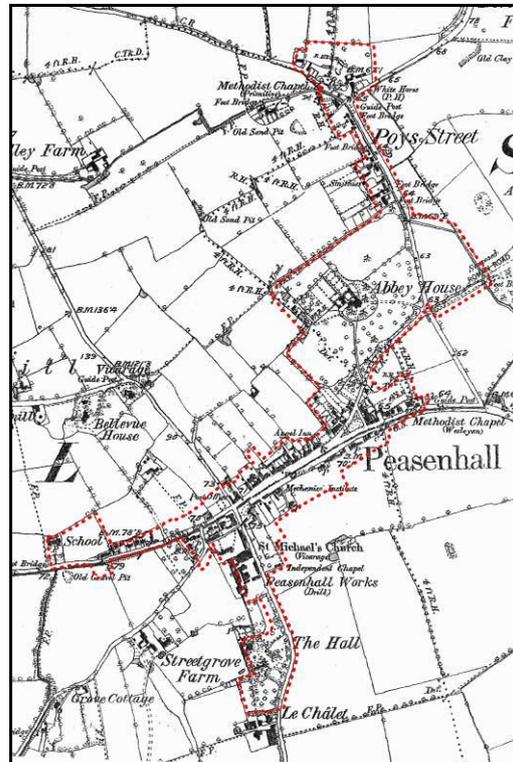
The main industry in the 19th Century however was the seed drill and agricultural machinery manufacturers, which grew out of James Smyth's iron foundry founded in about 1800. This led to the establishment in 1855 of a Mechanic's Institution with reading room and library and later the Assembly Rooms.

Trade directories from 1844 also show a farrier, a corn miller, 3 blacksmiths, a cooper, a saddler, 18 farmers, a malster and 3 wheelwrights in the village. Earlier 17th Century records show a similar agriculturally based economy with 6 yeomen, 3 husbandmen, a cordwainer, a cooper and a chandler amongst the residents.

Today Peasenhall has some surviving businesses and forms an important local service centre: Village Stores and Post Office, Butcher, Grocer, Furniture shop, Garage, Art Gallery and a Tea Room. At Pouy Street there are a Public House and agricultural machinery specialist.



Former Maltings



19th Century Map



uPVC Windows



Building at Risk



uPVC Windows



Damaged Wall

11 PROPOSED ENHANCEMENTS

Inappropriate modern windows have been installed in some of the village's unlisted buildings, and present a threat of erosion of the traditional character there. These can be controlled through the introduction of an Article 4(2) Direction.

Off the Causeway, Grade II listed Bridge Cottages remain poorly maintained with dilapidations. They have been on the Suffolk 'Buildings at Risk' register since 2000.

The bridges giving vehicular access over the stream to houses at Pouy Street are vulnerable and prone to vehicular damage. Similarly footbridges across the central stream in The Street need maintaining from time to time.

Along The Street, the parking arrangements have led to areas of worn bare earth and muddy puddles. This could be improved with a more formal layout employing low key traditional materials.

The Assembly Hall remains a distinctive local landmark. Its access and setting could, however, be improved.

As trees make a major contribution to the character and appearance of the conservation area it is vital to continuously maintain the existing stock and replace trees when required.

The proliferation of overheard wiring and telegraph poles detracts somewhat from the village scene and these should be undergrounded whenever such opportunities arise.

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.



Parking on The Street



Assembly Hall

**12 STREET-BY-STREET
APPRAISAL**



12.1 Hackney Road

The western entry into Peasenhall along the A1120, Hackney Road, is characterised by the road appearing to be cut into the valley slope, banks and hedges on the north side to the left, white posts and rails on the right, guarding the drop down to the stream. The well-treed, undeveloped countryside, with its meadows and hedgerows occupies the valley bottom and the rising land beyond.



Peasenhall Primary School is located on higher ground, with access up from the road via a footway and flight of steps. A grassy bank, hedgerow and trees mask much of the building from the road. The school building is a very attractive, Victorian structure in red brick with arched windows, a pantiled roof, a timber bell tower and a lead-clad spire and forms an important local landmark.



Opposite the school the Conservation Area boundary incorporates a small, attractive pocket park with an overflow graveyard and then follows the grass verge and footpath on the south side of the road.

Beyond the school site the road bends left and, on the north side, a brick cottage projects forward to the edge of the road. With its simple form, clay pantiled roof and creeper-clad walls, it reads as a particularly pleasing traditional feature in the street scene.



Round the bend and suddenly into view comes a built-up frontage of several attractive small cottages, set back on the higher ground behind a variety of boundary treatments, including brick walls, hedges and banks. These traditional buildings are mainly two-storey 19th Century brick cottages with shallow-pitched slate and clay tiled roofs, although some are older timber-framed buildings with rendered walls.



No. 2 (Feather Cottage) and no. 3 Hackney Road form a storey-and-a-half building with pantiled roof and three catslide dormers. At one time, this was a pub called 'The Feathers'.



The mix of traditional building forms, their alignment and details here create an interesting composition. Nos. 11 and 12 are particularly fine Victorian cottages with exuberant porches that attract the eye. Their fenestration and the treatment of their frontages are important and should not be undermined in the future by inappropriate incremental change.



North Cottage and Christmas Cottage, also originally one house, possibly date from the 16th Century. Built as a long, single range at right angles to the road, it has a pantiled roof, traditional bargeboards and pink painted render.

Set further back from the road, The Cottage has a thatched roof with one shallow gabled dormer.



Further east are the tennis courts, with the bowling green behind. The tennis court provides an important gap in the streetscene adding to the impression of lower built density at this end of the village. Alongside these is the timber-clad Assembly Hall, with its shallow-pitched roof and overhanging eaves on brackets, an interesting building which has a 'mountain chalet' character to it. The building is highly distinctive in appearance and makes a very important positive contribution by virtue of its design and use to the character and appearance of the conservation area.



On the south side here, Bruisyard Road climbs out of the valley behind the Church. A very simple, traditional rendered and pantiled range occupies the corner site. Set behind the ditch and a low hedge, the range's vernacular form and traditional fenestration are particularly attractive, its appearance being enhanced by the grassed gardens making it appear as though it is built on a village green.



The modern house on the north side of Bruisyard Road close to the Church, on the other hand, unfortunately does not reflect the traditional character of its surroundings.



Behind is a pair of unspoilt Victorian semi-detached houses, which appear to still retain all their original exterior details. These make a positive contribution to the character and appearance of this part of the village.



On the south side of Hackney Road beyond Bruisyard Road, a pair of converted cottages has rendered walls, pantile roofs and some remaining traditional windows.



Opposite on the north side of Hackney Road, nos. 1 and 2 Assembly Hall Cottages are built very close to the road, within a large, open space. The return elevations are very prominent, emphasised by the curve in the road. A shallow-pitched black pantiled roof with various chimney stacks covers a mixture of brick and rendered cream painted walls. A variety of traditional windows and doors help in producing an unspoilt composition, which is very typical of the area's 19th Century rural buildings.



The open space between these last and Mill Hill is very important, now infilled on the north side with two new traditionally styled houses, it has hedgerows and trees on the south side of the road, where the yews help form a major townscape element and which, ideally, should be retained.



12.2 The Church and Churchyard

St Michael's Parish Church and Churchyard is located away from the main roads in the village on rising land with a narrow access drive running between Church Lane and Bruisyard Road. Grade II* listed the Church forms a very important local landmark and its churchyard provides a very good setting.



An attractive, buttressed wall runs virtually the whole length of the northern Churchyard boundary. It forms an important historic boundary and is of great character in its own right and should be retained. The back walls of a row of cottages back onto the Churchyard to the east and to the south is a development on the former Smyth Drill Works site.



12.3 Church Street

Church Street climbs out of the valley to the south. Stuart House, Centre House and the Church House on the eastern corner were probably originally a single 16th Century farmhouse. It has a central range with two slightly-projecting flanking crosswings. It is an important, quite large building in this prominent location of characteristic vernacular form and largely unaltered.



Timber-framed, plastered with steeply pitched roofs, traditional eaves and bargeboards, its 18th and 19th Century casement windows are good examples of the local vernacular. Stuart House, which has an 18th Century classical door case, was the scene of the murder in 1902 of Rose Harsant, the infamous 'Peasenhall Murder'.



Beyond the lane which gives access to the Church is a terrace of Victorian cottages, which probably originally formed a symmetrical composition of nine dwellings, with the central group of three projecting forward, being built right on the edge of the road.



A mixture of white and red brick, slate roofs, sash windows with flat arches, they make an attractive group. The flanking dwellings, which are set back, have attractive front gardens with brick boundary walls that probably had metal railings. The group represent an important and interesting area of Victorian development within the village, presumably in association with the Smyth Works. They are particularly vulnerable to unsympathetic alterations which can affect the quality of the building group as a whole.



Immediately south of the cottages an important glimpse through the gap reveals the church in behind, before we come to the redevelopment on the former seed drill works.



Further up the hill, high brick walls, together with tall trees and grass banks, combine to create a real sense of enclosure, which is an important element in the character of this part of the Conservation Area.



The grounds of The Hall, along with those of Finmount, appear as attractive landscaped areas with hedges, shrubs and mature trees. These qualities contribute significantly to the character of the Conservation Area.

The entrance driveway to The Hall has metal gates hung on stone gateposts. The House was built in 1846 for one of the Smyth family, owners of the former agricultural drill works.

Of white brick with a slate roof, The Hall itself is an interesting building designed in the classical style, with French windows, an arched doorway and at first floor level, a wide balcony across the whole facade. This is of cast iron with decorative railings and is supported on cast iron brackets, undoubtedly a product of Smyth's nearby iron foundry. The garden front has similar cast iron balconies to each of the first floor windows and attached to the western end is a good mid 19th Century conservatory, containing a grotto.

The undeveloped, spacious, green and open character of the grounds is characteristic of the nineteenth century villa and forms an important entrance on approach to the village from the south. This should be preserved in terms of the important contribution it makes to the local history of the area and the Victorian character of this part of the conservation area.



Opposite the entrance to The Hall, on the eastern side of Church Road, there are views of the wider countryside with trees and hedgerows. To the north, down the hill, there are glimpses of the linear village in the distance.



To the north of this is a small Georgian summer house, also a listed building, built in timber with plastered walls and a pyramidal plain tiled roof. There are two original sash windows with a half-glazed door. Both these buildings are set in an attractive lawned garden, which runs around the house and creates a pleasant frontage onto The Street.



The Ancient House with its long garden occupies the northern end of Church Street on the eastern side. At the end of its garden, amongst some majestic, mature trees, is an interesting little single-storey thatched roof listed building, a late 17th Century former Congregational Chapel. Originally timber-framed and plastered, the south wall has been rebuilt in colour-washed brickwork. There are also three sloping brick buttresses on the north side, with a pantiled overhang and a small chimney stack on the east gable end. The interesting historic origins and unusual form of this building make it distinctive within the conservation area.



The Ancient House itself dates from the mid-16th Century, but has a Georgian facade and extensive 19th Century additions to the rear and western side. These Victorian brick additions, including ancillary buildings and brick walls, are prominent from Church Street and relate satisfactorily to the other 19th Century development in the vicinity. The plaintiled roof of the Ancient House, with its gables and chimneys, is a prominent feature set amongst the trees, when viewed from The Street.



12.4 The Street and The Causeway

The heart of Peasenhall is The Street, characterised by rows of largely unspoilt traditional buildings, facing each other across an unusually wide open space, much of which is taken up by the central grassed area with mature trees and a stream, crossed by footbridges.

This long, narrow, green area accentuates the linear nature of the village centre and the trees form a major townscape element, especially when in leaf, as for the most part they screen the views from one side of the street to the other.



There is a strong, gently-curving building line on the north side of The Street, reinforced visually by the footway and the busy main road, part of the A1120. The townscape qualities in terms of buildings, space, trees and mix of uses is outstanding and these are important to retain to preserve the character and appearance of the conservation area.



On the south side, The Causeway, there are gaps in the frontage, with some buildings set back and, importantly, in the centre an undeveloped area of land bounded by a grass verge, hedging plants and trees. This provides this part of the street scene with a very rural character, The Causeway itself appears like a country lane with undeveloped land to the south allowing the surrounding countryside to visually come right into the centre of the village.

There are no buildings in the central space between The Street and The Causeway, apart from a small, attractive shelter with a hipped pantiled roof, supported on wooden posts and brackets, and a traditional red 'K6' telephone box.

Telegraph poles and overhead wiring appear as prominent features within The Street and their undergrounding when future opportunities arise will be very welcome.





12.5 The Street – north side

At the western end of The Street, Oak House and Oak Cottage contain Emmett's Store, two houses and a shop which read as a major feature on the crossroads. Its location on the corner of Mill Hill means that its return elevation is also prominent, particularly from Hackney Road.



This building provides the corner with an important sense of enclosure, which would be lacking if it were further back from the road. Dating from the 16th Century, timber-framed, plastered with a pantiled roof, it has a particularly good, un-modernised traditional exterior. Even the projecting shopfront on the main range facing The Street is now very much part of the building's architectural and historic character and its use is important to retain.

Between Mill Hill and The Knoll, the north side of The Street consists of traditional cottages and other buildings, which are all important examples of the local architectural style from over the centuries and include a mix of commercial and residential uses which it is vital to retain.



Dating back to the 15th Century or even earlier, most of the buildings are simple gabled forms, with either earlier steeply pitched roofs or later shallower pitches. Medieval houses sit next to Georgian and Victorian buildings. Slates, clay plain tiles and pantiles combine with colour-washed plaster and the local red or white brick to present an interesting variety of materials. This limited palette combined with traditional fenestration and detailing on the buildings creates just enough variety, without undermining the strong sense of visual unity in this group of buildings.



The linear nature of The Street balances with the vertical emphasis provided by the architectural features on the buildings. Chimney stacks and tall window openings are important elements, as are the traditional windows themselves, mostly picked out in white paint, the shape of each pane of glass having definite vertical proportions. Where this pattern is disrupted, for example by modern replacement windows, the impact on the building itself and the street scene can be disastrous.



Along The Street, the two-storey buildings are mostly constructed with their pitched roofs parallel to the road. They are interrupted here and there by single-storey extensions and one property, Yew Tree Cottage, is in contrast, built at right angles with its gable end facing the road. This produces an interesting focal point and juxtaposition with the other properties.

Yew Tree Cottage used to be a shop and still incorporates a 19th Century shop window in its gable end. There are other properties in this part of the village which used to be shops. Two of those which are still in use have prominent projecting shop fronts.



Other buildings are fairly successful in disguising their former use. Nos. 1 to 4 Malt House Cottages, for example, are a former Maltings. The building was converted into four cottages around 1860.



Similarly the Swan public house is closed and been converted into a dwelling.



At the eastern end of this part of The Street, the garage marks the end of the strong building line, disrupted by the open forecourt with parked vehicles and modern workshops.

This commercial activity, although in some ways intrusive, does however create an activity and bustle in this part of the Conservation Area, and provides a much-needed service to the local community.

12.6 The Causeway – south side

When viewed from The Street, The Causeway is very much part of one elongated space. However in many respects, the southern side has a very different character to The Street.

Especially when the trees are in leaf, The Causeway, with its narrow track for a road, has very much a rural country lane character. Trees, soft grass verges with no kerbs, no footways, spaces between and around buildings and glimpses and views of the open countryside all contribute to this. Even the buildings themselves, through being more diverse in their positioning, size, scale, form, detailing and use of materials tend to have a less urban character about them. These aspects of character are very important to retain and preserve for their contribution to the conservation area.



The access across the stream to The Causeway at the western end is a simple bridge with brick sides and white painted post and rail barriers. It is suitably low-key and contributes to the attractive simplicity of much of the central green area.



The Old Thatched House, a 16th Century, plastered house painted cream is a focal point amongst a row of attractive, traditional brick cottages which face across to The Street.



Rose Cottage is set well back behind this group to the east. Its front garden visually forms part of the large area of important open space in the centre of the village, which was described earlier.



Adjoining, the telephone exchange with its vertical stained boarding and corrugated asbestos roof could be better screened.



Bridge Cottages are situated at the beginning of another group of traditional buildings which lie beyond the gap in the street frontage. A timber-framed one-and-a-half storey plastered building dating from around the end of the 17th Century, it has a simple, plain tiled roof with gabled dormers and traditional fenestration. Currently on the 'Buildings at Risk' register, it is need of urgent maintenance and repair.



At the other end, a row of single-storey sheds, outbuildings and the Butcher's Shop reinforce the appearance that this group has almost been thrown together in an informal manner. They have an attractive character which positively contributes to the Conservation Area.



Set further forward, virtually on the edge of the road, Gooseberry Cottage has a simple, plain tiled lean-to attached to its western end. This vernacular feature almost appears as a 'book end', helping to keep in place a row of mostly detached cottages of different sizes, shapes, roof pitches, facing materials and fenestration.



Next to the Butcher's Shop, Plane Tree Cottage and Plane Tree House read as two comparatively large properties in relation to those alongside. The two large Plane trees adjoining are now the biggest in the village centre, since the Poplars further west were cut down.



Despite its wide flank walls, Pine View, on the other hand, still reads as an attractive, small traditional Suffolk cottage, with its white painted walls, clay pantiled roof, central chimney stack, boarded door and traditional windows. The timber-clad single-storey outbuildings on the eastern side very much reinforce its overall character and appearance on this fairly prominent side. An attractive, small bridge with low red brick parapet walls and round copings provides access from The Causeway back to the A1120, just east of Pine View.



12.7 Chapel Street

On the south side of Chapel Street, the Conservation Area boundary closely follows the edge of The Causeway, whose grass banks, hedges and ditch continue to form an attractive feature in the street scene and which should be preserved. Unfortunately, the new houses, set back on the south side and actually in Sibton parish, do not contribute to the traditional character of the village in the way that the

earlier properties across the road and to the west manage.

On the northern side of Chapel Road, when entering the village from the east, a frontage of traditional buildings marks the beginning of the built-up part of the village.



The first of these, Brookside, also in Sibton parish, is an old single-storey property with a steeply-pitched black pantiled roof and plastered walls built very close to the road. Although it retains a number of its important traditional details, the rear slope of its roof has been altered to accommodate a later brick extension, and some standard modern timber windows with fan lights have been installed.



To the west the Methodist Church is in Peasenhall, a fine brick building with a black pantiled pyramid roof. In terms of its scale, use, character and unaltered appearance the building is very much a local landmark and makes a positive contribution to the character and appearance of the conservation area.



Further west, the frontage of attractive traditional cottages continue with mainly late 18th and 19th Century dwellings set slightly back from the road behind brick boundary walls. A traditional pantiled garage built at right angles to the road and the thatched roof of Oakley Cottage catch the eye.



12.8 The Knoll

The Knoll at Peasenhall is an important landmark, both within the village and in the district as a whole. It is a pleasant, grassed area at the junction of The Street and the road to Sibton Abbey and Pouy Street. This triangular space has a small, single-storey dwelling to the west which, to a degree, masks the view from The Street of the attractive group of traditional buildings which run across the eastern edge, facing the central grassed area with its tall pine trees.

The trees make an outstanding contribution to the quality of this space and to the general villagescape and their retention for as long as reasonable is essential to the character of the conservation area.



At the end of this row a late Georgian or early Victorian white brick building with a slate roof turns the corner. It has a projecting bay with a hipped roof, which faces onto The Knoll and is now used as the Weavers' Tea Room. Its use and appearance contribute to the medley of architectural styles, scales and materials that is an important feature of the conservation area.



The Cottage is a suitably small scale bungalow, discreet and low-key, masked by hedges, small trees and picket fences. Part-rendered and part timber-clad it has a shallow-pitched roof of black pantiles.



The buildings, which face onto the central open area of the Knoll include attractive red brick cottages with traditional sash windows and pantiled roofs, and the white brick built Tea Rooms on the southern corner. As a focal point, in the middle of the group is a former open hall house with jettied crosswings, exposed timber framing, steeply pitched pantiled roofs and a tall mullioned window, which originally lit the central open hall.



The road on the north side of The Knoll is also fronted by some attractive, traditional buildings. Next to the garage site is a row of four rendered timber-framed cottages, dating from the 16th Century. Two-storey with an attic floor, lit by gable end windows and a single flat-roofed dormer, their simple, vernacular form, lean-to rear extension, chimney stacks and detailing contribute strongly to the traditional qualities of the area.



Together, these buildings present themselves as very picturesque and make an outstanding contribution to the character and appearance of the conservation area. The New Inn, as the hall house was called (referred to as The 'Newe Inne', in deeds dating from 1478), is now owned by the Landmark Trust and is let as holiday accommodation.



Just to the east of this terrace is a small, brick built out-building, with a pantiled roof, adjacent to which is a pleasant open space. Then, facing the open grassed area of The Knoll, are two very different, but very complementary buildings comprising a pair of cottages adjacent to a three-storey brick villa, with a very shallow, slate covered hipped roof.



These two buildings on the Knoll – the Late Georgian villa and the older red-brick cottages - are architecturally very different. The cottages are actually almshouses, which were originally one house built in the 16th Century. They have a timber-framed core which was almost entirely encased in brick when they were converted in 1891. A storey-and-a-half, the upper portion of the facade above the ground floor windows is in herringbone brick with mock half timbering. The timberwork is suitably painted in a colour that is a close match to the brickwork. Two gabled dormers are set within an attractive, steeply-pitched pantiled roof. Both the dormers and the chimney stack are over to one side of this very appealing composition.

Adjacent to these pretty almshouses is a similarly pleasant, three-storey, classically proportioned house, with a white brick front facade and red brick flank walls. The front elevation has four sash windows across both the ground and the first floors, with two smaller attic windows serving the second floor. Above these is a very shallow-pitched hipped roof with elegant wide overhanging eaves and a central white brick chimney stack. A single-storey extension is attached to the right hand side.

The two buildings form an effective contrast when seen side-by-side and are characteristic of Peasenhall's delightfully picturesque variety of good quality vernacular and formal buildings.



Beyond here is another pleasant garden space, bounded by a grass verge and hedgerow. Opposite are the simple rear gardens of the group of buildings fronting The Knoll, with an appropriately traditionally-designed out-building and Farthings, a pair of red brick and black pantile cottages, now a single dwelling.



12.9 Sibton Abbey

Sibton Abbey with its attractive parkland setting, surrounding meadows, hedgerows, trees and areas of woodland, occupies the area of land which separates Peasenhall and Pouy Street. Sibton Abbey, along with most of its grounds, and Pouy Street lie within the Parish of Sibton.



Sibton Abbey itself is a large, early 19th Century country house with an earlier core. It has a stucco rendered finish to its brick walls, with a hipped, slate roof. Its principal facade is a symmetrical design, with sash and French windows and a central, single-storey, classical projecting porch. Above the porch is a stone balustrade. At roof level there are three semi-circular headed dormers. This rambling property is set on a hill overlooking the parkland and the river valley. The building and parkland make an important contribution to the character of the conservation area.



12.10 Pouy Street

From Peasehall the road travels to the east of the house and sweeps around the hill and across the old, white brick, parapeted bridge into Pouy Street to the north.

Trees, hedgerows, park railings and the open countryside give the impression that Pouy Street and Peasehall are two physically separate settlements. They

also have a different character and appearance; Pouy Street is more rural, the traditional buildings appearing as objects in the landscape.



Pouy Street is very much part of the countryside, where space and natural landscape features dominate, providing an impression of a prevailing rural character.



For the most part, the buildings in Pouy Street are located on the western side of the road, overlooking open fields to the east. Access is gained via bridges over the stream, which runs west of and parallel to the road. At the southern end the stream flows through a channel, which overflows attractively the grassy banks covered with shrubs and trees. The bridges are all different: some appearing makeshift, constructed out of timber and metal; others are more substantial. There are one or two old, weathered, brick bridges, which have a very attractive patina of age, sadly lacking in some of the newer constructions. They are characteristic features and should be retained for the contribution.



At the southern end the houses start off at a very low scale – one-and-a-half or small two-storey structures with pantiled roofs.



Further up there is an older, timber-framed building, which appears taller because its form is that of a typical Suffolk farmhouse, with a steeply-pitched roof.



Two-storey properties adjacent and behind this, along with various traditional out-buildings, create a short stretch with a more built-up character.



Then, another open space and undeveloped frontage occurs, before a row of three long, narrow, storey-and-a-half cottages follow the curve of the road into Hubbard's Hill.



The channel through which the stream flows in this northern stretch of Pouy Street has been 'improved'. Cleared of much of the vegetation, a harsh brick retaining wall has been constructed, topped with a galvanised, tubular, metal balustrade.



A flat grass verge, tarmac footway and standard concrete kerbs mean that much of the essential character and appearance of this part of the Conservation Area has now been eroded. The modern telephone box, new posts and overhead wires are also intrusive features.



The current boundary of the Conservation Area is drawn closely around the attractive, red brick and pantiled building used recently as a local Youth Club.



Opposite, at the junction of Halesworth Road and Hubbard's Hill, the Conservation Area boundary encompasses the White Horse pub and some adjacent traditional out-buildings.



The White Horse possibly dates from the 16th Century. It is a simple, rectangular building, with a steeply pitched pantiled roof, massive central chimney stack and slate covered lean-to extension to the rear. Timber-framed and plastered, the ground floor has been encased in red brick some time during the 20th Century.

The road junction here and visual effect of a small village green are attractive characteristics and this open aspect should be preserved as part of the conservation area's character. Retention of the pub's use is vital to provide a focus to the village in this area and for the lively effect that it provides, which is integral to the village's character.

13 Conservation Area Management Plan

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

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

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

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

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

The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of 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 Peasenhall, 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 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 Peasenhall 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

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

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal including signage and overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Peasehall is maintained and protected. Specifically a village enhancement project is underway on The Street in respect of parking.

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) 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@eastsoffolk.gov.uk

Landscape and Arboricultural Officer

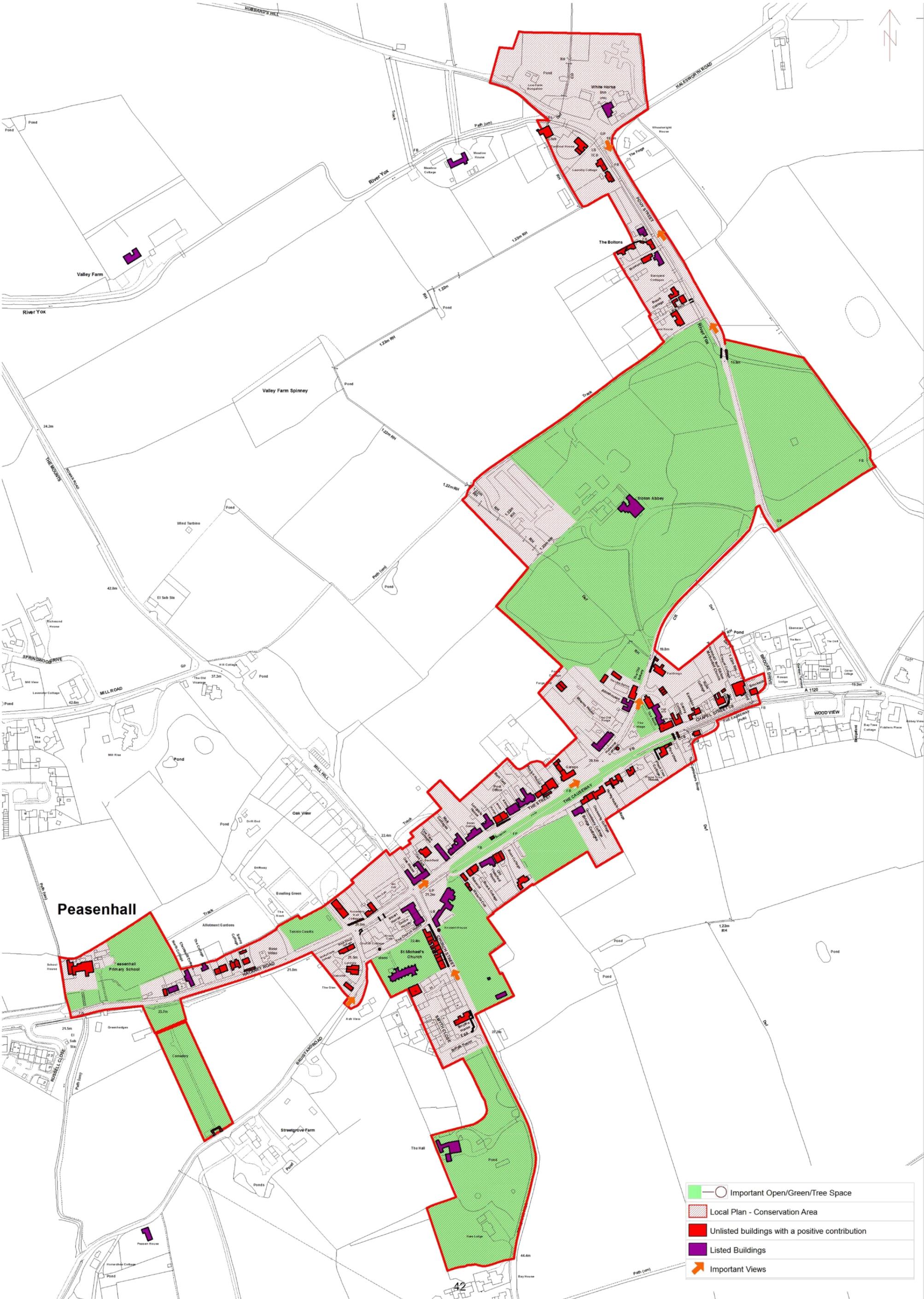
Tel. 01394 444241 nicholas.newton@eastsoffolk.gov.uk

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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site www.eastsuffolk.gov.uk



Peasenhall

- Important Open/Green/Tree Space
- Local Plan - Conservation Area
- Unlisted buildings with a positive contribution
- Listed Buildings
- Important Views

Peasehall and Sibton 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 and reviewed in summer 2018. The survey work was undertaken from the public realm and supplemented with readily available published material and map regression studies.

The inventory does not claim to be an exhaustive one, as other structures of architectural and / or historic significance 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 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 when thought worthy of inclusion, as they are within the Statutory List.

A boundary review has 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.

Order of Contents

Badingham Road	1
Bruisyard Road (West Side)	2
Chapel Street (North Side)	3
Church Street (East Side)	6
Church Street (West Side)	6
Hackney Road (North Side)	8
Hackney Road (South Side)	10

Pouy Street (West Side, Sibton Parish)	10
Sibton Road (East Side)	14
Sibton Road (West Side)	14
Smyth Close	15
The Causeway	16
The Knoll	20
The Street (North Side)	21
The Street (South Side)	23
Boundary Review	25

Badingham Road



Peasehall Primary School, Badingham Road

Peasehall Primary School and attached School House A picturesquely composed structure, designed in 1874-5 by James Butterworth. A largely symmetrical building, with projecting two storey end gables; that to the W end containing the School Master's House. Gable ends with decorated timber bargeboards, ties and spear finials. Red brick elevations with brick and stone buttresses. Plain tile roof covering. Small ridge and roof slope ventilators break up with mass of the roof, whereas the diamond set central lead fleche provides dramatic verticality. The school and attached house retains a significant amount of original joinery and appears to have avoided being altered and extended, which is uncommon. However, at the time of writing (2017) the school is closed and boarded up.

The building is mentioned in Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East*, (London) p. 458



No. 1, Badingham Road

No. 1 A two storey red brick cottage, with a highly visible gable end facing west down Badingham Road. Red clay pan tile roof covering with a central red brick ridge stack. The house breaks forward from the established line of attached cottages located to the east (these are GD II listed). Unfortunately the Suffolk Record Office copy of the 1839 tithe map is damaged and the section covering this structure is missing, but it is likely that No. 1 dates from the early to mid C19. The 1884 OS map shows the structure, with an additional section to the west; this had been removed by the time the 1974 OS map was published. The street façade has widened windows set below concrete lintels, however the prominent western elevation is better preserved and retains white brick arches over some openings.

Bruisyard Road (West Side)



Sheep Cottages; Black Sheep Cottage (lhs) and White Sheep Cottage (rhs), Bruisyard Road
Sheep Cottages A pair of cottages believed to date from 1560 or earlier. The structure is thought to have been built as a Hall House associated with the wool trade. Shown on the 1839 tithe map as a single dwelling, but divided into two by the time the 1884 OS map was published. The building had a variety of commercial uses during the C19 and C20, including forge, a bakery and a cobbler's shop. Two storey elevations with porches added to the street façade and E end. The elevations are covered with lime render with an exposed red brick plinth. Internally the timber frame is largely intact. Red clay pan tile roof covering with red brick ridge stack. Door and window joinery is a mix of ages and types, although some good early C19 timber units with metal opening casements are retained. The building is located in close proximity to the Grade II* listed St. Michael's Church.



Lyndale (rhs) and Glenville (lhs), Bruisyard Road

Lyndale and Glenville A pair of two storey and an attic cottages, dating from the early C20 (they are not shown on the 1904 OS map, but stylistically must have been built very soon after, otherwise they are extremely conservative in their design for their date). Red brick elevations with white brick corner dressings. Steeply pitched roof with Roman pan tile covering. Central shared red brick ridge stack. The names of each house is carved into the central stone head to the single storey canted bay windows. Both properties retain their four pane plate glass sash windows and original front doors. Lyndale was being extended at the time of writing (2017). The cottages are prominently located on an elevated site and form part of the wider setting of St. Michael's Church.



The Glen, Bruisyard Road

The Glen An early C20 cottage (not shown on the 1904 OS map), set back slightly from the road. Painted brick elevations. The cottage is unusually narrow; the street façade comprises of narrow centrally located window openings and a door opening (now blocked) to the left side. The side and rear C20 additions are of no interest. The property is visible in views from the church and from Bruisyard Road.

Chapel Street (North Side)



The Bat's Rest and detached outbuilding, Chapel Street

The Bat's Rest A storey and a half cottage with steeply pitched roof facing the street covered with blue glazed pan tiles. Very likely the structure shown on the 1839 tithe map, and possibly significantly older. Shown as two cottages on the 1884 OS map. The elevations are rendered and the windows are replacements, making accurate dating problematic. Mid C20 rear additions have eroded the gable profile and rear roof pitch. Good detached range of outbuildings to the W with red and orange Roman pan tiles. The cottage is prominent in views looking S at the northern boundary of the Conservation Area.



Peasehall and Sibton Methodist Chapel, Chapel Street

Peasehall and Sibton Methodist Chapel An impressive red brick structure, set back from the road and dating from 1809. Symmetrical street façade with enclosed central pedimented brick porch, added 1893 by Eade

& Johns (the interior was also apparently reordered at this time). The provision of a single entrance to the centre meant the two separate entrances either side were redundant and evidence of their partial blocking up can be seen. Window joinery looks to be contemporary to the porch addition, including the unusual ground floor rounded headed windows with central circular glazing bar. The glazing arrangement continues to the prominent south gable although the openings have straight heads and gauged brick lintels. Minton tile black and red pavement directly in front of the porch. The roof is steeply pitched and pyramidal, with overhanging eaves and a black glazed pan tile covering. Square plan structure, with fairly discreet single storey mid C20 additions to the rear. The chapel retains interesting late C19 joinery and leaded glazing.

The structure is mentioned in Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East*, (London) p. 458. Stell, C *Nonconformist Chapels and Meeting Houses in Eastern England* (Swindon, 2002) p.302



The Gables, boundary wall and detached outbuilding, Chapel Street

The Gables Very likely to be the structure shown occupying the site on the 1839 tithe map; the timber doorcase looks to be early C19, but the street facing elevation has later, possibly mid to late C19, three over three pane sash windows. The east gable end is

crudely cement rendered, but map evidence doesn't suggest anything to this end has been removed. The roof is covered with red clay pan tiles and to each gable end are short red brick stacks. Detached and to the rear is a detached red brick outbuilding with blue glazed pan tile roof. To the front and sides of the property is a low red brick boundary wall, which curves around the SE corner of the plot.

This red brick cottage retains good quality joinery to the front elevation and forms a good small group with the red brick chapel next door.



Postcard view of c1900 showing Eastville (lhs) and attached store, Chapel Street

Eastville (lhs) This cottage appears to be shown on the 1839 tithe map, and the outbuilding is shown on the 1904 OS map, although visually it would appear to be older than this date. A two storey cottage, with a rendered street facing elevation, and wide window openings with neo Tudor hood mould heads. The windows are replacement uPVC units.



Eastville, seen from the SW

To each gable end are red brick chimney stacks, and the pitched roof is covered with black glazed pan tiles. Attached to the W gable end is a single storey link and also a store which projects at right angles towards the road. Both sections are covered with black glazed pan tiles, and have painted brick elevations. The S gable end is weatherboarded and with an opening for a car. The outbuilding range retains good timber doors and windows.



Oakley Cottage, Chapel Street

Oakley Cottage The red brick elevations mask what is believed to be a C17 structure. Storey and a half elevations with a thatched roof covering. Large central red brick chimney stack hints at the earlier origins of the cottage. Attractive eyebrow dormers over the first floor windows which project up beyond eaves height. To the rear is a mid to late C20 addition, of no interest, and the rear roof pitch of the cottage has been altered to extend out over it. The cottage has in the past been two properties, and this can be seen to the front elevation by the pair of boarded doors to each end of the façade. Ground floor window openings are broad and set under arched brick heads and with good timber and metal casement windows.



The Village Sign, Chapel Street (located to the junction with The Street and Sibton Road)

The Village Sign A wrought iron village sign, dated June 1977, and likely erected to mark the Diamond Jubilee of HM Queen Elizabeth II. The timber pole and brick base appear to be relatively modern. The sign itself depicts a three-dimensional agricultural seed drill, which references Smyth of Peasenhall who were agricultural engineers of worldwide recognition. The Smyth manufacturing works operated out of premises on Church Street, closing in 1967. Some of the factory buildings were converted to residential, the remainder redeveloped, and the site renamed Smyth Close (see below).

Church Street (East Side)



VR Wall-mounted Postbox (built adjacent to the boundary wall to Ancient House, Grade II), Church Street

VR Wall-mounted Postbox Probably made by The Eagle Range & Foundry during the mid-1880's. Smooth recessed collection door plate, small neat VR cipher and crown and a projecting letter slot hood with 'POST OFFICE' lettering.

This box possibly forms part of the curtilage to the Grade II listed Ancient House.

Church Street (West Side)



No. 1 and No. 2 and boundary wall, Church Street



No. 3, No. 4 and No. 5, Church Street



No. 6 and No. 7 and boundary wall, Church Street



No. 1 to No. 7 (inclusive), Church Street, elevation facing the churchyard

No. 1 to No. 7 (inclusive) A row of seven cottages, likely dating from the third quarter of the C19 and possibly built by the Smyth manufacturing works to house their workers. The centre three cottages (No's 3, 4 and 5) break forward and abut the road. Either side are a pair of cottages, set back and of smaller scale and with less detailing. The rear elevations of these cottages face onto the churchyard and play an extremely important role in the setting of the GII* Church of St Michael and All Angels. The Church Street façades contribute to the setting of the GII

Centre House, Church House, and Stuart House.

No's 1 and 2, and No's 6 and 7 (which are the same, but handed) are two storey cottages constructed from Suffolk white brick, with attached red brick section of one bays width with arched opening allowing access to the rear of the properties. Deep stone lintels with expressed central keystones, some painted. Overhanging eaves with a shallow pitched slate covered roof over. Both pairs of cottages retain their white brick ridge chimney stacks. To the front are low red bricks walls enclosing the gardens. The wall outside No. 7 has been raised around its opening with stepped brickwork. No.7 has been extended to the S gable end during the late C20.

No's 3, 4 and 5 An impressive row of three cottages of red brick with white brick detailing, including a white brick plinth and a series of pilasters that break up the façade into an oddly asymmetric composition. Slender stone lintels with small corbels over the openings. The elevation retains all its small pane hornless sash windows.

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



Obelisk and pedestal memorial to the Smyth family

Obelisk and pedestal memorial to the Smyth family An impressive granite memorial commemorating several members of the Smyth family, who owned and ran the Smyth Agricultural Engineering Works (the site of which was located to the south of the churchyard, behind the railings in the photograph above). Earliest date evident is 1877. Pedestal base topped with an obelisk supported on four ball feet. The shaft of the obelisk is richly decorated with a carved garland which cascades down the upper section of the shaft. To the SW face of the obelisk is a relief portrait presumably of James Smyth, founder of the Engineering Works. Further Smyth memorials including a pair of coffin shaped tombs nearby.

The Smyth memorials are mentioned on the database *Recording Archive for Public Sculpture in Norfolk and Suffolk*.



War Memorial, off Church Street to the NW of the church

War Memorial A combined memorial commemorating the residents from Peasenhall killed in WWI (26 names) and WWII (5 names). Located to the northern side of the churchyard. Celtic Cross on a wide base with two cast bronze plaques with the names, ranks, and regiments of the fallen of World War One. The memorial is set on a projecting plinth base, the sides of which are engraved with the names of the fallen from WWII.

Hackney Road (North Side)



No. 1 and No. 2 Assembly Hall Cottages, Hackney Road

No.1 and No.2 Assembly Hall Cottages A pair of cottages shown on the 1839 tithe map, and very likely considerably older than this. Two storey, with rendered elevations with black painted plinth to the left hand cottage, and painted brick to the right. The roof is covered with red clay pan tiles. The street façade retains late C18 or early C19 timber windows with metal opening casements and small projecting pentice boards to their heads. The simple boarded entrance door to the left hand cottage, and the later four panel door to the right are worthy of note. To the rear is a two storey wing, which was probably added during the third quarter of the C19. The range of outbuildings located to the north, shown on the tithe map, had been reduced in size by the time the 1904 OS map was published.

The understated character retained at the cottages is unusual and highly attractive. The east and west end gables make a strong visual contribution to the conservation area.



The Assembly Hall and front boundary wall, Hackney Road

The Assembly Hall Built in 1888 by James Josiah Smyth, whose Seed Drill works on Church Street was a major employer in the area. The building was originally used as a reading room and social centre for the Seed Drill workforce. The building sits prominently on an elevated bank and its timber elevations and shallow pitched roof with deeply

overhanging eaves and elaborate timber supporting brackets adopt the appearance of a Swiss chalet, apparently a result of James Smyth's travels in the Alps. Stylistically the structure is very similar in appearance to the timber stables at Mill Rise, Mill Road (originally called Belle Vue and located outside the conservation area) which was built by James Smyth's son in 1860.

The Assembly Hall was extensively restored in 2010. To the front boundary is a good, low, red brick wall which contributes positively to the setting of the structure.

Mentioned, briefly, in Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East*, (London) p. 458



Sunny Cottage, boundary wall and detached outbuildings, Hackney Road

Sunny Cottage A pair of mid to late C19 cottages, set back from the road and occupying a slightly elevated site. Now a single dwelling. Red brick elevations with gable end chimney stacks and red clay pan tile roof covering. Doors and windows are unfortunately uPVC replacement units, although the original size of the openings and the brick lintels have been retained. To the rear is a detached range of red brick outbuildings with red clay pan tile roof covering. To the front and west side boundaries are good red brick walls. The

example to the front of the property is low with an unusual crenulated cap.



No. 11 and No. 12, Hackney Road

No. 11 and No. 12 A stylish pair of mid C19 cottages. Red brick with white brick corner 'pilasters', lintels and central division to the street façade. Central red brick ridge stack with white brick base and upper projecting courses. Slate covered roof below. Both cottages retain their finely detailed enclosed brick porches; No. 11 retains its elaborate timber finial. Window joinery is an unusual mix; No. 11 has three over three pane sash windows, of differing configuration to the ground and first floor, and No. 12 has two over two pane plate glass windows. At the time of survey (2017) the recessed parking arrangement is being removed and a red brick wall reinstated, much to the betterment of the cottages and streetscape.



No. 9 (Pea Cottage) and No. 10, Hackney Road

No. 9 and No. 10 Possibly the structure shown on the 1839 tithe map, with a later, probably mid to late C19 addition to the W end. Two storey red brick elevations with rendered gable ends. Red clay pan tile roof covering, with tall red brick stacks marking the extent of the original structure. Windows are replacement units but the openings themselves have not been altered. Porch to the front elevation appears to be of mid to late C20 and of no interest.

Hackney Road (South Side)



Red brick bridge and upstand walls, to the SW of Brook Cottage, Hackney Road



Red brick bridge and upstand walls, to the NW of Brook Cottage, Hackney Road

Red brick bridges and upstand walls Of varying date and type, but largely of early C19 date. Providing crossing points over the River Yox, which runs through the village, parallel to Hackney Road and The Street.

Pouy Street (West Side, Sibton Parish)

The majority of dwellings to the west side of Pouy Street are located at right angles to the road, and a number are set back some considerable way. Therefore it has not been possible to complete a full visual survey of all structures, as several are accessible only via private land.



Bridge over the River Yox, Pouy Street, Sibton

Bridge over the River Yox A brick structure dating from 1835 (according to the date cast on the iron parapet capping). The bridge arch and courses of brickwork above and to the sides of the arch are red brick. All brickwork visible from the road is white brick. The upper sections of the parapet have been rebuilt, but the bridge retains its early C19 iron capping.



Lane House and outbuilding, Pouy Street, Sibton

Lane House Set back from the road and largely obscured from view by vegetation. Shown on the 1884 OS map as four cottages, now a single dwelling. Possibly of C18 date. Storey and a half with three dormer windows with cat-slide roofs to the street façade. Red clay

pan tile roof covering with two squat red brick stacks to the ridge. Internally the property retains elements of its timber frame. The detached outbuilding to the SW dates from the late C20 and is of no interest.



Little Beck, Coach House and bridge, Pouy Street, Sibton

Little Beck A former pair of cottages, of possibly early C19 date, now converted to a single dwelling. Two storey rendered elevations, with a red clay pan tile roof covering. Centrally located red brick ridge stack. To the ground floor, grouped to the centre of the façade, are single storey canted bays with pitched plain tile covered roofs. Windows are replacement units but the openings are possibly the originals. To the left side of the street façade is a timber doorcase, the opening to the right side of the elevation has been blocked and the doorcase removed. To the rear is a former coach house, which probably dates from the late C19 and has now been converted to a store. To the front of the property is a red brick bridge over the beck, with brick upstand sides – the sides have been rebuilt.



Brook Cottage, Pouy Street, Sibton

Brook Cottage A storey and a half cottage, possibly dating from the C17. Shown on the 1884 OS map as a pair, but now occupied as a single dwelling. Attractive rendered street façade, with low eaves and a steeply pitched sweeping pan tile covered roof. To the centre of the entrance elevation is a tall dormer window with pitched roof over, and to the front and N elevation are single storey additions with cat-slide roofs. To the N gable end is a fine red brick external chimney stack with double shouldered base. The entrance façade retains two good timber windows with metal opening casements.



Browns (to the rear of Barnyard Cottages) Pouy Street, Sibton



Browses (to the rear of Barnyard Cottages), Pouy Street, Sibton

Browses Located at right angles to the street and to the rear of Barnyard Cottages (GDII listed) and can only be glimpsed from the public realm. A two storey structure with rendered elevations, and a lower section to the NE gable end. Applied half-timbering to the gable end. Red clay pan tile roof covering with a short offset red brick ridge stack. Shown as three units on the 1884 OS map, it possibly formed part of the Smithy complex which formerly existed in this approximate location.



No. 6 Meridale, Pouy Street, Sibton

No. 6, Meridale Likely dating from the late C18 or early C19. A two storey cottage, which is shown as two dwellings on the 1884 OS map. Painted brick elevations. Black glazed pan tile roof covering with short gable end chimney stacks. The windows are replacement units, it isn't clear from the street whether the openings themselves have been widened.

No. 1 and No. 2 Shown on the 1884 OS map as six units, and now two. The two storey rendered gable end and a red brick ridge stack are visible from the street. The structure is located at right angles and set back some way, and largely obscured from view by a curved red brick wall attached to the NE gable end of *No. 1*. This property would benefit from closer inspection and further research.



No. 16, Pouy Street, Sibton

No. 16 A C19 cottage, shown on the 1884 OS map as a pair of cottages. Red brick elevations, with ground floor windows set within arched openings. The window openings and also the ridge line of this cottage relates to that at *No. 15*, and it is possible that the two rows were built as a matching pair, but *No. 16* has had its elevations raised in height to accommodate first floor accommodation. Red clay pan tile roof covering with three irregularly spaced dormer windows, which are likely to be mid C20 insertions. To the NW gable end is a two storey rendered addition, which appears to be shown on the 1904 OS map.



No. 15 Laundry Cottage, Pouy Street, Sibton

No. 15, Laundry Cottage Similar in form, material use and detailing to No. 16, although better preserved and without its raised roofline to the front elevation (it has been raised, more sympathetically, to the rear). The windows are reasonably sympathetic replacement units, but set within unaltered openings, with good, bold, brick on end arched lintels.



Cardinal Cottage, Pouy Street, Sibton

Cardinal Cottage Most of what can be seen from the road has been heavily altered, although the footprint of what exists correlates with what is shown on the 1884 OS map. Located to the rear is a structure with a slate covered hipped roof and red brick elevations – possibly a former chapel, or the remains of an older, possibly early C19 dwelling? The front range, largely rendered but with a red brick section to the SE may originally have been similar in appearance to the street facing elevations of No. 15 and No. 16 Pouy Street. This range apparently dates from the C16 and is believed to retain

sections of timber frame, and therefore the structure may have older origins, and a more complex building history, than would at first seem likely.

This structure would benefit from further research to establish its original construction date, phases and function.



Cardinal House, Pouy Street, Sibton

Cardinal House A former Primitive Methodist Chapel which was built in 1836, and (according to the date stone set in the north elevation) renovated in 1882. Fine red brick elevations; the street façade has two slender sash windows with stained glass margins set within openings with semi-circular brick heads. To the corners and centre of the elevation are brick pilasters. The eaves of the roof overhang, and the pyramidal roof is covered with red clay pan tiles. At the time of writing (2017) the structure is being converted to residential use. The large timber frame addition being built to the north replaces a flat roofed mid C20 addition. A large original arched window in the northern elevation has been blocked.

Sibton Road (East Side)



Farthings, wall and detached outbuilding, Sibton Road



Outbuilding to the N of Farthings, Sibton Road

Farthings Both the house and the detached outbuilding are shown on the 1839 tithe map, and likely date from the early C19. The 1884 OS map shows the building as three cottages, which are now in single ownership. The house is two storeys with red brick elevations and a shallow pitched roof covered with black glazed pan tiles. The north facing roof pitch has been raised to provide increased headroom for the first floor accommodation. Attached to the NW gable end is a single storey addition with a red clay pan tile roof covering. This addition is shown on the 1884 OS map. Detached and to the north of the house is an outbuilding with a single pitch roof covered with red clay pan tiles. The side and rear elevation of the outbuilding are constructed from randomly laid cobbles, as is the wall attached to the structure, and which has a further detached short section of wall running alongside Sibton Road.

Sibton Road (West Side)



The Old Bakery and outbuildings, Sibton Road



The Old Bakery and outbuildings, Sibton Road

The Old Bakery An imposing and stylish three storey white brick structure with an attached single storey range to the NE gable end. The main section probably dates from the early C19, and the 1884 OS map shows this section as two dwellings (a blocked former door openings to each property can be seen to the street façade). The return elevations are constructed from the more economical red brick, and the roof has overhanging eaves with a slate covering. The quality of the materials used for the main structure demonstrate that it was constructed as a relatively high status pair of semi-detached dwellings. The Sibton Road façade retains its original eight over eight pane sash windows, which greatly enhance the uniformity of the entrance front. The single storey addition dates from the late C19 or very early C20 and retains good sash window joinery to the street facing elevation. Detached and to the W are three outbuildings. Although they

cannot be fully seen from the public highway two of the ranges are shown on the 1904 OS map, and were likely added at the same time the single storey section was added to the side of the house.



Forge Cottage (rhs) and Forge End (lhs), Sibton Road

Forge Cottage and Forge End A pair of two story white brick cottages with black glazed pan tile roof covering and white brick gable end chimney stacks. Set back some considerable distance from the street and accessed via an unmade private track. The cottages likely date from the mid C19. The entrance doors are grouped to the centre of the main façade and are flanked to the outer edges by windows. To the centre of the elevation at first floor height is a recessed blind panel.

Smyth Close



Postcard view of c1900 showing the Smyth Seed Drill Works, looking N towards the church



No. 2 Smyth House and boundary wall, Smyth Close

No. 2, Smyth House Part of the former Smyth & Sons Ltd Seed Drill Manufacturing complex, established in 1800 and closed in 1967 (according to the blue plaque fixed to the boundary wall). An attractive two storey red brick structure, of four bays width, with a steeply pitched slate covered roof with splayed eaves. Located off-centre to the roof is a red brick ridge chimney stack. The window joinery, some of which appears to be original, sits below good gauged brick lintels. To the NE is a two storey rendered addition and to the entrance front is a porch with shallow pitched slate roof covering. Both date from the early C21 and both rather mar the original structure.



No. 19, Smyth Close

No. 19 Part of the former Smyth & Sons Ltd Seed Drill Manufacturing complex. Very likely the truncated remains of the much larger structure shown on the 1839 tithe map. Now

converted to residential use. Red brick, with an impressive four bay wide elevation facing the church, punctuated by four tall windows with arched heads. Shallow pitched slate covered roof.

This structure occupies a highly sensitive location, bordering the south side of the churchyard.

The Causeway



Postcard view c.1900, looking NE towards The Causeway



Little Haven, The Causeway

Little Haven A single storey red brick former meeting hall, dating from the late C19. Red clay pan tile roof covering with a short red brick chimney stack to the ridge. The addition to the west, and the series of additions to the east do not form part of this description and are of no interest.



Bridge to the W of Little Haven, The Causeway

Bridge to the W of Little Haven Possibly dating from the late C19 or early C20. Red brick arched bridge with canted sides with half round brick cappings.



Pine View and outbuildings, The Causeway

Pine View A well preserved cottage and range of attached and detached outbuildings. The house looks to date from the early C19, although it doesn't appear to be shown on the tithe map. Double fronted, rendered, two storey with centrally located entrance door. Broad ground floor windows with arched heads, and corresponding first floor windows with straight heads close to the eaves. The street façade retains its original timber windows with opening metal casements. Red clay pan tile roof covering with a central red brick stack. To the east is an attached single storey outbuilding with red pan tile roof, painted weatherboard elevations and a pair of three over six hornless sash windows. Detached and further W is another timber store, with vertical painted weatherboarding,

red clay pan tile roof and timber casement windows. The cottage is well preserved, and prominently positioned, and makes a significant contribution to the conservation area.



Postcard view c.1920 showing No. 1 Plain Tree House, The Causeway



No. 1 Plane Tree House, The Causeway

No. 1 Plain Tree House Probably dating from the early C19 and retaining a good timber doorcase to the centre of the entrance elevation, which is flanked by timber casement windows to the ground and first floor. To the centre, above the entrance door, is a recessed blind window. Steeply pitched slate covered roof, with a central red brick stack with corbelled cap. Two storey addition to the W, built c1985, although sympathetically detailed, is too challenging in scale and massing, particularly with its street facing gable end, and therefore does not form part of this description.



J. R. Creasey, Butchers, The Causeway

J. R. Creasey, Butchers Four single storey structures; the main range facing the street used as the butcher's shop. To the west is a range located at a right angle, and used as a store. Further west, and set back is a rendered range with pan tile roof covering, and to the far end is a black painted timber structure with red clay pan tile roof, located with its gable end racing the road. All extant and shown on the 1904 OS map with the exception of the black timber barn to the western end. The group of buildings have a mix of ages and material use, but their eclectic appearance and the visual contribution made by the group of buildings is significant. Although of no great architectural distinction, such small scale commercial units are becoming increasingly uncommon, particularly in a village setting. The majority of the structures are reasonably unaltered in their appearance. The building attached to the eastern end of the shop does not form part of this description.



Honeysuckle Cottage, The Causeway

Honeysuckle Cottage A structure of at least two distinct phases. The earlier, set back and rendered with unusual stippled detailing. This section was purportedly built during the late C18. Early photographs show that the building is (or was) timber framed, and the survival of a massive central red brick stack also supports this theory. It may indeed be, at least partially, of a much earlier date and plausibly a hall and cross-wing house. To the E, with its gable end facing the street is a two storey red brick addition, dating from the late C19. The house retains good C18 and C19 century window joinery.



Detail of an Edwardian postcard showing Honeysuckle Cottage

To the rear of the property are mid to late C20 and also early C21 additions, which do not form part of this description.



Causeway Cottage, The Causeway

Causeway Cottage A pair of two storey cottages of two distinct phases. To the east is a red brick two storey section with slate roof, likely dating from the mid to late C19. The rendered section is later, perhaps first quarter of the C20 (it is not shown on Edwardian postcard views) but replaced structures shown on the 1884 OS map. The large ground floor window opening to the rendered section suggests a former commercial use, and this structure is possibly the one referred to on the 1904 OS map as the Post Office. The C19 section retains its original timber casement windows to the street façade, whereas elsewhere they are uPVC replacements set within unaltered openings.



Gooseberry Cottage, The Causeway

Gooseberry Cottage The structure appears to be shown on the tithe map and possibly dates from the C18, with a later C19 single storey side addition. The main cottage is two storey with rendered elevations with a pitched roof covered with pan tiles and a tall red brick chimney stack located to the front roof pitch. To the first floor are good timber windows with opening metal casements. The side addition is partly rendered to the front and painted, but to the side the randomly coursed cobble and flint elevation can be seen.



Rose Cottage, The Causeway

Rose Cottage Shown on the 1839 tithe map and very likely dating from the late C18 or early C19. A two storey double fronted detached dwelling, set back some considerable distance from the road, with painted render elevations. Side and rear additions largely of C20 date. To the front is an enclosed porch and this too likely dates from the C20. Red pan tile roof covering with gable stack to the W end. This property is unusual on The Causeway in being set back

from the road and therefore provides a break to the established streetscape.



No. 1 and No. 2 (Quince Tree Cottage), The Causeway

No.1 and No. 2 Quince Tree Cottage A stylish row of cottages, built during the late C19, and of similar appearance to No's 3, 4 and 5, Church Street. Shown on the 1884 OS map as three cottages, but now two. Red brick two storey elevations with white brick detailing, including pilasters and plinth course to the entrance façade. Shallow pitched roof covered with slate, and with two ridge stacks, which demarcate the vertical division of the three former cottages. Plate glass sash windows sitting below slender lintels, possibly stone but now all painted. This property retains its original joinery and presents an unaltered principal façade to the street and conservation area.



Brook Cottage (lhs) and Rose Cottage (rhs), The Causeway

Brook Cottage and Rose Cottage An attractive pair of cottages. The street facing brick elevation looks to be of late C18 or early C19

date, but this is very likely a re-fronting of an earlier timber framed property, and the low linear form, roof pitch and spacing of the windows are all suggestive of an earlier core. The front elevation retains its early C19 timber windows with metal casements, and these are set below arched brick lintels. The roof is steeply pitched, with a splay or bell cast to the eaves, and covered with plain tiles. The upper part of the W gable end is rendered, and a small window reveals there is habitable attic accommodation. A well-preserved pair of cottages, located in close proximity to several listed structures, and making a significant visual contribution to the conservation area.



Wisteria Cottage and outbuildings, The Causeway

Wisteria Cottage A date plaque set in the gable end reveals this house was built (or remodelled) in 1891, but confusingly it appears to be shown on the 1884 OS map. A tall red brick structure, located at right angles to the road, and possessing considerable

character. The entrance façade is oddly composed; the proximity of the door and window above it to the flank wall is closer than to the opposite side of the façade. The roof, which is covered with red clay pan tiles, has a small hip to the front and this is covered with slate. The sash windows are the original units, but are unusual for their date in having small panes of glass and narrow margins, rather than the more fashionable plate glass. The detailing on the property is of good quality; fine red brick gauged lintels, scalloped eaves boards and an elaborately corbelled central chimney with dentil detailing and incised central grooves. To the rear are two detached red brick outbuildings.

The Knoll



No. 2 Weaver's Tea Room, The Knoll

No. 2 Weaver's Tea Room The structure was built at some stage between the publication of the 1839 tithe map and the 1884 OS map. Stylistically it belongs to the second quarter of the C19, so a building date shortly after the tithe map was published would seem likely. A stylish seven bay wide structure, with white brick façades facing onto the street and to the west, and a red brick return (eastern) elevation – this elevation bears the scars of the roofline of a structure which was formerly attached to the eastern end. The 1904 OS map shows this as three dwellings, and the 1974 OS map shows it as two. Shallow pitched

roof with a slate covering and overhanging eaves, with three white brick chimney stacks to the ridge line. The principal façade retains all its original small pane sash windows, and above are bold lintels, now all painted but likely stone.



The Weaver's Tea Room, The Knoll

To the west gable end is the entrance to Weaver's Tea Room, which is contained within a single storey white brick addition with shallow pitched slate roof with hipped ends. A centrally located door is flanked by twenty pane windows, and this front probably dates from the early C20. Externally the building is remarkably well preserved and very prominently located, making a valuable contribution to the streetscape. The structure is also important to the setting of the listed building to which it is attached.



No. 4 and outbuilding, The Knoll

No. 4 A charming and unaltered red brick structure dating from the late C18 or early C19. Now a single dwelling, the property is shown on the 1884 OS map as three cottages,

which is confirmed by the position of the two red brick chimney stacks. Two storey red brick elevations which, to the entrance façade, retain their broad ten over ten pane sash windows. Black glazed pan tile roof covering. To the north gable end is a small single storey addition, which was added prior to the publication of the 1884 OS map. The detached open-fronted cart store to the NE was probably added at the same time. This property is little altered and makes an important contribution to the setting of the listed building to which it is attached, as well as several others in close proximity.



The Cottage, The Knoll

The Cottage Single storey L-shape rendered structure likely dating from early 20th century situated in a prominent location though partially screened by vegetation. Red pantile roof. Decorative timber cladding to the gable end. Late C20 uPVC windows and flat roof extension to the north of no interest.

The Street (North Side)



The Little Upholsterer (lhs), Whincop Car Showroom (rhs) and outbuildings, The Street

The Little Upholsterer and Whincop Car Showroom The ground floor of this structure has been altered to incorporate large areas of glazing associated with its commercial use, however the structure predates the 1839 Peasenhall tithe map; the pitch of the roof and the external bottle stack to the W end gable suggest that this building could possibly date from the C17, although this has not been verified. During the later C19 the structure was divided in two, and this is shown on the 1884 OS map. The black glazed pan tile roof covering likely replaces thatch. The elevations are cement rendered and painted. The attached range extending to the N is shown on the tithe map, and the detached outbuildings to the NW are shown on the 1884 OS map, and although they have been altered they contribute positively to the setting of the main range. The detached garage structure to the NE is not included.



Range of buildings attached to the N of Whincop Car Showroom



Peasenhall Art Gallery, The Street

Peasenhall Art Gallery Probably the structure shown on the 1884 OS map, and likely dating from the early C19. Two storey four bay wide structure, with a late C19 or early C20 projecting shop front with plate glass openings and a central door. To the left-hand end of the street elevation is an understated but attractive timber doorcase. The property retains plate glass horned sash windows likely dating from the late C19 – probably inserted at the time the shopfront was installed. The short red brick ridge stack marks the party wall line between what was formerly two cottages.



Roslyn House and garage, The Street

Roslyn House The house appears to be shown on the 1884 OS map as two properties, although the symmetrical entrance façade with central door does not lend itself easily to this configuration. The house appears to date from the early C19, and retains a good quality timber doorcase to the elevation facing the street. Shallow pitched roof, covered with black pan tiles, and with red brick gable end stacks. Gauged brick lintels over window openings, and a bold brick dentil eaves course. Attached to the W end is a single storey garage, dating from the second quarter of the C20. The detailing to the parapet is unusual, as are the Crittal side windows with 'ladder' type glazing bar arrangement.



Roslyn (lhs) and Merlin (rhs), The Street

Roslyn and Merlin A pair of attractively composed white brick cottages, each of three bays width with a central door. Probably of mid C19 date. Shallow pitched slate covered roof with overhanging eaves. Roslyn benefits from retaining its original six over six pane

sash windows. Those to Merlin are recent replacements of uPVC windows – an intervention which has done much to enhance the group value of the buildings. Window openings have painted stone lintels with expressed keystone detailing. Merlin retains good hoop railings, gates and a dwarf brick wall to its front boundary. The railings outside Roslyn appear to be modern replacements.



Beckfield, The Street

Beckfield A single storey dwelling, set back from the road on an elevated site. Simple form with a central recessed porch flanked by projecting square bay windows. the roof is covered with tin and punctuated by two short brick stacks. The building is not only extremely unusual in the context of the established Peasenhall streetscape but also for being a little altered and understated structure dating from the mid C20.

The Street (South Side)



Bus Shelter, The Street

Bus Shelter A simple open-sided timber structure, with hipped roof covered with red clay pan tiles. Although much of the decorative timber elements of the shelter have been lost, including the balusters below the extant handrails to the sides and rear, the curved braces between the vertical posts remain. The design and detailing of the structure has been carefully thought through, and it exists within the setting of several designated heritage assets.

Peasehall and Sibton Conservation Area

Boundary Review

October 2018

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

The Management Plan within the Conservation Area Appraisal document, dated June 2010, states: *“On completion in 2010/2011 of appraisals for all 34 of the District’s conservation area (sic) a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed”*.

The boundary as exists is clearly defined, logical and drawn tightly to form a coherent Conservation Area. There have not been any significant areas of redevelopment or substantial harm since the last boundary review.

However, the process of the reviewing the boundary highlighted a potential small extension area. No areas have been identified as being detrimental to the conservation area and therefore no deletions are proposed. Consideration has been given to removing Low Farm Bungalow on Hubbards Hill / Pouy Street from the conservation area. However, this mid C20 bungalow has a neutral impact on the conservation area and exists in close proximity to the GDII listed White Horse Inn. As small mid C20 structures located on large plots are extremely vulnerable to change and often intensive redevelopment, and the structure does not impact negatively on the conservation area or the setting of neighbouring designated heritage asset it is suggested that the boundary should be retained, unaltered, to this location.

Proposed Boundary Extension Areas –

Peasehall New Cemetery

The existing boundary is drawn close to the front of the Peasehall New Cemetery and includes the apron in-between the cemetery and Hackney Road. It is proposed that the planned cemetery, which includes memorials dating from the late C19, including a few to members of the local and prominent Smyth family, is included within a revised conservation area boundary. Such areas are valuable for their visual contribution, their socio-historic importance and often contain memorials of aesthetic importance. The site was purchased and landscaped with financial assistance from Josiah Smyth in 1889, and the first burial regulations published 1890.

The boundary extension would include the following structures which have been identified as potentially contributing positively to an enlarged conservation area:



View through Peasehall New Cemetery, looking N towards Hackney Road



Granite pedestal to members of the Smyth family

Granite Smyth family memorial A stout and robustly detailed pedestal, dating from 1908, with stepped base and top. Enclosing the plot are some finely detailed twisted iron railings, with elaborate posts with scrolls and spear finials.

Headstone commemorating members of the Smyth family

Headstone commemorating members of the Smyth family Dated 1902. Finely detailed headstone with gothic arch top and with Corinthian columns to the sides. To the centre, above the inscription is a carving depicting The Masonic handshake.



Gates to the N entrance of the cemetery

Gates to the N entrance A pair of iron gates with spear finials and arched bracing, with circular gateposts. To the side is a hand gate. Sections of the gates appear to have been repaired and replaced but following the original design.

