



PETTISTREE

CONSERVATION AREA APPRAISAL

March 2016



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

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Public consultation: this took place between 1st September and 30th November 2015 and included:

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

A total of 5 responses were received which led to 8 changes to the draft appraisal and conservation area management plan prior to adoption in March 2016.

INTRODUCTION

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

The Conservation Area in Pettistree was originally designated by Suffolk Coastal District Council in 1977 and re-designated in 1990.

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

As such this is a straightforward appraisal of Pettistree's built environment in conservation terms and is followed by a gazetteer describing the village in more detail.

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

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



Village sign



Walnuts Lane, looking south

1 CONSERVATION AREAS: Planning Policy Context

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

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

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

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

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

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

- a definition of the special character of the Conservation Area through its special qualities: layout, uses, architecture, setting, open spaces and archaeology
- an analysis of the area's history, development and current status
- a guide to managing future change: small scale affecting households and larger scale affecting new development.

Scale

0 20 40 60 80 100 m



2 GENERAL CHARACTER SUMMARY

The small village of Pettistree, with a population of approximately 200, lies in a relatively isolated position to the west of the A12, approximately one mile south of Wickham Market. The settlement has evolved a scattered linear layout, located to the south of the Conservation Area boundary. The oldest part of the village is the area around the church and the Greyhound Inn, which date from the 15th and 16th centuries respectively.

The village is attractive and has a largely unspoilt character, with many fine trees, hedgerows and attractive walls bordering well-kept gardens. It lies on a relatively flat plateau surrounded by a mainly open arable landscape. The fact that the land lacks undulation makes the trees, hedgerows and walls to gardens particularly prominent. The vegetation provides a sense of enclosure and structure to the street scene, as well as restricting vistas, resulting in intimate short views.

The form of the village is a relatively dispersed one; virtually all the buildings are detached, with some significant clusters or groupings being evident. As a result, the buildings appear as objects in the landscape; natural and hard landscaping features dominate, often hiding buildings from public view. The village appears very much as an enclosed enclave and it isn't until heading out of the Conservation Area that the relationship the settlement has with the wider open landscape becomes apparent.

Most of the buildings in the village have an access off The Street. This is the main route through the settlement, and runs from east to west from the Ufford to Wickham Market Road which, until the by-pass was built, formed part of the A12 trunk road. At the western end of The Street, by the village green, the road splits into three, becoming Thong Hall Road (to the north), Grove Road (to the west) and Presmere Road (to the south). To the north west of The Greyhound Inn is a further road (running north, towards the church) called Walnuts Lane, and feeding off this to the north east (and only partly within the Conservation Area) is Rogue's Lane. These lanes are important tributaries leading from The Street, each with their own distinct character (see later section, Street-by-Street Appraisal).



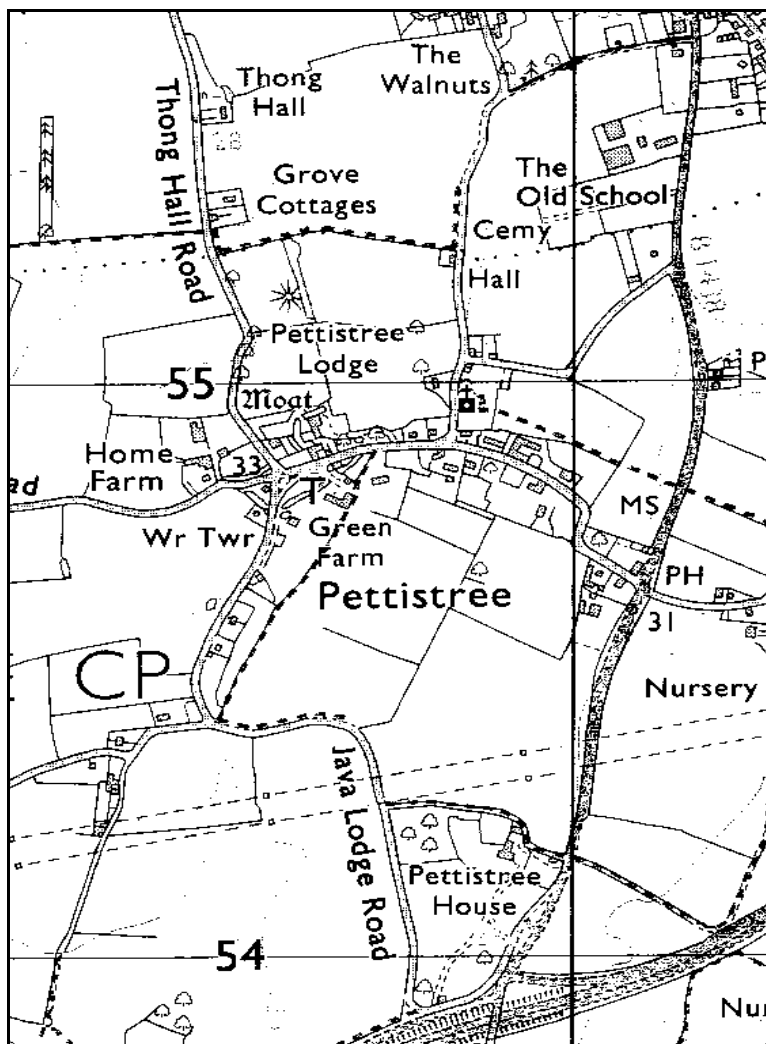
Pettistree: Aerial View 2001

3 TOPOGRAPHICAL SETTING

Pettistree is a small village in east Suffolk 4 miles north-east of the market town of Woodbridge and a mile south of the large village of Wickham Market. The village lies on high ground above the west bank of the River Deben that runs southwards down to its estuary at Melton and Woodbridge and then a further eleven miles before reaching the North Sea between Felixstowe and Bawdsey. Historically the river was navigable at least as far as Wickham Market, but has long since become silted up.

A tributary, the Byng Brook, joins the main river from the west at Ufford, after passing south of Pettistree. In the late 18th century the road from Woodbridge to Saxmundham through Wickham Market was turnpiked by the Ipswich to South Town (Great Yarmouth) Turnpike Trust. This old road runs about a quarter mile east of Pettistree and is now by-passed by the main A12 trunk road even further to the east. From 1859 the East Suffolk Railway line from Ipswich to Lowestoft has provided an alternative means of communication, with Wickham Market station 3 miles north-east of the village, across the river at Campsea Ashe.

The village is sited on the western edge of the coastal 'Sandlings' strip, part of the Ancient Rolling Farmlands identified in the Suffolk Landscape Character Assessment. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The name 'Pettistree' is believed to be a corruption of 'Peter's Tree' a reference to the church of St Peter and St Paul, and also a sacred and worshiped tree that pre-existed the church and the arrival of Christianity in the village.

The 1841 census shows the population of Pettistree at a high (303), and that since this date the population has gradually declined.

Historically employment was largely connected with agriculture, although this declined during the late nineteenth and twentieth century.

The Suffolk County Historic Environment Record in 2014 listed forty six sites of potential archaeological interest within the parish of Pettistree.

The earliest of these are a find of Mesolithic flints from south-west of the village near Byng Hall. A flint knife of Neolithic date was found south of the village, near Pettistree House and an undated ring ditch cropmark, of probable Bronze Age origin, can be found south-east of the village near Loudham Hall, not far from the river.

The Iron Age has left in Pettistree scatter finds of pottery and a glass bead, whilst of Roman date there are further pottery scatters and brooches.

More recent entries include the 14th and 15th century church of St Peter and St Paul, along with its graveyard, and the site of an earlier church at Loudham. Also of medieval date are the green at the west end of the village and the moated site of Pettistree Lodge just to its north.

Post medieval interest is provided by a folly mound north of Pettistree Lodge, a dovecote at nearby Home Farm and, away from the village, Loudham Hall and its park.

Manors in the parish were listed in the Domesday survey of 1086 as 'Benga' and

'Ludham', nowadays known as Byng and Loudham Halls. It seems these were at the time of more significance than the current village centre, Loudham having both a church and a watermill listed.



Church of St Peter & St Paul

In Ludham xxx libi hōes
cōmōd Turmodo . ex hī fuere . xv . cōmōdati Edrici . 7 un fuit cōmōd . Sēæ
. A . ē . xx . ac . ī totū . hnt . i . car tfe . 7 . d . tē . vi . car . m . iiii . vi . ac . pti . Val .
viii . lib . 7 . i . ecclā . lx . ac . 7 . uat . v . fol . plures ibi parciunt .

In ludhā . ii . libi hōes cōmōdati eidē . xxiiii . ac . 7 . iiii . ac
pti . 7 dini . Tūc . i . car . 7 . i . mol . m dūm car . Tūc ualuit . xx .
fol . m similit . Hoc tenet . W . fili Albrici . de . R . malet .

In LOUDHAM 34 free men under the patronage of Thormod. Of these, 15 were under the patronage of Edric and 1 was under the patronage of St. Etheldreda's with 20 acres. Between them all they have 1½ carucates of land. Then 6 ploughs, now 3.

Meadow, 6 acres.

Value £8.

1 church, 60 acres; value 5s.

Several have a share there.

In LOUDHAM 2 free men under the patronage of the same man; 24 acres.

Meadow, 4½ acres.

Then 1 plough. 1 mill. Now ½ plough.

Value then 20s; now the same.

W(alter) son of Aubrey holds this from Robert Malet.

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

Pettistree has a rich and varied building stock ranging from medieval secular and religious structures, to small farmsteads to early 19th century gentleman's residences.

The Church of St Peter and St Paul is Grade II* listed and dates from the 14th and 15th centuries. Built of flint rubble with stone dressings it has roofs of slate and plain tiles to the nave and chancel respectively. Its tall west tower has fine chequered flushwork to its base, buttresses and parapet.

The Grade II* listed Loudham Hall is located approximately one mile south-east of the village centre, outside the Conservation Area.

Other than the church, all listed buildings within the Conservation Area are listed Grade II.

Pettistree Lodge dates from the 16th century, and is part encircled by a moat.

The Greyhound Inn on the north side of The Street is a long timber-framed building with a steep plain tile roof. Rendered at the front, its rear elevation (backing onto the churchyard) is timber-framed with brick nogging infill at first floor, under-built with a solid brick wall at ground floor level. Its 16th century date, position and form are suggestive of an earlier use as a Church House, or village Gild Hall.

A similar long timber-framed building can be found on the south side of The Street in the form of The Laurels, but here the original thatched roof has been replaced in slate and the windows are 19th century casements with decorative ogee heads.

At the west end of The Street, Home Farm has a flint rubble-built Grade II listed early 19th century dovecote in its grounds, with red brick arched openings on all sides to the ground floor and a plain tile pyramidal roof over a rendered first floor. The main house and associated outbuildings date

from the late nineteenth century and the whole makes for a picturesque termination to the western boundary of the Conservation Area.



Greyhound Inn, north elevation (facing the church)



The Laurels



Render, decorative bargeboards and plain tile roof covering



Red brick and plain tile roof covering



Painted render and thatch



Painted render and pan tiles

6 TRADITIONAL BUILDING MATERIALS

The majority of buildings in Pettistree are domestic in scale, with thatched, slated, plain tiled or pan tile roofs. Some, such as The Laurels, have materials such as slate and tile, in combination. The older structures are generally timber-framed and rendered. Some have brick infill between their vertical timbers, while others have contrasting materials to their walls or roofs, indicating a later phase of development. Rogue's Cottage, dating from the late 17th or early 18th century is a good example of this.

Later buildings, both domestic and those connected with agriculture, are of a high standard of construction, and some high quality red brickwork can be seen. On occasion, and in recent years, this has been painted, which changes dramatically the appearance and character of a building.

Looking at unlisted structures, Pettistree Grange at the eastern end of The Street is a typical Suffolk White brick building from the early 19th century, and extended during the late 19th / early 20th century. It has a low-pitched slate roof with deep overhanging eaves.

Later 19th century buildings include Home Farm at the west end of the village built in Suffolk red brick with white brick dressings and a plain tile roof (this may be a re-fronting of an earlier timber-framed house).

North of the church, the Parish Room is a fine, if somewhat austere late nineteenth century structure with uniform red brick elevations and a plain tile roof covering. Decorative terracotta 'rose' ventilation panels to both gable ends provides welcome ornament and interest.

Flint was also used as a facing material, not only on the church and dovecote, but to build boundary walls to the churchyard and Pettistree Grange, along with rubble and red brick dressings.

With the inclusion of a few examples of black weather-boarding, Pettistree exhibits a highly attractive diverse palette of Suffolk's vernacular building materials.



Timber frame, render and thatch



Good quality brickwork to house and boundary wall



Flint and rubble incorporated into boundary walls

7 CHARACTER OF SPACES

Pettistree is thought to have developed around the T-junction where Walnuts Lane (heading north past the church) meets The Street running east to west.

At the western end of The Street a cross-roads is formed where Thong Hall Road goes north, Presmere Road goes south and Grove Road continues westwards. A western focal point is formed by a small triangular green sitting in the south-eastern quarter of this cross-road, with a diagonal road cutting across in front of Green Farm.

The Street itself has scattered development spread along the north and south sides, which continues for a short distance along each leg of the adjoining roads. The Greyhound Inn is located at the centre of the village, with the church and churchyard located immediately to the north.

To the east The Street ends with a double bend, turning first south then back eastwards before it meets the old main road at a further cross-road.

The spatial character of the area is characterised by large single dwellings in large plots (Pettistree Grange) which exist adjacent to former farmsteads (Church Farm), and clusters of tightly grouped historic buildings (The Greyhound Inn, The Laurels and Pettistree Cottage).

The western end of the Conservation Area has a feeling of enclosure, created largely by trees surrounding the important triangular green, which is further enhanced by the majority of buildings being set back from the road. This exists in contrast to the eastern end of The Street, where a sense of intimacy is created by tall boundary walls and relatively tightly grouped houses located close to the road. This sense of enclosure is also found on Walnuts Lane, which gently winds north and is bordered by the church, Parish Room, Rogue's Cottage and Church Cottage. Here, and to Thong Hall Road, the carriageway is narrow with deep banks of mixed hedging

and clusters of trees. Occasional glimpses of the wider landscape are found, which makes for attractive vistas before entering the Conservation Area, whereupon the views become focussed on the houses and road.

Vistas between structures occasionally reveal the location of detached store buildings or agricultural structures. These humble and often un-restored buildings greatly enhance the soft rural quality of the area.



The Green, looking west



Walnuts Lane, looking north



The Street, eastern end

8 TREES AND GREEN SPACES

Trees make an extremely valuable contribution to the character of Pettistree. The settlement is unusual in possessing such a variety and density of specimen trees, as well as clusters of self-sown varieties. Sections of The Street are covered with the meeting canopies of trees located to the verges, which creates an enclosed character.

To the north of Pettistree Lodge (and up to the Conservation Area and parish boundaries) is an area of parkland. This has tree-lined boundary hedges and a group of trees around and on the folly mound located to its north-west corner.

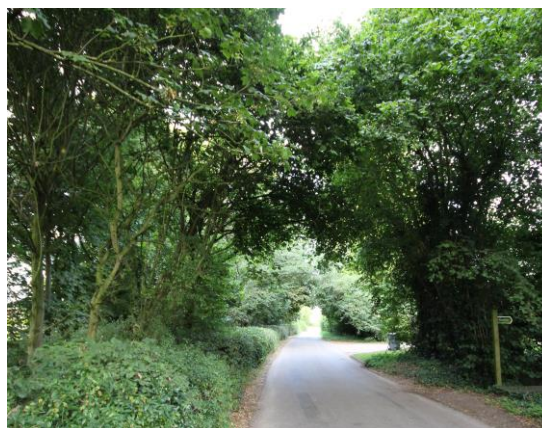
On the north side of The Street around the entrance to Pettistree Lodge, a Tree Preservation Order, no.201 (2006) protects an area containing horse chestnut, ash, hazel, sycamore, oak, lime, beech, sweet chestnut and holm oak.

This density of trees is to some extent mirrored by a similar group to the south side of The Street and a further cluster to the west around Green Farm, which form a backdrop to The Green itself.

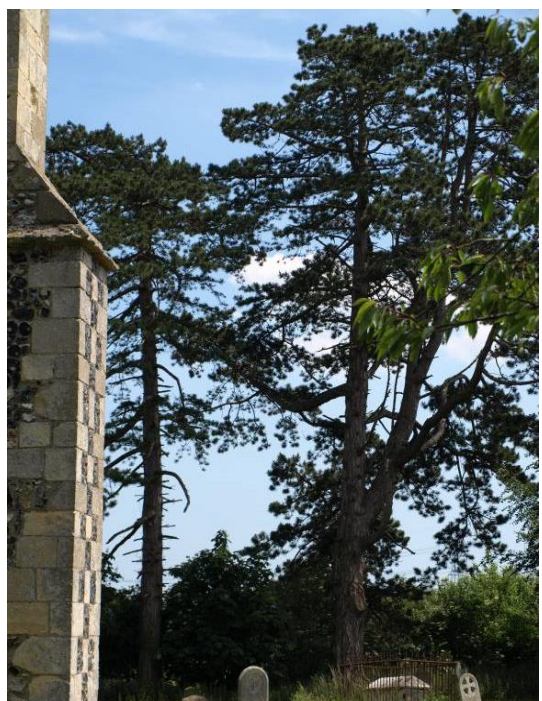
The area around The Greyhound Inn possesses a more open character due to there being relatively few clusters of trees, although to the corner of The Street and Walnuts Lane a fine beech tree is evident.

To the north-east trees adjoin Rogue's Lane and mark out the boundary to the churchyard, the largest publically accessible green space in the village.

Smaller, private green spaces play an important part in enhancing the character of the Conservation Area. Areas such as the one adjacent to Green Farm have an untouched and increasingly rare visual quality that is worthy of protection.



Tree canopy, overhanging The Street



Churchyard pines



Informal green space, Green Farm

9 COUNTRYSIDE SETTING

In Pettistree, which is essentially a long thin settlement strung out along a single road, the open countryside is never much further away than the rear boundary of most properties. This grain of the village, therefore, which is no more than one plot deep set in the countryside, is a key characteristic worthy of retention and protection.

The majority of routes in and out of the village have been upgraded to the status of minor roads, forming a network of lanes providing access to the surrounding countryside. To the north, Walnuts Lane and Thong Hall Road are connected just beyond the parish boundary by Wickham Market's definitive footpath No.20.

Only two routes remain as footpaths in and out of the village. Pettistree's definitive footpath No.27 goes south off The Street from near Pettistree Lodge, running to the rear of properties along Presmere Road, heading ultimately towards Byng Hall.

Footpath No.4 similarly runs behind the properties along the eastern end of The Street, joining the churchyard to the main road, from where it continues as footpath No.5 and then as a lane over the new main road towards Loudham Hall.

Both of these routes, towards the old manorial sites, descend into the lower lying river valleys to the east and south. The land around both Byng Brook and the River Deben are parts of a designated Special Landscape Area following the Deben and its tributaries' river valleys. This local designation indicates the high quality of landscape that forms the important countryside setting to the village.



Footpath off Thong Hall Road



Start of Footpath No. 4

10 FORMER USES

The village has essentially developed from an agricultural based economy, with in the early 17th century 10 yeomen, 6 husbandmen, a weaver and a tailor recorded as present – surprisingly, more farmers than adjacent Wickham Market had at that time.

A tower mill is shown on a map of 1820, to the north-east of the village, off Chapel Lane leading south-east out of Wickham Market, but this was demolished in 1898.

The Tithe map and apportionment of 1841 provides further evidence of Pettistree's agricultural background with the majority of fields allocated as arable or pasture. A further mill site is indicated by 'Mill Hill' about a mile south-west of the village near Byng Hall. An entry of 'Dove House Meadow' near Grove Farm, west of the village, suggests a second but now lost dovecote, whilst near the remaining one, there was an 'Ice House' in the grounds of Church Cottage, presumably serving Pettistree Lodge.

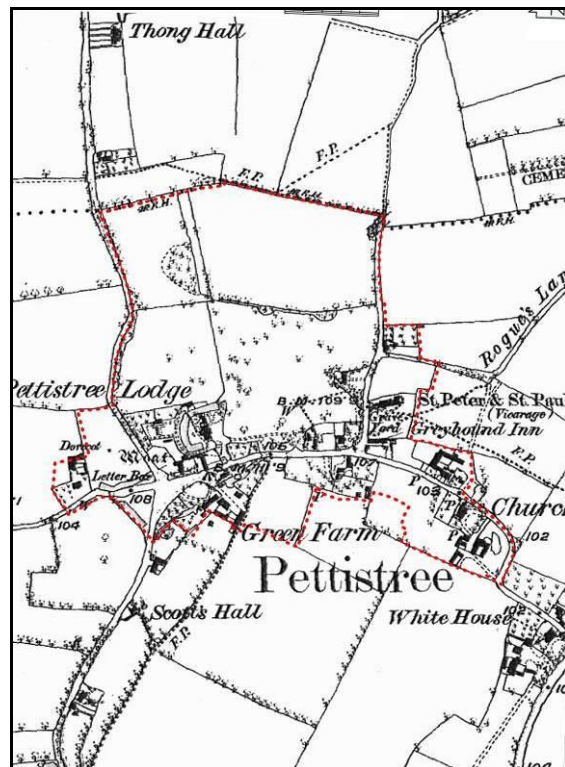
Crops other than wheat were also taken off the land, as indicated by field names such as 'Oziers', 'Hop Yard Fen' and 'Hempland', this last indicative of the linen industry.

The varied geology hereabouts is shown in field names that mention pits for the extraction of sand, gravel and clay. There was also a 'Potash Manufactory' about half a mile south of the village along Presmere Road, as still witnessed by the adjoining Potash Cottages.

The village is now very much a dormitory, overshadowed by Wickham Market and Woodbridge, where most local commercial activity now takes place.



Dovecote, Home Farm



19th century map

11 PROPOSED ENHANCEMENTS

The Pettistree Conservation Area has suffered relatively little modern intrusion, although where in evidence late 20th century infill housing has not always reflected local vernacular detailing. However, the passing of time and the existence of dense hedges and tree canopies has done much to help integrate these structures with their historic surroundings.

The most recent development found within the Conservation Area exists to the western end of The Street, and the design of this replacement property has made an attempt to reflect some local character. The striking 'eye catcher' of the water tower (located just outside the Conservation Area boundary) and the tall mature boundary hedge help either to draw attention away or to integrate the structure into its setting.

In a few sensitive locations overhead service cables can be visually distracting and should perhaps be placed underground as and when the opportunity arises.

Fortunately, examples of historic doors and windows being replaced with uPVC units are limited in Pettistree, resulting in some fine joinery surviving.

Street signage, furniture, road markings and lighting are uncommon in Pettistree, which helps in maintaining an uncluttered rural character.

The 'green corridor' created along roads by mixed hedging and overhanging tree canopies should be encouraged, and wherever possible the replanting of hedges should be favoured over the erection close-boarded fences.

Evidence of erosion to edges of the village green has led to some damage to this important feature, remediation for which must take account of its sensitive and important character.



Late twentieth century infill development and sections of close-boarded fencing to The Street.



Overhead wiring

**12 STREET BY STREET
APPRAISAL**

12.1 The Street - Eastern End

The eastern entrance to the Conservation Area is formed by the grounds of The Cottage and Pettistree Grange. **The Cottage** is hidden away, a small single storey structure with pan tiled roof and small red brick chimney stack set amongst the trees and shrubs beyond the gravelled driveway. Around this part of the village trees and hedgerows prevail, and buildings are often difficult to see.



The Entrance to Pettistree Grange

The entrance to Pettistree Grange and The Cottage is marked by a simple opening in a flint and brick wall, which provides short views of the private landscape beyond. The Street then bends sharply right and then left. Hedges, trees and shrubs grow on top of the small grass verges, on both sides of the road.

Pettistree Grange is an early nineteenth century white brick house with sash windows and a shallow-pitched slated roof. Located close to the south side of The Street, its principal elevations overlooking the approach drive and gardens to the south and east.



The north elevation of Pettistree Grange, facing The Street



North boundary wall to Pettistree Grange

The boundary to the north of the garden and The Street is marked by a high red brick wall (which has had a close-boarded timber fence added to the top to the visual detriment of the wall and area). Further west the wall is much higher, and incorporates flint into its construction in addition to red brick. This is an imposing and important feature in the street scene. There is a small boarded door set in the brick wall providing pedestrian access to the house. On its eastern front elevation is an entrance porch, built in white brick, with a pair of glazed doors with fanlight over, topped by a brick arch. The elegant sash windows either side have curved heads.

A workshop and adjacent modern house (**Jasmine House**), located to the north of The Street, are outside the Conservation Area boundary but are prominently positioned.



Church Farm

To the east of Jasmine is the Grade II listed **Church Farm**; a building dating from either the late 16th or early 17th century, with 19th century alterations and detailing.

The farmhouse is timber-framed with colour-washed render. The building has a particularly attractive, steeply pitched, clay plain tiled roof. Many features, including the decorative 'Tudor' chimney stacks, ornate bargeboards and three porches, along with a brick casing to one gable end, date from the 19th century. At one time the original farmhouse, which was thatched, was divided into three cottages, but it is now restored to a single dwelling.



Barn, attached and to the west of Church Farm

To the north of the farmhouse, and linked to it by a brick and rubble wall, exists a

Grade II listed weather boarded barn, dating from the late 17th or early 18th century. With its gable end facing the road, the steep pitch of the roof likely indicates that the roof covering to this structure was originally thatch. To the rear of this are further stores and outbuildings. The whole group is extremely picturesque.



Birch House (lhs) and Amberley House (rhs)

To the west of the barn are two late 20th century houses, set back from the road and behind mature hedges, which make a neutral contribution to the Conservation Area.

Opposite, to the south side of the road, the grounds of Pettistree Grange extend westwards and are screened from view by a red brick wall, creeper and hedge. The wall is then replaced by an attractive, dense mixed hedge until the curved brick splays that mark the entrance to **Newstead**. Both house and screen walls date from the last quarter of the 20th century, also neutral.



The Greyhound Inn, south elevation

The **Greyhound Inn**, located at the centre of the village is, along with the church to the immediate north, the social hub of the community.

The main building and associated outbuildings are set back from the road behind a gravelled car park, and are bounded by a hedge and timber picket fence. The Greyhound Inn has an important visual relationship with the church and churchyard, which it backs onto to the north side.

The Grade II listed structure is a long, narrow building dating from the 16th century. Timber-framed with colour-washed render, it has an attractive clay plain tiled roof, which was formerly thatched. The front facade was refaced in the 19th century and retains the contemporary leaded light casement windows. To the left hand end is a large chimney stack, with small lean-to roofs either side, and at one time a workshop stood alongside. At the opposite end, there is a single storey weather-boarded outbuilding, which contributes very much to the pub's overall character. The small flat roofed extensions alongside however, are rather unfortunate.



The Greyhound Inn, north elevation

The rear (north) elevation of the Greyhound is built on the churchyard boundary and exists in marked contrast to the appearance of the south elevation. The ground floor is constructed in brickwork with no openings, and the first floor has close-studded timberwork with colour-

washed brick infill, it actually looks as though the building is built off the boundary wall. The elevation makes a highly picturesque backdrop to the churchyard.

12.2 Walnuts Lane and Rogue's Lane



Church of St Peter and St Paul

Walnuts Lane runs north from The Street, just west of the Greyhound Inn, behind which is the **Parish Church of St Peter and St Paul**. There are particularly pleasing views and glimpses of the flint tower with castellated parapet and buttresses from the tree and hedge lined lanes approaching the village from the surrounding countryside. The Grade II* listed church dates from the 14th and 15th centuries; its nave has a shallow pitched slate covered roof, the chancel a steeper pitched plain tiled roof with similar ridge height but lower eaves. The Perpendicular windows and belfry openings have interesting tracery and there is also some decorative ashlar stone and flint chequerboard flushwork.



Churchyard, looking north east

There is a line of trees located along the eastern boundary, which includes some tall and impressive pines. An unusual stand of

coppiced hornbeams lines Rogues Lane to the north of the church. Along the Walnuts Lane frontage there is an attractive low flint and brick boundary wall with canted brick copings. The churchyard itself contains some good 18th and 19th century memorials, which contribute positively to the setting of the church and are themselves of considerable intrinsic interest. Particularly worthy of note is a nine foot tall Portland stone war memorial cross on a stepped base, completed in October 1920. Its builder was AC Stephenson. The memorial originally commemorated the nine men of the village who lost their lives in WWI. The name of a further soldier who died in WWII was added in the late 1940s.



The Parish Room

To the north, the wall gives way to a grassed verge and hedge and in the north-west corner of the churchyard is the small brick-built **Parish Room**. The Parish Room was built in the late 19th century (the structure does not appear on the 1883 OS Map). Carefully detailed, with brick parapet gables and circular decorative moulded clay insets, a steeply-pitched clay plain tiled roof, tall narrow chimney stack and with small casement windows, the building possesses an appealing simplicity, deriving much of its character from its careful detailing. Its use and appearance make a positive contribution to the Conservation Area.



Church Cottage

On the west side of Walnuts Lane, **Church Cottage** stands alone, set back behind a frontage of hedges, trees and shrubs. Beyond the white picket gates of the driveway, there are views of the pretty pink rendered 16th century Grade II listed cottage. It has eyebrow dormers in its reed thatched roof, simple boarded doors and square leaded light casement windows. The large modern rear extensions are not visible from the road.

The Parish Room is located on the south side of the junction of Walnuts Lane and Rogue's Lane, which links back eastwards to the former A12 leading to Wickham Market. On the north side of the junction are two dwellings.



Rogue's Cottage

The Grade II listed **Rogue's Cottage** dates from the 17th or 18th century, and fronts directly onto Walnuts Lane. It has a single storey extension, with a clay pan tiled roof, parallel to Rogues Lane.

The house is one-and-a-half storeys, rendered, with a hipped reed thatched roof with eyebrow dormers. The windows are casements, some with leaded lights, and likely to be of 19th century date. There is a simple boarded door on the Walnuts Lane elevation. Both Rogue's Cottage and Church Cottage, with their simple character and vernacular detailing, are important features within the Conservation Area.



Rosemary Cottage

Rosemary Cottage, located to the east of Rogue's Cottage, in Rogues Lane, is a small modern bungalow. Built during the early 20th century, the property benefits from retaining its original window joinery.



View along Walnuts Lane, looking north

The hedges, trees and shrubs, visually combine in Walnuts Lane and Rogue's Lane to create a well-treed character in this part of the village. The boundary of the Conservation Area follows Walnuts Lane north and includes the belt of woodland on the western side. It then follows a footpath across to Thong Hall Road in the west.



The Village Hall

Tucked in the north-east corner of the Conservation Area, located to the west side of Walnuts Lane, is the **Village Hall**, with its green corrugated iron clad walls, shallow pitched roof and white painted windows. It is a pleasing and simple building, with only the modern addition to its north end distracting somewhat from its understated charm. The building by virtue of its appearance and important local use contributes positively to the character and appearance of the Conservation Area.

12.3 Thong Hall Road and Grove Road



View of open space to the north of the Conservation Area

The large area of open land which makes up the northern part of the Conservation Area is an important green space in this part of the village. The meadows, mature trees and hedgerows, large pond and unusual mound in the north-east corner are all attractive features, creating an appropriate backdrop to the historic buildings to the south and east. The garden mount (with spiral walkway) and canal were once part of the former Pettistree Lodge deer park.



Prominent trees and open space to the north west of the Conservation Area

The western boundary of the Conservation Area follows Thong Hall Road southwards. This is very much a typical winding country lane, bounded by grass verges, hedges and trees.



View along Grove Road

The majority of Grove Road lies outside the Conservation Area boundary, although the area around Home Farm makes up part of the southern boundary. Grove Road itself is extremely attractive and the enclosed sense created by the tree and hedge screen makes for a particularly desirable prelude to the Conservation Area.



Home Farm, as seen from the north east

Further south, on the eastern side beyond the hedge, there are glimpses of the attractive traditional red brick walls which form part of the old walled garden to **Pettistree Lodge**.



Home Farm

Located at the junction of Thong Hall Road and Grove Road (the continuation of The Street westwards), **Home Farm** marks the western extent of the Conservation Area. The farmhouse is a fine, two-storey house probably dating from around c1870 and makes a positive contribution to the Conservation Area.

Red brick, with white brick quoining and surrounds to the windows, the building has an attractive plain tiled roof. The house retains its original sash windows, traditional bargeboards and two striking rectangular chimney stacks complete with pots, along the ridge line. The house has had a two storey extension added to the rear and a reasonable attempt has been made to match the existing materials and detailing.



Home Farm dovecote

There is a pleasant low brick and flint boundary wall with buttresses along the Grove Road frontage and attractive traditional outbuildings behind the

farmhouse. In the middle of the meadow, to the east of the farmhouse, is the Grade II listed 19th century **Dovecote**. A tall, square structure with a pyramidal plain tiled roof, the lower part is built of flint rubble with brick dressings, whilst the upper storey is rendered brick. The lower storey has round open brick arches to all four sides. There are boarded doors to the upper floor and the roof has central square roof vent. In all, it is an unexpected structure, and one that adds considerable interest to the Conservation Area and its significance.



Burways

On the eastern side of Thong Hall Road close to its junction with The Street, is a modern bungalow, **Burways**, with a concrete tiled roof, which is neutral in its contribution to the Conservation Area.

12.4 The Green



The Green

At the western end of The Street there is a crossroads. To the south-east is a small triangular green created by an additional piece of road, which links The Street and Presmere Road in a gently sweeping curve.

The Green is a pleasant, grassed area, with some fine trees, a seat and the village sign. It makes a highly important contribution to the character of the Conservation Area as an open space, by its triangular form, and its green, tree-ed character.



Woodlands

Facing The Green on the western side is **Woodlands**, a modern storey-and-a half dwelling, set behind a mature hedge, which takes its place comfortably in the village scene. Behind the site of Woodlands, excluded from the Conservation Area but definitely making its presence felt, is the large mid-20th century concrete water tower, a characteristic Suffolk feature and prominent in its edge-of-village landscape setting.



Green Farm

On the south-east side of The Green is **Green Farm**. A grade II listed 17th and 18th century farmhouse, it is timber-framed, rendered and colour-washed, and was probably formerly thatched, although now it has a plain tiled roof. A storey-and-a-half range with gabled dormers and casement windows dates from the 17th century. In the 18th century a two-storey addition with attic rooms in the roof was added. This also has casement windows (Suffolk six paned windows) and a glazed porch with a shallow pitched slate covered roof. There is a massive red brick chimney stack to the ridge.

In front of the farmhouse are a tall beech hedge and some mature trees which form a significant feature in this part of the Conservation Area. Likewise, the open area of land forming part of the garden of **Clock House** to the north, with its trees and shrubs and boundary hedge, reinforces the rural character of this part of the village.

12.5 The Street - Western End



Street scene

Looking east from The Green there is a highly attractive view of more hedges and trees, along with the thatched roof of **Strawtop** and the pan tiled roof and parapeted gable end of Clock House.



Strawtop

Strawtop is another storey-and-a-half, rendered, thatched roof cottage with eyebrow dormers. It is 'L'-shaped with the eastern wing having a gable onto the road. The eastern elevation has a pair of dormers. The other wing is parallel to the road and has a pan tiled single storey extension attached to the western gable. There is a thatched entrance porch next to the gable fronting onto The Street. The windows are mostly modern timber casements and the boarded front door is also a replacement. The house is located close to the road on a bend, so it is an attractive and prominent feature in the

street scene and makes a positive contribution to the Conservation Area.



Clock House, from The Street

Opposite, on the northern side of The Street, is **Clock House**. This was formerly the kennels and stables to Pettistree Lodge, a large country house located back from the road to the north. Clock House is a long single storey building built at right angles to the road, with an attractive orange clay pan tiled roof, a parapeted gable end with decorative brickwork and painted brick walls.



Clock House, east elevation

It has a lead roofed cupola with a bell and a clock, together with a dove-cote in the roof in the form of a gabled dormer. Along with the adjacent brick boundary walls, **Clock House** is very attractive and although somewhat altered, it retains many of its original features and much character.



Pettistree Lodge

Pettistree Lodge is a large rendered building of differing architectural styles and periods. It had been divided into two dwellings but is now reinstated to a single house. Grade II listed, the original house is 16th century and was heavily altered and added to in the early to mid 19th century and again in the 1920's and 1940's.

There are three distinct parts to the property. Firstly, the front (east) elevation has a large two storey projecting wing to the right hand side which was built in the 1920's. This has a hipped slated roof and large sash windows. The range to the left of this is the second part and is the 19th century refacing of the 16th century house. It has a shallow pitched slate roof and a near symmetrical facade of five sash windows across the front. Although virtually the same height as the right hand wing, this part is three storeys. Either side of the central three windows are giant Ionic pilasters rising the full height of the front. There is a flat roofed porch supported on pairs of Tuscan pillars. The third part of the building, at the rear, has four projecting gables of varying lengths with steeply pitched plain tiled roofs, decorative bargeboards and casement windows.

The juxtaposition of the differing architectural styles creates an interesting composition. The landscaped grounds surrounding the building, together with the parkland trees and grassland to the north, are a dominant and highly significant element in the Conservation Area. A hedge and tree belt forms the boundary with The Street.



Garden House

Opposite Pettistree Lodge, a large new dwelling, **Garden House**, occupies a sizeable plot of land on the south side of The Street. Its loose classical styling stands in contrast to the vernacular buildings which characterise the Conservation Area.



Holmleigh

On the north side, further east, is a small post-war bungalow, Holmleigh, which is neutral in its contribution to the Conservation Area.



Pettistree Cottage

Beyond these, further to the east, are two very attractive listed buildings, **Pettistree Cottage** (to the north of the road) and **The Laurels** (located to the south).

On the corner with Walnuts Lane, hidden behind trees and a hedge, is **Pettistree Cottage**. Probably built at the end of the 18th century, this house has walls of colour-washed render, brick and flint rubble, and a thatched roof. There are two red brick chimney stacks, the one closest to The Street a massive structure with moulded brickwork. The windows are tripartite with decorative lattice glazing bars to the centre lights and there are louvred shutters to the ground floor windows. The centrally located doorway on the eastern elevation has a six panelled door with linings, architraves and a semi circular fanlight over. The gravelled driveway has an interesting pair of decorative metal gates on fluted metal gateposts.



The Laurels

Opposite the junction with Walnuts Lane and The Greyhound Inn is **The Laurels**. Dating from the 16th or 17th century, the house was altered during the early 19th century. It is built with one of its gable ends abutting the street. The front of the house faces west and is quite prominent, as it fronts onto a large open garden with attractive metal railings. The building is timber-framed and plastered and the roof is slated on its western elevation. Its decorative 19th century windows are eye-catching, with small rectangular panes of glass; the glazing bars formed into 'ogee' shapes at the window heads. The ground floor windows have low cills and louvred shutters. The panelled front door has a doorcase with moulded architraves and a simple curved metal canopy supported on decorative iron brackets. Adjacent to the house are a range of detached outbuildings and three rather unattractive garages.



Buttressed wall, to the north east of The Laurels

The back garden of The Laurels, to the east, virtually opposite the Greyhound Inn, has an attractive high brick boundary wall, (part of which has been rebuilt) with a pleasant little conical thatched roofed summerhouse in the far corner, which appears to be built off the wall itself. The combination of the thatched roof and the brick wall linking along to the gable end of the house, with its attractive clay plain tiled steeply pitched roof and tall chimney stacks, forms a particularly attractive composition in the street scene.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Pettistree remains one of an old Suffolk village, which still retains much of its traditional form and appearance. Despite some modest 20th Century development and small-scale incremental change having taken place, the village continues to retain the special characteristics, which strongly justify its Conservation Area designation.

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

There are, on the other hand, some characteristics which only serve to undermine the traditional qualities of the Conservation Area. Particularly intrusive are the overhead wires and their supporting poles which exist throughout the village.

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

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

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

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

13.1 Alterations to existing buildings

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

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

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

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

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

13.2 Design of new development

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

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

13.3 Conservation Area boundary

On completion of appraisals for all 34 of the District's Conservation Areas 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

Pettistree 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 Pettistree and undermine the Conservation Area. The National Planning Policy Framework at paragraph 138 states that *"loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area ... as a whole."* A brief checklist of characteristics which make a positive contribution can be found in Historic England's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision). Further, the Council is publishing the criteria that it uses to identify non-designated heritage assets which will include those identified in this appraisal as making 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 Pettistree is maintained and protected.

13.6 Landscape and Trees

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

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

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

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

13.7 Contacts

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

Design and Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural and Landscape Manager

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

Further information regarding the Suffolk Historic Environment Record can be found at <https://heritage.suffolk.gov.uk>; by contacting tel. no. 01284 741237; or by emailing archaeology.her@suffolk.gov.uk

14 REFERENCES & FURTHER INFORMATION

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

