



Proposed Conservation Area

“Garrett Era” Area

Or “Aldeburgh Park”

Aldeburgh, Suffolk

*A brief appraisal of the area’s character and special interest
prepared for East Suffolk Council*

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Introduction

In 2015 Suffolk Coastal District Council was asked to consider the designation of a second conservation area at Aldeburgh, to protect the large late nineteenth and early twentieth century villas of The Garrett Era Area.

Within the existing Appraisal of the Aldeburgh Conservation Area, an area of considerable architectural and historic interest was highlighted, which is indeed worthy of conservation area status. This document aims to provide an overview of its significance.

The suggested boundary has been drawn up in the light of National Government guidance contained within the NPPF and using Historic England's Conservation Area Designation, Appraisal and Management (2019), and follows the boundary of the Garrett Era Area as defined in Policy SCLP12.26: *Strategy for Aldeburgh* of the Local Plan.

Conservation Area Designation, Appraisal and Management (2019) p.20 advises that: "Most of the buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards. Whilst designated status (ie nationally listed) or previous identification as non-designated heritage assets (such as through local listing) will provide an indication of buildings that are recognised as contributing to the area's architectural and possibly historic interest, it will be important also to identify those unlisted buildings that make an important

contribution to the character of the conservation area."

In the light of this advice, a brief inventory of structures which make a positive contribution to the area has been compiled. This inventory is by no means an exhaustive one, and will no doubt benefit from being revised and expanded in the light of advice from residents of the town.

Only one building complex within the proposed area detracts from its character, namely the later twentieth century part of the cottage hospital.

Particular attention has been given within this survey to twentieth century buildings. Historic England's Conservation Area Designation, Appraisal and Management (2019) reminds planning authorities that: "the twentieth century is often the most undervalued and vulnerable period of building and landscaping and it will be important for the appraisal to recognise, where appropriate, the contribution made by more recent buildings." (P.15; paragraph 35).

Location and Proposed Boundary

The Garrett Era Area is a leafy suburban area to the north-west of the town's historic centre, which was developed for housing incrementally from the 1870s to c1930. It is today characterized by substantial detached and semi-detached villas set in large well-planted gardens. A number of the houses are listed at GII, and many were designed by distinguished architects.

The area is bounded by Victoria Road to the north, and to the west and south west by a brick retaining wall which runs to the rear of gardens on Priors Hill Road and Park Road. The whole of Priors Hill Road itself is included. At the entrance to Park

Road from Victoria Road are the public library and a significant triangular public green space which have also been included.

To the north east it incorporates most of the former grounds of the GII listed Alde House on the corner of Alde Lane and Park Lane. Large villas on the southern side of Park Lane and the western side of Crescent Road are also included.

To the north west there is a small cluster of late nineteenth century terraces and smaller villas grouped around the Railway Inn and the site of the former Railway Station. The site of the former station itself (demolished 1966 and 1975) is not included within the proposed Conservation Area.

At the south-eastern corner is Aldeburgh School, which although outside the gates to the Park is historically part of the same development.

Summary of Significance

- The Garrett Era Area is a notable example of a planned upper middle class suburb dating from the later nineteenth and early twentieth centuries.
- The original development is associated with Newson Garrett and Peter Bruff, two figures of exceptional importance in the industrial and commercial development of eastern Suffolk during the nineteenth century.
- A number of the houses are by distinguished early twentieth century architects including Horace

Field, Oliver Hill, Henry Martineau Fletcher FRIBA, & James Ransome.

- Elizabeth Garrett Anderson, the first qualified female doctor, the first woman elected to a school board and, as Mayor of Aldeburgh, the first female mayor and magistrate in Britain lived in the area. With her husband she was responsible for the construction of some of the area's finest villas. Anderson also campaigned for women's suffrage and Emmeline Pankhurst once addressed a meeting of influential local campaigners within the gardens of Alde House.
- The area includes a small number of recently designed houses of exceptional quality.
- The area contains a large number of mature trees, which were planted during the early stages of the laying out of the estate in the late nineteenth and early twentieth centuries.

Summary of Development and Present Character

In the mid-nineteenth century The Garrett Era Area was an area of gently sloping farmland called Town Marsh Hill, which was surrounded by marshland to its west and south. It belonged to the town of Aldeburgh and was bisected by a track known as Marsh Lane, the forerunner to the present Park Road. From The Hill fine views could be had over the land to the south, south-west, and west. Between it and the town, lay the park of Crespigny House, a substantial Georgian villa which still survives.

The railway line to Aldeburgh opened in 1860, bringing visitors and increasing the value of building land. The line to Aldeburgh terminated at a now demolished station, which stood just to the north-west, on the northern side of Victoria Road. Around the station railway worker's cottages and an inn, then called The Station Hotel, were built in the later 1860s.

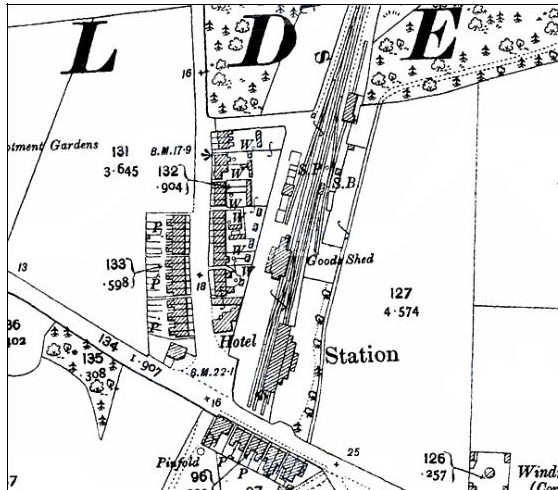


Fig.1 The Railway Station Site from the 1904 1:2,500 Ordnance Survey map. The terrace below the station was originally called Forthampton Place.

The industrialist and landowner Newson Garrett of Alde House, and a small number of other prominent local people leased the 35 acres of land on Town Marsh Hill in order to develop it for housing. This development was to be called 'Aldeburgh New Town'. The revenue from leasing the site was theoretically to be used to provide an income for the Church of England school then occupying Crespigny House.

One of the prime instigators of this speculation was the civil engineer Peter Schuyler Bruff (1812-1900), who was also a land agent and property speculator. Peter Bruff was married to a daughter of Newson Garrett.

Very little is known about the original proposals for Aldeburgh New Town, although it would appear likely that Bruff was responsible for dividing the site into

plots, draining it, planting it with trees, and building the retaining wall. A condition of the original lease apparently stipulated that large numbers of trees should be planted, many of which still survive. Marsh Lane is shown flanked by an avenue of trees on the 1882 Ordnance Survey map.



Fig.2: Marsh Lane (now Park Road) c1890

The surveyor Peter Bruff was still closely involved with the estate in the early 1870s although he was now in his sixties. He was responsible for supervising the leasing of the land on which the water tower was built in 1871, and the school in 1874.



Fig.3: Park Road in 2016

By the mid-1870s, Newson Garrett had taken over the lease of the 35 acre site upon which not a single house had yet been built. The failure to develop the site was possibly due to the then faltering business interests of the Garretts who were one of the prime investors in the original scheme.

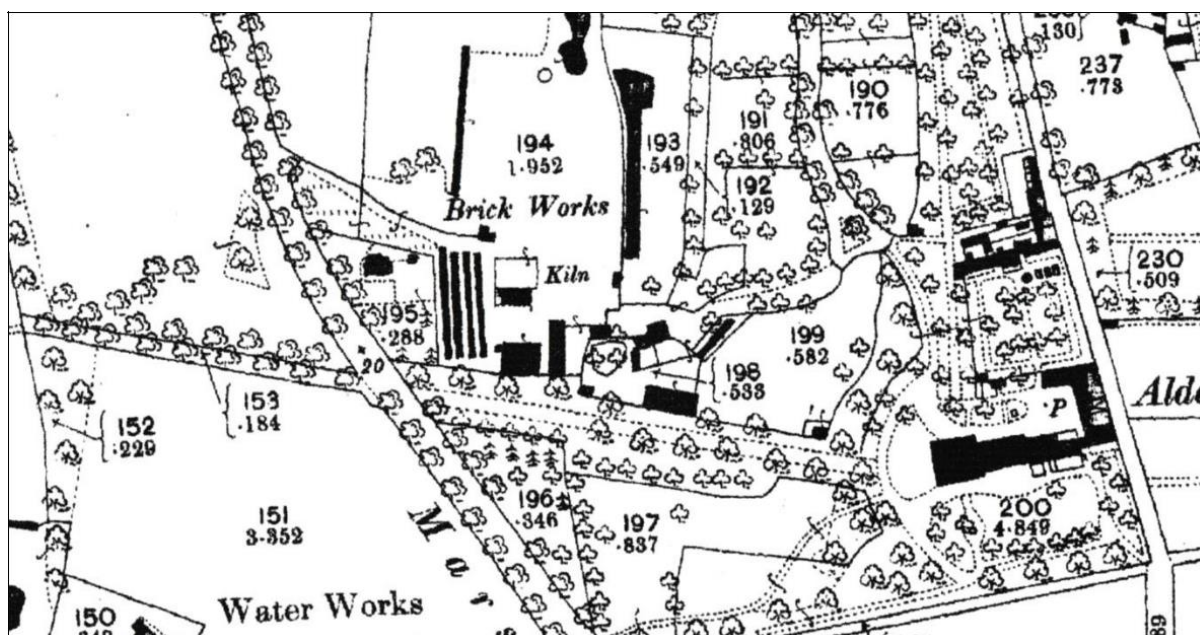


Fig.4: Alde House (right) and the Brick Works in 1882 from the 1:2,500 Ordnance Survey map. To the north of Alde House are the kitchen garden and stables

An alternative explanation for the lack of development during the period from the 1860s to the 1880s may be the presence to the immediate east of the site of Garrett's brickworks. This was not finally demolished until c1890. The brickworks stood just to the north of the present Priors Way. To the north of the brickworks on the south side of Victoria Road there also stood a brewery.

Garrett incorporated part of the 35 acre site into the pleasure grounds of his summer residence, Alde House. To these grounds Newson Garrett now added further land to the west extending to Park Road and in some places beyond it. The long straight path to the north of the tennis courts on the western side of Park Road was once part of a pathway leading to a planned vista within its designed landscape.

Newson Garrett rechristened the area The Aldeburgh Park Estate and by c1880 gate piers had been constructed at either end of Marsh Lane (now Park Road). By 1888 George Herbert Garrett is shown as the lessee of the bulk of the land, and in that year the Aldeburgh Land Company was formed by his father Newson, its

shareholders all being family members. Newson Garrett died aged 81 in 1893. Alde House then ceased to be the centre of family life for the extended Garrett family, his children spending much of their lives in London. The house itself was inherited by Elizabeth Garrett Anderson.

Land flanking Park Road was left by Newson Garrett to his other daughters in order to provide them with an income. Josephine (Salmon) and Alice (Cowell) developing land at its southern end, leases for development being signed from 1902.



Fig.5: The c1880 boundary wall to Aldeburgh Park from the footpath leading from Victoria Road to Park Road.

Surviving structures, which pre-date the laying out of The Park.

Only two surviving structures of significance pre-date the laying out of the Park estate. Nos. 1 & 2 Marsh View Priors Hill Road appear to be a handsome semi-detached pair of estate workers cottages dating from the mid nineteenth century. They were possibly built by Aldeburgh Corporation.



Fig.6: Alde House c1860

The other surviving building is *Alde House* itself; Newson Garrett built it in 1852, possibly to his own designs. It was built on an outlying part of the former park of Crespigny House, which had been purchased by Garrett in 1849. Until the 1890s Alde House faced Crespigny House over open parkland.

The Villas

The first houses were erected on the high ground on the western side of what was then Marsh Lane c1875-80. These villas pre-date the formation of the Aldeburgh Land Company Ltd in 1888 and appear to have been built as an investment for, or for occupation by, Newson Garrett's children. These pleasant detached houses, now known as No's 33-39 (Odd) Park Road are first shown on the 1882 1:2,500 Ordnance Survey map. *Westbourne Lodge*, the present No.28 Victoria Road, was probably the only other villa built by that date. The land

on the eastern side of Marsh Lane had not been divided into plots at this time.



Fig.7: An Edwardian postcard of Alde House after its remodelling by HM Fletcher

In the year of Newson Garrett's death, a new building campaign was started by the Aldeburgh Land Company. The remaining parkland of neighbouring Crespigny House was being developed at that time, radically altering the setting of Alde House to the south and south east. The Aldeburgh Land Company oversaw the development of those parts of the grounds of Alde House which were overlooked by the Crespigny House estate, as well as the Aldeburgh Park building land beyond the park to the west. The Garrett's brick works was demolished and its site divided into building plots.

Alde House was remodelled and significantly extended in 1904 by Henry Martineau Fletcher FRIBA, for Elizabeth Garrett Anderson and her husband James Skelton Anderson. Fletcher pulled down the old service wing and rebuilt it, added a porch and new bedrooms, remodelled the stables and kitchen garden and embellished the remaining gardens to the west. A fine early nineteenth century gate was imported from Seville to stand at the entrance to the grounds from Park Road (reputedly demolished mid 1970s). Fletcher also rebuilt the lodge.

Dunan House No.41 Park Road was built in 1893 probably by the Aldeburgh Land Company. *Gower House* (now *Garrett House*) No.43 Park Road was built soon after for Samuel Garrett, and altered and extended for him c1900, to the designs of James Ransome. Elizabeth Garrett Anderson briefly lived at *Westhill* on Park Road before moving into *Alde House* itself. Priors Hill Road was laid out in the 1890s, along with house plots on the undeveloped western side of Park Road.

By the time of the publication of the 1904 1:2,500 map they had been joined by Nos. 1 & 5-7 (odd) Crescent Road, Nos.30-32 (even) Victoria Road, Nos.31 (later rebuilt), 47-49 (odd), 51-53 (odd) Park Road, *Priors Hill* No.48 and No.62 Park Road. *Longcroft* and *Westcroft*, Priors Hill Road (by James Ransome 1901), and the western part of *Stanford House*.

The original part of *Prior's Hill* (GII) dates from 1904 and was designed by Henry Martineau Fletcher FRIBA. Elizabeth Garrett Anderson had always intended to eventually build a house on this site for her son Alan. Fletcher's building was therefore designed as a temporary structure to house a billiard room, stables and coach house for her *Westhill*, opposite. The Architectural Review admired the fine westerly views to be had towards the Alde from its gardens. Henry Martineau Fletcher also rebuilt the original lodge to *Alde House* on Victoria Road as a detached villa, called *The Lodge* in 1904.

The next phase of development, which took place between 1904 and 1918, includes a number of the most architecturally interesting houses in the area. Elizabeth Garrett Anderson's London hospital had employed Horace Field as its architect, and he was persuaded to work for the Aldeburgh Land Company designing a number of fine villas in Aldeburgh Park. Field also worked for the

North Eastern Railway where a further member of the Anderson family was manager. His additions to *Priors Hill* are in a free arts and crafts style, which contrasts with his neighbouring *Dumfries* of 1912 which now forms part of the cottage hospital, and *Grey Walls*, which are both in an elegant Queen Anne rival style. Marsh Lane was renamed Park Road around this time.

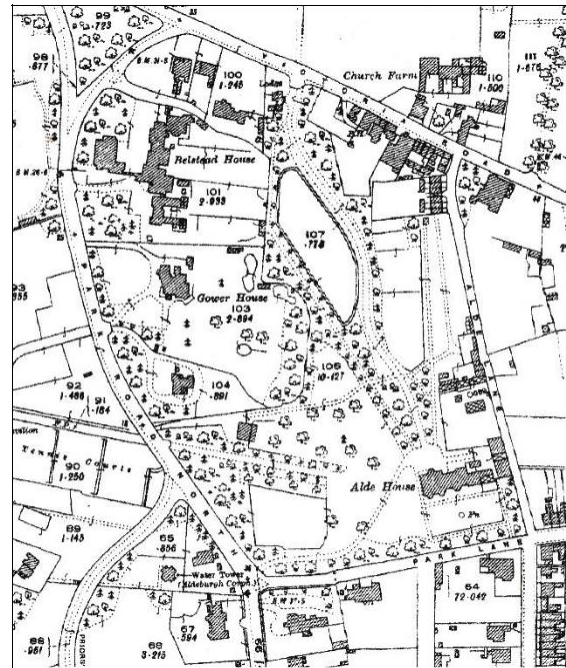


Fig.8: The Alde House estate in its final form before dismembering, from the 1927 1:2,500 map, by this time the house was already a girl's school. Note the line of the former formal walk and vista to the west of Park Road preserved as the entrance to the tennis courts.

Elizabeth Garrett Anderson died in 1917 (her husband James Skelton Anderson had died in 1907), and the Aldeburgh Land Company was dissolved in 1921. Elizabeth's son Sir Alan Anderson KBE, chairman of The Orient Line sold *Alde House* to *Belstead School* c1924.

After the dissolving of the Aldeburgh Land Company, Oliver Hill replaced Horace Field as the most significant architect working in the area. He was responsible for *Sandhill* built c1923-25, *Dolphin House* of c1926 on Priors Hill Road, and further additions to *Priors Hill* itself of c1929. Hill was also a significant landscape

architect and the gardens of these houses were also designed, or re-landscaped by him.

The grounds of Belstead House on Park Road were gradually developed during the 1920s and 1930s as the school within it expanded.

The Second World War and After

In 1944 *Dumfries*, a distinguished classical villa between Park Road and Priors Hill Road was leased to the Aldeburgh Cottage Hospital and since then a number of undistinguished hospital buildings have been constructed within its grounds. The hospital also leased a second villa called *The Hollies* soon after. Other houses were requisitioned during the War including Belstead House.

Since World War Two, the gardens of the larger villas have gradually been subdivided and developed for housing. Much of this development took place in the 1960s and 1970s, and consists of one and two storey dwellings shielded from the thoroughfare by mature planting. Thanks to their unassuming nature, the overall character of The Park has however been preserved.

The drive to Alde House was also developed for housing, but here the development was far more intensive causing considerable harm to the setting of the mansion. These 1970s houses are now themselves gradually being replaced. To the west of Alde House is Priors Way, a development of bungalows built on the former lawns where Emmeline Pankhurst once addressed a meeting of influential local campaigners for women's suffrage.

The only non-domestic post war building other than the hospital is the star-shaped Public Library on Victoria Road constructed by Suffolk County Council in 1965.

Since 2000 a number of large new houses have been constructed within The Park, the most notable being *Brick House* on Alde House Drive, *Heron House* on Priors Hill Road and *Goose Field* on Park Road.

Building Materials

The nineteenth century villas were primarily built of red brick with white, or gault brick dressings, and Welsh slate roofs. Most have plate glass sash windows. Many of the villas built in the period from c1890-1910 having distinctive small pane upper lights with plate glass below. Garden walls are of red brick.

From the early twentieth century, the palette of materials becomes more varied. A number of the arts and crafts villas have roughcast walls and boarded gables. Horace Field and Oliver Hill both favoured pan tiles for their roofs, and small pane casement windows. Field and Hill's villas are either smoothed rendered or faced in high quality bricks. Both architects favoured high quality wrought iron gates and railings.

During the later twentieth century, boarded fences have been introduced to many of the plots to replace either brick walls or hedges, much to the detriment of the area.

Views

Many of the pre-WWII houses within the area enjoy fine views over the surrounding countryside, particularly those on Priors Hill Road. The footpath leading from Victoria Road to Park Road also affords notable views of the rear of the houses on Priors Hill Road and of their gardens. There are also good long views to be had looking north and south along Park Road, and over the green at the north end of Park Road looking towards Victoria Road.

The “Garrett Era” Character Area

A select inventory of structures which make a positive contribution to the character and special interest of the area. This inventory is by no means an exhaustive one, being intended solely to provide an overview of the area’s architectural quality. Listed buildings are described first, followed by key unlisted structures.

Alde House Drive

Listed Structures



Fig.9: Entrance façade to Alde House showing the porch designed by HM Fletcher

Alde House and Stables GII. Built in 1852 as the summer residence of Newson Garrett, and possibly to his own designs. Altered and extended 1904 for John Skelton Anderson and his wife Elizabeth Garrett Anderson to the designs of Henry Martineau Fletcher FRIBA, the builder being GO Knowles of Aldeburgh. Fletcher entirely rebuilt the service range, added further bedrooms and a porch. He also added single storey canted bay windows to the garden façade. The house became a girl’s school after 1920 and is now split into three dwellings.

Built of gault brick, (which was pebbledashed c1904), with hipped black pantile roofs. The chimneystacks are

confined to the inner slopes of the roof. The black glazed pan tiles were introduced in 1904, and replaced the original Welsh slate roof covering. The small pane sash windows also appear to date from 1904.

Entrance facade to north of two storeys and three bays with a central breakfront. Central Ketton stone porch of 1904, with a double-leaf door under a 13-paned fanlight. Range to east largely rebuilt in 1904 but possibly incorporating parts of the fabric of the mid c19th conservatory on its southern side.

Historically significant as the residence of Elizabeth Garrett Anderson (1836-1917), the first woman to qualify as a physician and surgeon in Britain and, as Mayor of Aldeburgh, the first woman mayor and magistrate in Britain. The additions of 1904 made for her and her husband, James Skelton Anderson are by a talented arts and crafts architect.



Fig.10: Remains of Walled Garden, Alde House

Surviving subsidiary structures include the now converted mid c19th *stable block* which was also altered in 1904 by Henry Martineau Fletcher (now No.39-41 Alde Lane) and the former *walled garden*. This again dates from the 1850s but was significantly remodelled by Fletcher in 1904. Fletcher pulled down the southern wall of the old enclosure and replaced it with a low wall to let in light; this was given brick piers and an oak palisaded fence. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London,

2015). ME Macartney, *Recent English Domestic Architecture*. (London, 1909)).

For *The Lodge* see Victoria Road.

Unlisted Structures



Fig.11: Brick House, Alde House Drive

Brick House An inventively designed house of 2011-12 by James Gorst Architects. Composed of two cubes clad in local brick, one of two storeys and the other of one. They are linked by a glazed screen of aluminium-framed windows.

Alde Lane

No.39-41 (Odd) Former Stables, Alde House – See Alde House, Alde House Drive.

Crescent Road (West Side)

Garden Wall to Grey Walls Tall rendered brick garden wall of c1912-1914 enclosing the grounds of *Grey Walls* (see Park Lane). A house designed by Horace Field, the walls and gardens of *Grey Walls* appear to remain much as designed by Field. This impressive wall occupies much of the northern section of the western side of Crescent Road.

No.1 Substantial detached dwelling in a seventeenth century artisan mannerist

style, erected c1900 (shown on the 1904 OS map). Built of rendered brick with overhanging plain tile roof and massive brick chimneystacks. Its entrance façade has a Dutch gable with a central oculus at attic floor level, two storey porch with quoins. Plate glass sash windows. The 1927 OS map shows a large conservatory attached to its southern elevation, which appears to have been demolished. Brick garden wall with gothic doorway to north of house.

No.3 A two storey cottage of painted brick with a Welsh slate roof dating from c1908. Its entrance façade is of two bays, the southern of which is occupied by a two storey canted bay window with horned sashes. The sash windows have small paned upper lights and plate glass to the lower sections. A typical feature of pre-1914 houses in the area. Central ridge stack with corbelled cap.



Fig.12: Nos5-7 (Odd) Crescent Road

Nos.5-7 A pair of mirrored, semi-detached houses designed in a free Tudor vernacular style, which pre-date the publication of the 1904 OS map. Brick with tile-hung gabled bay windows and a Welsh slate roof. Moulded brick sill band and eaves cornice. Painted wooden bargeboards and casement windows.

The Covert. First shown on the 1927 OS Map, and later extended to the east. Curiously, the 1957-8 OS Map shows a different footprint to what appears on the 1927 and 1971 OS Maps. An attractive

storey-and-a-half dwelling, with a prominent green slate hipped roof. Rendered elevations, with small pane windows. The property sits in a large corner plot at the junction of Crescent Road and Lee Road.

Lee Road

Kenilworth House – See Park Lane

Park Lane

Listed Structures

For *Alde House* see Alde House Drive

Unlisted Structures



Fig.13: Kenilworth House, Park Lane

Kenilworth House, Lee Road and Moorings, Park Lane Designed by Thomas Edward Key and built as a speculative venture for the building contractor George Knowles c1897. Alfred Garrett was one of the house's first tenants. (GO Knowles was also the builder responsible for extending Alde House for the Garrett Andersons).

A substantial detached brick vernacular revival villa with both c17th and early c18th detailing. The entrance façade faces what is now Lee Road. Notable for its fine decorative chimneystacks. It has a gabled symmetrical façade to Lee Road with paired plate glass sash windows under hood moulds. The house was subdivided

into three dwellings before 1970 and has gradually lost most of its gardens to development. Its stable block, which stood to the west on Crescent Road, was demolished for the building of Crescent House. (*The Buildings of England: Suffolk East* (London, 2015)).



Fig.14: Grey Walls, Park Lane

Grey Walls A substantial villa in the late seventeenth century classical style designed by Horace Field and probably dating from c1912. It was reputedly built for the Calkin family. Symmetrical classical entrance façade with twelve light sash windows and a fine doorcase. Garden façade asymmetrical with two storey canted bays. Built of rendered brick with a red pan tile roof. Dentilled eaves cornice, and massive red brick chimneystacks.



Fig.15: Gate piers and railings to Grey Walls

Fine ornamental brick wall with semi-circular sweeps and square section gate piers to Park Road. The wall is surmounted by wrought railings and finials. Good

quality early twentieth century wrought iron gate. For other garden walls, see Crescent Road. Within the fine gardens which stretch along the western side of Crescent Road is an early twentieth century hexagonal *summerhouse* with a thatched conical roof and a large ornamental brick chimney. This may also have been designed by Field. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.16: Fern Court Lodge, Park Lane

Fern Court Lodge A rendered brick late nineteenth or early twentieth century cottage with plate glass sash windows and a Welsh slate roof. Probably originally a subsidiary structure to *Fern Court* No.39 Park Road or part of its former service range.

Park Road (Odd Numbers)

Unlisted Structures



Fig.17: Aldeburgh Primary School

Primary School and Boundary Wall and former School Master's House (No.29) The lease of the site was organised by Peter Bruff in 1874 and soon after a school was erected to the designs of Frederick Barnes of Ipswich. Barnes, a pupil of Sydney Smirke, is also known to have exhibited paintings at the Royal Academy.

The original school building is a single storey gabled structure in a restrained seventeenth century vernacular style, of painted and rendered red brick with white brick buttresses. Small pane casement windows. Slate roof. Later additions of lesser interest. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.18: Detail of boundary wall to school playground

Rendered low boundary wall with heavy moulded brick coping embellished with Moorish niches.



Fig.19: Former School Master's house No.29 Park Road

Former schoolmaster's house of c1908 to east now No.29. Two-storey brick with

stone dressings, plate glass sashes and a two-storey canted bay. Replaced pan tile roof. Western return elevation to schoolyard blind at ground floor level.



Fig.20: Goose Field, Park Road

Goose Field, An imaginative remodelling of a 1960s bungalow undertaken c2000 to the designs of Hugh Pilkington. Good c1900 brick boundary wall and gate piers to Park Road frontage.

Gate Piers to Park Road Entrance adjacent to Goose Field Former entrance gates to The Aldeburgh Park Area probably built c1888, brick square section with pyramid caps. Gates removed.



Fig.21 Wall and gate piers to No.31 Park Road

Wall and Gate piers to No.31 A low red brick wall and gate piers of elaborate design which probably date from the 1880s. The gate piers are square section with pyramid caps and are embellished with panels. They appear to all that remains of a c1880 villa demolished in the mid twentieth century.



Fig.22: South House, and No.35 Park Road

South House, No.33 and No.35 A semi-detached pair of red brick villas set back from the road within large gardens. Slate roof with tall decorative chimneystacks, white brick quoins and sill band. One of the first pairs to be completed in the area and shown on the 1882 1:2,500 OS map. No.33 was extended and altered in the inter-war period. Original brick boundary wall to Park Road frontage survives.



Fig.23: The Hollies and Hillcrest, Park Road

The Hollies and Hillcrest, Nos.35-37 A semi-detached pair of dwellings which was probably originally built as one large detached house known as *West Villa*. The earliest lease on the site dates from 1876 and the present building is shown on the 1882 1:2,500 Ordnance Survey map. Red brick with white brick quoins and sill band. Plate glass sash windows, slate roof and tall brick chimneystacks. Original four panelled front door with rectangular fanlight above. Two bay windows linked together by wooden porch.



Fig.24: Fern Court, No.39 Park Road

Fern Court, No.39 A once very large villa standing on the western side of Park Road and facing onto the southern side of Park Lane. Built before 1882, it was extended before the publication of the 1904 OS map, and again extended to the east between 1904 and 1927. Fern Court was partially demolished and its grounds developed for housing after World War Two.

The principal range remains and is of brick with stone dressings and a Welsh slate roof. The original plate glass sash windows largely survive. Its design is in a rather austere early seventeenth century style with gables and a central turret. Entrance façade to west of two storeys with central projecting full height porch, and dentilled eaves cornice. Three-storey turret to north elevation.

Fern Court Lodge (see Park Lane) was once a subsidiary structure to this house or part of its service range. Late twentieth century lean-to conservatory to southern façade. Gates, gate piers and outbuilding are also of late twentieth century date.



Fig.25: Fern Court from Park Road

Dunan House, No.41 A detached red brick villa with rusticated stone quoins and keystones. Set back some distance from road in large mature planted grounds. Probably built by The Aldeburgh Land Company in 1893, the year of Newson Garrett's death. One of the more complete examples of a second generation villa to survive. Steeply pitched plain tile roof, decorative bargeboards, decorative dormers, and overhanging eaves. Two-storey, canted bay window to principal façade. Lower gabled addition to north also with decorative bargeboards, which is shown on the 1902 OS map. Mid-twentieth century additions to rear. Good brick boundary wall to Park Road with decorative gate piers and wrought iron gate. Nb. A building is shown on roughly this site on the 1882 OS map; this may have been the manager's house to the long demolished brick works.



Fig.26: Dunan House Gate and Boundary Wall

Garrett House, No.43 Formerly known as Gower House and originally built for Samuel Garrett c1892 who lived here until c1914. It was radically remodelled and extended in the mid-seventeenth century classical style c1900, by the architect James Ransome. Built of brick with stone dressings and a tile-hung first floor. Central Doric loggia with four columns. Decorative pedimented stone panel above. Pan tile roofs and small pane casement windows. Later additions of lesser interest. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.27: *Westfields* c1920, with No. 49 (part of Belstead School) beyond

Westfields. Built c1890. Brick with stone dressings and two storey bay windows. The two outer bays project and have gables. Tile roof with gabled and barge-boarded dormers. Small pane, horned sash windows. Single-story porch capped with stone balustrade. Became part of Belstead School before the publication of the 1927 OS map.

No.49 A detached three-storey gabled red brick building constructed c1920 as a subsidiary building to the then adjacent Belstead girl's school. Reputedly originally used for music teaching. Now a dwelling.



Fig.28 *Belstead House and No.49*

Belstead House A large red brick villa with decorative gault brick quoins and pilasters. Built c1890 but with substantial twentieth century institutional additions. It became a school in 1906. Pan tile roof with gabled dormers, huge decorative brick chimneystacks. Some of the original horned sash windows survive; these have small panes to the upper sections and plate glass to the lower. A girl's school was established here pre-1920 by Griselda Hevey, the school later also occupying Alde House. In World War II, the house was briefly the Battalion HQ of the 9th King's Regiment who were in overall charge of the coastal defence batteries in this area. There are records of tanks being water-proofed in the school grounds during their occupation. Now converted into apartments.

Park Road (Even Numbers)

Listed Structures



Fig.29: *Prior's Hill from Park Road*

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Prior's Hill No.48 GII. A large detached villa originally designed as an extension to the Garrett Anderson's home at *Westhill* (opposite) by the architect Henry Martineau Fletcher. The Builder was W Ingram-Smith of Woodbridge. When originally built the Architectural Review remarked upon its roughcast covered walls and glazed oak weatherboarded gables. It originally contained a billiard room, stables, coach house, and servants' quarters.

Elizabeth Garrett Anderson apparently from the outset intended this building to be a temporary structure, designed for later conversion into a house for her son Alan, and this was done before 1914 to the designs of Horace Field. The stables and coach house were adapted, and a wing added on the east to contain three rooms and front hall all apparently as originally envisaged by Fletcher. The house now has an irregular T-plan and is of rendered and colour-washed brick; machine tiled roofs and weatherboarded gables. It is of one and a half storeys with two-storey range to the north. Casement windows. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015). ME Macartney, *Recent English Domestic Architecture*. (London, 1909)).

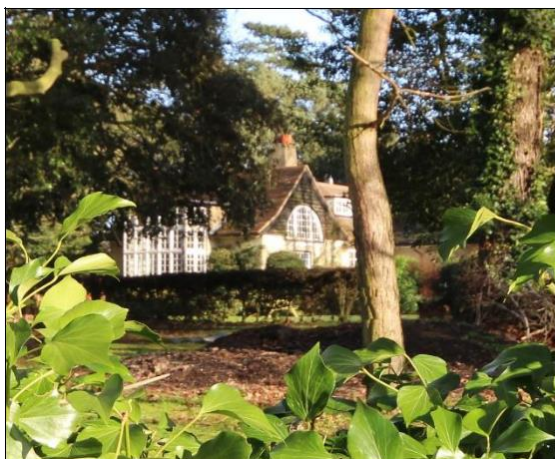


Fig.30: Priors Hill from Priors Hill Road



Fig.31: Park Lodge, No.46 Park Rd, with Heron House, Priors Hill Rd, beyond.

Park Lodge, No.4. A substantial detached villa built shortly after the publication of the 1904 Ordnance Survey map. Minor later twentieth century additions. Rendered brick with applied half-timbering to gable, plain tile roof and overhanging eaves. Tall corbelled brick chimneystack. Twelve light horned sash windows. Good early-twentieth century brick boundary wall to Park Road frontage.



Fig.32: Gate and Gate Piers to Aldeburgh Community Hospital

Aldeburgh Community Hospital, No.50
Originally a distinguished classical villa called *Dumfries*, which was designed by Horace Field, and built for the Kell family c1912. Its last private occupiers were Sir John and Lady Baldwin. Converted to hospital use 1942-1945.

The original villa has a symmetrical pedimented entrance façade, the design of which is heavily influenced by late-seventeenth and early-eighteenth century English domestic architecture. Built of brick with a black glazed pan tile roof carried on an overhanging dentilled eaves cornice. It retains its small pane sash windows and a fine hooded doorcase with fanlight. Massive corbelled chimneystacks of brick. Despite later alterations and additions, this villa retains much of its original character and is one of the most important houses in the area. Post-World War Two additions are not of significance.



Fig.33: Aldeburgh Community Hospital originally *Dumfries* a villa of c1912 by Horace Field

To the immediate front of the former villa are fine original brick walls and massive gate piers with a fine wrought iron gate and overthrow. A further fine set of gates to the south, which are shown on old photos, have been removed. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).

No.52 Restrained arts and crafts vernacular villa first shown on the 1927 OS map. Gabled with casement windows,

roughcast walls with weatherboarded gables.



Fig.34: Northern gate piers to Park Road from south

Gate piers and wall at the northern entrance to Park Road from Victoria Road. An asymmetrical pair of square-section late c19th brick gate piers with dentilled cornice and pyramid caps, which flank the roadway. The lower eastern pier is attached to a low contemporary garden wall. Further gate pier to footpath entrance to west. The design of these gate piers was repeated in smaller form for gate piers to many of the early houses in the park.



Fig.35: Kings Field House, No.62 Park Road

Kings Field House, No.62 Park Road A substantial brick villa of c1890 (shown on the 1904 1:2,500 OS map). Symmetrical entrance façade with gabled two storey bay windows. Horned sash windows with small pane upper lights. Central single storey wooden porch. Welsh slate roof. Its northern elevation faces Victoria Road.

Priors Hill Road (North Side)

Listed Structures

Prior's Hill - See No.48 Park Road



Fig.36: Water Tower, Priors Hill Road

Water Tower GII. Built c1870 for the municipal water works under the egis of the engineer William Fontaine Golding Bruff. A four-storey structure which is built of gault brick with red brick panels. The upper section is corbelled-out where the tank was once housed. Embellished with blind arched panels and a crenelated parapet linked by decorative iron railings. It was originally built to house a tank holding 11,000 gallons of water. Altered 1909 to allow an increase in capacity to 35,000 gallons. Sold for conversion into a dwelling in 2007. Good contemporary boundary wall. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).

Unlisted Structures

For the hospital see No.50 Park Road.

Priors Hill Road (South Side)

Listed Structures

Sandhill GII. A symmetrical classical rectangular plan house of two stories and five bays built in 1924, and designed by Oliver Hill. Hill also laid out its fine gardens. The house was built to exploit fine views over the Alde and was featured in 'Country Life' soon after completion. Sandhill is built of grey brick, with a steeply pitched red pan tile hipped roof, and a massive central chimneystack stack which is embellished with a deep centre panel. Central three bay breakfront to entrance and garden façades. Small pane casement windows.

Elaborate terracing and steps visible from footpath at rear. Sandhill's terrace and garden paving was originally of York stone with panels of blue pebbles (Country Life). It is not known whether these still survive. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.37: Sandhill, Priors Hill Rd from the footpath



Fig.38: Dolphin House, Priors Hill Road

Dolphin House GII. A detached Dutch gabled villa of 1926, designed by Oliver Hill. Sensitively extended c2012-14 by Nicholas Jacob Architects. Built of grey brick with a roof of black-glazed pantiles with central battered chimneystack. Rectangular plan. Small paned casement windows. Dutch gables to both entrance and garden façades with elaborate decorative panels made up of different shades of red brick.

Subsidiary Structures include fine gate piers with ball finials and low brick boundary walls to Priors Hill Road façade. Impressive brick garden wall visible from footpath to rear with central arched gateway with decorative iron gate, and gate piers with stone finials. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.39: Dolphin House and its gardens from the footpath

Unlisted Structures



Fig.40: Heron House, Priors Hill Road

Heron House A large detached dwelling completed in 2012, which was designed by Simon Simmonds. It replaces a small c1965 house which had been built within the grounds of *Longcroft* and *Westcroft*. Overhanging mono-pitched roof to southern section flat roof to north, rendered with timber cladding. Winner of Suffolk Coastal District Council's Quality of Place Award. C1900 brick boundary wall to Priors Hill Road.



Fig.41 Heron House from the footpath with No.46 Park Road in foreground.



Fig.42: Longcroft and Westcroft, Priors Hill Road

Longcroft and Westcroft, A substantial pair of semi-detached houses designed by James Ransome and built in a restrained arts and crafts vernacular revival style c1899-1901. Interesting timber porch and canted bay window arrangement to the re-entrant angle between the properties. Their garden façades are visible from the footpath to the rear. The first lease for the site was apparently signed in 1898. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.43: Stanford House, Park Road

Stanford House Detached brick villa built before 1904, with substantial mid and later c20th additions to rear which are visible from the footpath. Formerly known as *Stanny*. Entrance façade of two stories, gabled with plain wooden bargeboards, plate glass sashes and two-storey, canted bay windows. Plain tile roof and tall brick chimneystacks. East elevation with further gable to southern end.

The Studio inventively designed flat roofed house of c1960. Brick clad with concrete sills and lintels.



Fig.44: Nos 1 & 2 Marsh Cottages, Priors Hill Road

Nos. 1 & 2 Marsh View Originally a handsome semi-detached pair of neo-Tudor, estate workers cottages, dating from the mid nineteenth century. They were occupied by agricultural labourers at the time of the 1891 census. Built of red brick with white brick dressings and quoins, and a Welsh slate roof. Bargeboards to gables and hood moulds above windows. Boarded doors. One of the oldest surviving structures in the area.



Fig.45: Wall flanking footpath

Wall South and West of Priors Hill Road. A long red brick wall with buttresses, dating from the later 1860s or early 1870s, which was probably constructed as part of the original drainage and laying out works for Aldeburgh New Town. It flanks the footpath from Victoria Road to Park Road and was probably commissioned by the surveyor Peter Schuyler Bruff. Whilst certain sections have been rebuilt, the wall remains a valuable reminder of the original developer's intentions.

Victoria Road (South Side)

Unlisted Structures



Fig.46: The Lodge from Alde House Drive

The Lodge A free arts and crafts style house designed by Henry Martineau Fletcher FRIBA and built c1905 for John Skelton, and Elizabeth Garrett Anderson. Rendered brick with red pan tile roof, and overhanging eaves. Central breakfront with Dutch gable to Alde House Drive façade containing a hooded wooden porch similar to those designed by Fletcher for Alde House itself. The Lodge stands on the site of the former lodge to Alde House. Later single storey additions to rear. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).



Fig.47: No.28 Victoria Road

The Tower and No.28. A substantial detached brick villa which has been subdivided into two dwellings, and its gardens to the rear developed for housing. The western section (No.28) is shown on the 1882 OS map and was then called *Westbourne Lodge*. It was probably

constructed by Newson Garrett. The house has stone quoins, lintels, and sill bands, and a Welsh slate roof. Twentieth century glazed porch.

The taller eastern section now called *The Tower* appears to date from c1910. Dentilled eaves cornice and mansarded slate roof with large northern light window. Plate glass four-light sashes to front and (replaced?) small pane sash windows to rear. Recent good quality single storey rear addition to *The Tower*.



Fig.48: *The Tower* from Victoria Road

No.30 Two storey detached house of brick with hipped Welsh slate roof and decorative brick eaves cornice. First shown on the 1904 OS map. Symmetrical entrance façade with canted bays and four light plate glass sash windows. Decorative terracotta panels below upper windows. Brick garden wall and square section gate piers of c1890.



Fig.49: Nos.30-32 Victoria Road

No.32. A detached brick villa of c1900 (shown on the 1904 OS map). Two storeys

with a three storey turret. Welsh slate roof. Entrance façade to Victoria Road with a central three storey porch, and a Dutch gabled bay to east with brick pilasters. Two light plate glass sash windows. Chimneystack to right hand bay removed above eaves level. Two canted bays to western return elevation with large rectangular casement window above at attic level. The attic window is a relatively early alteration.



Fig.50: No.32 Victoria Road, west elevation

Garden terrace with good quality contemporary piers and walls to west. Garden walls to Victoria Road removed.



Fig.51: Public Library, Victoria Road

Public Library Probably designed by the County Council's architects department and dating from 1965. It is faced in white brick punctuated with large glazed panels and a glazed clearstory. Its plan is that of an eight-pointed star. Large flat roofed north porch, the western wall of which is made up of decorative hexagonal painted concrete panels. (N Pevsner and J Bentley, *The Buildings of England: Suffolk East* (London, 2015)).

Associated People of Significance

Persons who have made a significant positive impact on the built environment within the proposed conservation area.

Frederick Barnes (1814-1898) London born architect and former pupil of Sydney Smirke who practiced in Liverpool before settling in Ipswich c1850. Most notable for a series of fine railway stations designed for the Great Eastern Railway. A distinguished painter of architectural themes who exhibited at the Royal Academy.

Peter Schuyler Bruff (1812-1900) A railway and civil engineer who was trained by the notable civil engineer, Joseph Locke, and from then joined the Eastern Counties Railway (ECR) circa 1840. He worked on building the rail link between their London terminus and Colchester, but in 1842 he was dismissed by the ECR for devoting too much of this time to developing Colchester Port at the expense of his railway duties. Bruff also supervised the construction of the railway from Ipswich to Bury St Edmunds and from Stowmarket to Norwich. Outside his railway interests he built the Victorian low-level sewer in Ipswich, he is remembered for building much of Clacton including the pier, and developing parts of Frinton and Walton-on-the-Naze. Bruff was married to Newson Garrett's daughter Kate.

William Fontaine Golding Bruff. The son of Peter Schuyler Bruff, engineer for the Mid-Suffolk and Southwold Railways in 1865 and of the Aldeburgh Waterworks Company. He remained essentially a railway man. In the 1870s, he was summonsed to court on a charge of embezzling money from his employers, contractors for the Severn Railway Bridge,

but was acquitted for lack of evidence. He appears on a passenger list arriving in New York in 1871. By 1880 he was living in the USA and he became a US citizen. Later president of the Brooklyn elevated railway.

Horace Field FRIBA (1861-1948) Architect and author. Trained in Scotland under John Burnett and later in London under Robert Edis. Field designed many fine houses in Hampstead and elsewhere in London for prosperous professional and mercantile families as well as banks for Lloyds. Field is chiefly remembered for his exuberant Renaissance style buildings. Field and his partner Simmons were responsible for houses at Letchworth Garden City and in Hampstead Garden suburb. His North Eastern Railway offices in York and London are outstanding examples of their kind.

Henry Martineau Fletcher FRIBA. (1870-1953) Architect and author. A pupil of Sir Mervyn Macartney who worked primarily in South East England. He refused the office of President of the RIBA but was late President of the Architectural Association.

Elizabeth Garrett Anderson (1836-1917) The first Englishwoman to qualify as a physician and surgeon in Britain, co-founder of the first hospital staffed by women, first dean of a British medical school. She was also the first woman in Britain to be elected to a school board, and as Mayor of Aldeburgh, the first female mayor and magistrate in Britain. Garrett Anderson lived in at least two properties in The Park and with her husband was responsible for the construction of a number of its most significant buildings.

Newson Garrett (1812-1893) Maltster and brewer of Snape maltings, who was also a significant property speculator. He contributed significantly to the revival of

Aldeburgh in the later nineteenth century.
Alde House was his summer residence.

Oliver Hill (1887-1968) Distinguished twentieth century architect and landscape designer. Designer of the modern movement Midland Grand Hotel Morecambe.

Thomas Edward Key (1864-1911) Architect of Aldeburgh and Southwold who also designed suburban villas in west London. Key is notable for working in a free arts and crafts style. In addition to large villas, he designed schools and pubs for Adnams Brewery.

James Ransome (1865-1944) Architect. Trained in the office of Sir Ernest George. Consulting architect to the Government of India 1902-1908.