



# SHOTTISHAM

with part of Sutton

## 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 1<sup>st</sup> September and 30<sup>th</sup> 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 7 responses were received which led to 13 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 Shottisham was originally designated by Suffolk Coastal District Council 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 Shottisham 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 Shottisham'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



View towards The Knoll from east

## **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.



## Shottisham Conservation Area



## 2 GENERAL CHARACTER SUMMARY

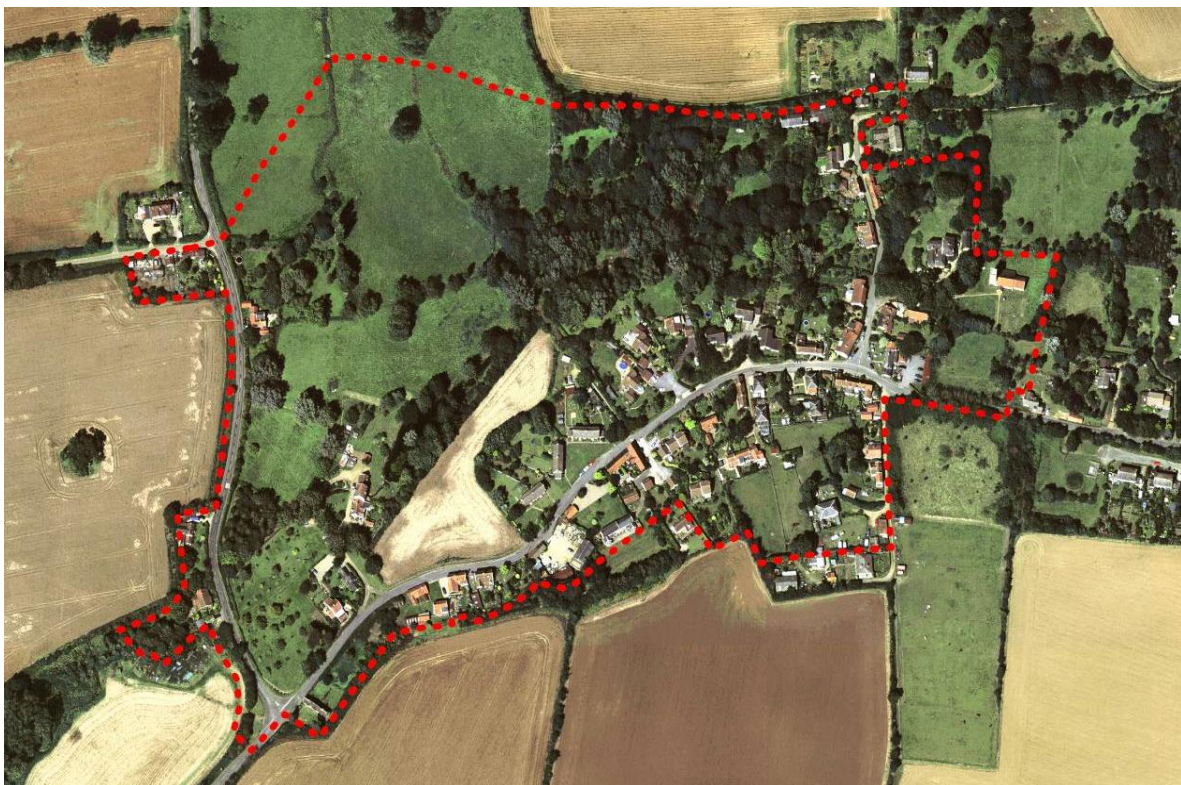
In an area where one of the major landscape characteristics is the relatively flat topography, Shottisham occupies a site which is surprisingly undulating. Reasonably close to the River Deben and the sea, the village lies primarily on the north and west facing slope of a valley containing streams and springs which have created an area of water meadows. These turn into marshes further west, where Shottisham Creek forms part of the eastern shore of the Deben.

The road from Woodbridge to Alderton and Bawdsey, although running through part of the Conservation Area, does not pass through the centre of the village. This is further east around the road to Hollesley. As there is a more direct route to Hollesley from Woodbridge and the A12, Shottisham manages to avoid a lot of through traffic, and the picturesque village is therefore missed by people and traffic passing through the area.

The village has a discernible core centred upon St Margaret's Church and the Sorrel Horse Public House, and the tight cluster of cottages at the junction of The Street and Church Lane, which is known as The Knoll. It also incorporates Church Lane itself which is a short no-through road.

The character of the Conservation Area is varied; the built-up cluster around the core of the village exists in marked contrast to the linear development to the west and expanses of open countryside to the north and west.

From the south west boundary there is a gradual rise in topography, with the houses to the south side of The Street being situated on a rising bank. To the east side of Church Lane the parish church sits on an elevated site, dominating the area. The area of to the west of Church Lane and north of The Street is set at lower level, and reduces in height towards the meadow and to the north of the Conservation Area.



**Shottisham: Aerial View 2001**

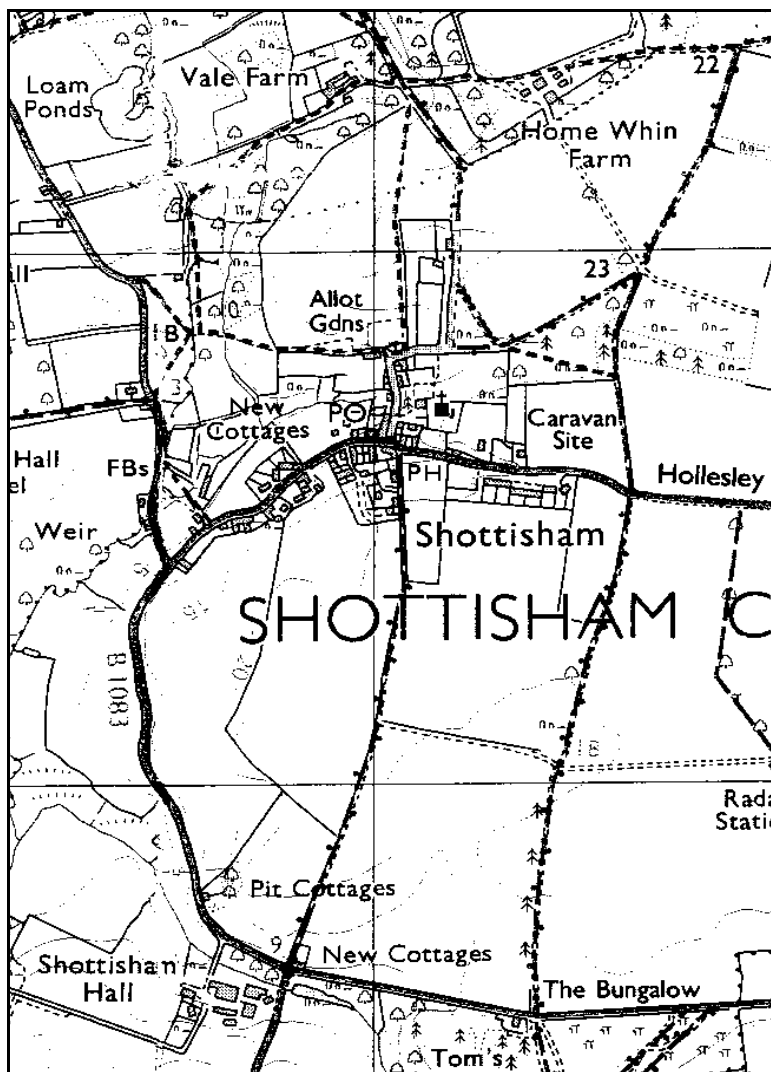
### 3 TOPOGRAPHICAL SETTING

Shottisham is a small village in south-east Suffolk about four miles from the North Sea and five miles south-east of the market town of Woodbridge. Effectively in the middle of a peninsula between the estuary of the River Deben below Woodbridge and a smaller parallel river through Hollesley, it sits on higher land on the south bank of a stream flowing south-west into the Deben at Shottisham Creek.

East Suffolk's main road and rail links all go past the area some four miles further inland.. The B1083 minor road serving the peninsula approaches through the heathland of Sutton Walks, passes through the villages of Sutton and Shottisham and heads onwards to the villages of Alderton and Bawdsey on the North Sea coast.

The village is sited in Estate Sandlands with the water meadows falling in Coastal Levels, as identified in the Suffolk Landscape Character Assessment.

The geology hereabouts is that of the Suffolk 'sandlings' coastal strip; crag deposits of sand and gravel laid down during the Pliocene period over the Eocene London Clay, over in its turn chalk at greater depth. The soils are light and sandy, forming heathland where well grazed.



Extract from Ordnance Survey Map

## 4 ARCHAEOLOGY AND HISTORY

The 1851 census shows the population of Shottisham at a high (372), and that since this date the population has gradually declined. It now stands at around 197 residents.

Historically, employment was largely connected with agricultural labouring and small-scale retail, although these declined during the late nineteenth and twentieth century.

The Suffolk County Historic Environment Record lists over thirty sites of potential archaeological interest within the parish of Shottisham (at 2014). The earliest of these are several Neolithic flint axeheads and a polished stone axe, found just north of the village centre.

A Scheduled Monument, comprising a henge and associated cemetery cluster of ring barrows, lies north-east of the village and south of Home Whin Farm. This is most likely to be of Neolithic date, as are some 'undated' ring ditch and enclosure cropmarks south of the village.

There are a number of pottery scatters of Iron Age, Roman and Saxon date, whilst the medieval period has left us the Church of St Margaret and nearby the site of the former Shottisham Manor.

Post medieval interest is provided by the bridge over the stream west of the village and the sites of various buildings east of the village, one of which was Bussock House.

The parish was listed in the Domesday survey of 1086, with two separate holdings by Robert Malet. They include a manor of 44 acres and a church with 13 acres.

A watermill has existed in Shottisham since the 16th century, and such a structure is marked on Hayward's map of 1631. Powered by water from nearby, this was supplemented by the early 20th

century by steam power. The mill ceased operating in 1944.

In 1867, the architect G.C. Hakewill undertook a thorough restoration of the church, adding the north aisle and lowering the roof of the nave.



St Margaret's Church

Scotelham tenke Walter<sup>o</sup>  
arbalastari<sup>o</sup> de R. malet. qua tenuit Ofmund lib ho comit. E.  
t. r. e. xlii. ac. p. d. 7. i. bor. Tūc. i. car. m. dim. ii. ac. prati.  
Tūc ualuit. xx. fol. m. x. 7 habet in longo. vii. quat. 7 in lato. iiii.  
7 de gelt. xlii. d. 7 obolum. i. ecclia. xlii. ac. 7 ual. xxx. ii. d.  
In eade xlii. libi hōes comit edrici. 7. iiii. comit. Godrici de pertuna  
lxxx. ac. Tūc. iiii. car. m. i. 7 dim. 7. i. ac. fti. Tūc ual. xvn.  
fol. m. xx. hoc tenke. W. arbalastari<sup>o</sup>. de R. malet.

Walter the crossbowman holds SHOTTISHAM from Robert Malet;  
Osmund, a free man under the patronage of E(dric), held it before  
1066; 44 acres as a manor.  
1 smallholder.  
Then 1 plough, now ½. Meadow, 2 acres.  
Value then 20s; now 10[s].  
It has 7 furlongs in length and 4 in width; 13½d in tax.  
1 church, 13 acres; value 32d.  
In the same (Shottisham) 12 free men under the patronage of Edric  
and 3 under the patronage of Godric of Peyton; 80 acres. Then 3  
ploughs, now 1½.  
Meadow, 1 acre.  
Value then 16s; now 20[s].  
Walter the crossbowman holds this from Robert Malet.

Extract from Domesday Survey



## 5 QUALITY OF BUILDINGS

Shottisham has few listed buildings within the Conservation Area, and those which have been recognised as being of national significance are all listed as Grade II including the church.

The Church of St Margaret dates from the 14<sup>th</sup> century with additions from the 16<sup>th</sup>, including the Perpendicular west tower. The church was restored by G C Hakewill in 1867, which led Pevsner to the comment 'nave and chancel with several lancets, looking more or less trustworthy'. It is built of the usual Suffolk flint rubble with stone dressings and has plain tile roofs to both nave and chancel.

The timber-framed and rendered Sorrel Horse Inn dates from the 16<sup>th</sup> or 17<sup>th</sup> century. It has a thatched roof, with pan tile and slate roofs on the later extensions.

Three red brick cottages with slate roofs of similar date were converted in the 19<sup>th</sup> century to provide the Women's Institute building (Trust Hall) at the south-west end of the village. These were given to the village in 1962 by Sir Anthony Quilter and his mother Lady Marjorie.

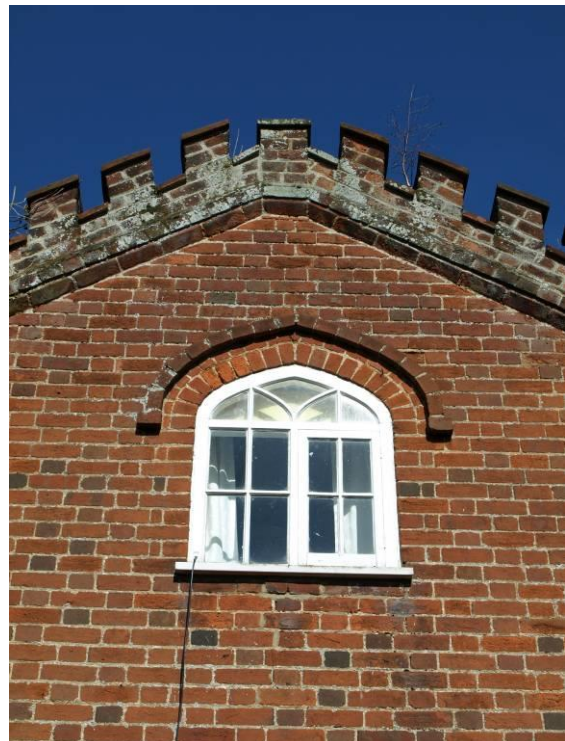
Tower Cottage, located at the north end of Church Lane, dates from the 19<sup>th</sup> century, and is an unusual folly like structure with Gothick detailing. The Lodge to Wood Hall at the west end of the Conservation Area (and in Sutton parish) is of a similar style, although pared down, since altered, and unlisted.

Finally within the Conservation Area there is the listed 19<sup>th</sup> century former Post Office in the centre of the village with a K6 red telephone box, also listed, outside. The former Post Office is also red brick (now painted), and has a plain tile roof.

Outside the Conservation Area, but within the Parish, there is one Grade II listed building: Shottisham Hall, south of the main village, a 16<sup>th</sup> century timber-framed and rendered farmhouse with 18<sup>th</sup> and 19<sup>th</sup> century additions.



**Sorrel Horse Inn**



**Tower Cottage**



**Black weatherboarding and pantiles**



**Red brick and plain tile**



**Red brick crow-stepped gable and hoodmoulds**



**'Ashlar' lined render and pantiles**



## **6 TRADITIONAL BUILDING MATERIALS**

Wall materials range from flint and stone on the church to timber framing with a rendered finish to soft Suffolk red brickwork, to painted timber weatherboarding. Roofs tend to be of thatch, plain tile, pantile or slate.

A less soft brick can be found, the Suffolk White, appearing on a few buildings as dressings and used alone at The Squares, where the typical early 19<sup>th</sup> century low pitched slate roof accompanies it. The use of such material usually denotes a property of status and quality.

Many of the village's red brick buildings have been painted or rendered, giving a false impression of there being more timber-framed and plastered buildings than is actually the case.

Outbuildings tend to employ lower status materials, typically black weatherboarding and pantile roofs, usually red clay but occasionally the black glazed variety is found. A mix of the two materials can, on occasion, be seen together.

Modern development (which has occurred to several locations north of The Street and to a small development to the south called Mill View), have generally made some attempt to follow the established material palette and established vernacular detailing, albeit using machine made materials and often with heavy detailing or a loose interpretation of classical architecture. No's 1 to 6 New Cottages are the most thoughtfully designed and scaled examples of modern development within the Conservation Area, and date from the last quarter of the 20<sup>th</sup> century.



**White weatherboarding and plain tile**



**White brick and slate**

## 7 CHARACTER OF SPACES

With its cluster of historic buildings comprising church, Public House and former Post Office located around The Square, or The Knoll, Shottisham possesses a clearly defined centre and focal point, a space which is of high importance in contributing to the significance of the Conservation Area.

From this point, Church Lane to the north is a short no through road, which becomes tracks and footpaths at its northernmost point. The lane is narrow and bends slightly at its midpoint. Houses are located close to the street, with the exception of the church and adjacent former Rectory, which are set back from the carriageway, and positioned to take full advantage of the prominence afforded by the naturally rising ground level to the east. With the exception of the dense area of planting to the west of The Rectory, the lane does not have a particularly leafy character.

The Street forms a fairly typical Suffolk village street from this focal point in the east down to its junction with the Woodbridge to Bawdsey road in the west. In so doing it gradually descends from the high ground on which the church is sited to the wetland marshes adjoining the stream leading to Shottisham Creek.

About halfway down this incline, development on the north side ceases, except for the former mill in its wetland setting next to the stream.

To the north of The Street the character varies significantly to that of the south; the former comprises largely of modern detached houses, located on sizeable plots of land, with occasional glimpses of long views towards the marshes and meadows. To the south, the naturally rising topography means views are short, and houses tend to be historic clusters of smaller semi-detached and terraced dwellings, with their plots of land being smaller and occasionally backing onto other properties.

Ford Hill (the B1083) is located to the western boundary of the Conservation Area, runs north and has its northernmost tip within the Parish of Sutton. This road lies at a low level, only slightly elevated above the meadow and marshes to the west and east. There are few houses located along the length of the road, resulting in hedges, trees and meadow providing the rural character of this part of the Conservation Area. Occasional long views back towards the village are evident across the meadows to the east.



**Church Lane**



**Crossroads, or The Knoll**



## 8 TREES AND GREEN SPACES

Trees and green spaces make a valuable contribution to the character of Shottisham. While examples of specimen trees of note are few, clusters of self-sown trees, combined with mixed native hedging and areas of open meadow and marshland create a soft and varied backdrop to the Conservation Area.

The churchyard is a large publically accessible green space within the village, and there exist significant clusters of trees to the north and east boundary, as well as a group of lime trees either side of the steps leading to the churchyard.

To the north-west boundary of the Conservation Area is a large expanse of meadow and marshland, of which part is accessible via a public footpath. The open and flat character of this space exists in pleasing contrast to the enclosed and undulating quality of the village centre. The grassed area to the front of The Sorrel Horse Inn is also worthy of note, and is reminiscent of a village green, complete with village stocks.

To the top of Villa Hill exists a prominent cluster of mature Scots pines – a tree variety that characterises this part of coastal Suffolk.

Smaller, private green spaces such as front and side gardens play an important part in enhancing the green character of the Conservation Area. Gardens such as those associated with Street Farmhouse and The Old Public House provide interesting pockets of well-tended vegetation.

To the north-east, around Home Whin Farm (outside the Conservation Area boundary) several shelter belts and plantations of oak and pine can be found beyond a small open heathland area.

West of Home Whin Farm, the plantations join up to further areas of trees north-west of the village around Vale Farm, which as its name suggests is on lower ground, leading down to the wetland of the river

valley around the mill. Here the species comprise the more typical wetland species of Alder, Willow and Poplar. Although outside the Conservation Area boundary, the above described clusters of trees contribute positively to the setting and character of the Conservation Area.



**Private green spaces**



**Churchyard lime trees**

## 9 COUNTRYSIDE SETTING

In Shottisham, which shares the characteristics of both a linear and nuclear settlement, the open countryside is never much further away than the rear boundary of most properties. This grain of the village, therefore, which is mostly no more than one plot deep set in the countryside, is a key characteristic worthy of retention and protection.

The countryside setting to the village comprises a wet valley to the immediate west of the village with sandy soiled fields to the south and east and areas of heathland and woods away to the north.

Villa Hill to the south of the centre provides some access to fields, as the route of definitive footpath no. 37 leading down to the Bawdsey road. Further east, off Hollesley Road, footpaths nos. 32 and 31 run roughly parallel to this down to the same destination but further along.

In the west a short footpath, no.4, cuts through the grounds of Mill House joining the western end of The Street to the northbound B1083.

To the north-east of the village the heathland area is crossed by a contrasting multitude of trackways and footpaths, all leading on to further footpaths in Sutton parish.

The entire parish of Shottisham falls within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. This national designation indicates the outstanding quality of landscape that forms the important countryside setting to the village.



**Sandy soil fields**



**Footpath no.4, looking south east towards Mill House and Mill Cottage**



## 10 FORMER USES

Records from the early 17<sup>th</sup> century show a fairly unremarkable small village with 2 yeomen, 4 husbandmen, a wheelwright and plough carpenter present.

By 1844, directories indicate considerable growth having taken place with typical rural activities of blacksmith, corn miller and farrier joined by shoemakers, shopkeepers, a butcher, a victualler and a land agent.

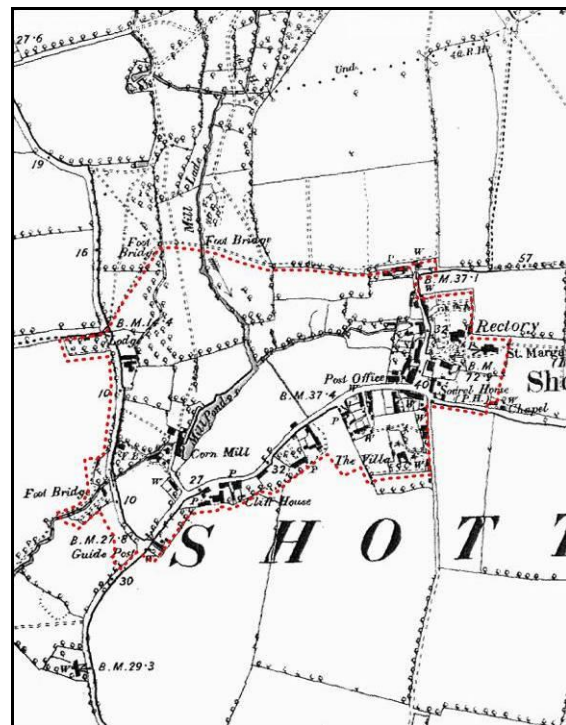
As well as the water mill in the valley there was a competing windmill shown on the Tithe map of 1840 off Villa Hill south of the village. The Tithe apportionment confirms this general agricultural picture with a mixture of arable, pasture and plantation around the village along with several areas down in the valley for growing 'Oziers'.

It also includes field names such as 'Hempland' and 'Winding Piece', usually associated with the linen industry and 'Gravel Hill' and 'Brick Piece' indicative of various extractive industries.

Today the village is mainly a dormitory, with one surviving business since the local builders closed, in the form of the Sorrel Horse Inn. This business narrowly escaped permanent closure in 2013 when the pub was successfully purchased and kept open by the local community.



Former Post Office



19<sup>th</sup> century map

## 11 PROPOSED ENHANCEMENTS

Shottisham's acknowledged historic character is occasionally unbalanced by modern development.

To be successful, infill developments should look to understand and repeat the scale, massing and detailing of the existing streetscape, taking particular note of density and scale. Materials should be of good quality and boundary treatments, wherever possible, should reflect the enclosed gardens rather than establishing wide shared drive access points. Thought should also be given to cars and the location of associated garaging, which ideally should be screened from view.

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

The incidence of uPVC windows being installed to properties in the village is increasing. Unlisted buildings remain particularly vulnerable to having their doors and windows replaced.

Street signage, furniture, road markings and street lighting are uncommon in Shottisham, which help maintain an uncluttered rural character.

The 'green corridor' created along roads by mixed hedging and tree canopies should be encouraged, and wherever possible the replanting of hedges should be favoured over the erection of close-boarded fences. Broadleaved species which reflect the rural nature of the surroundings are recommended for hedging. Conversely, expanses of evergreens such as leylandii and laurel seem out of place and are discouraged.



**uPVC windows**



**12 STREET BY STREET  
APPRAISAL**

## 12.1 The B1083 and Ford Hill



**Entrance Lodge to Wood Hall Hotel**

The north-western corner of the Conservation Area is marked by the attractive, red brick **Entrance Lodge to Wood Hall Hotel**. It is a long, low building, more reminiscent in form of a stable block rather than a gate lodge. It has a gable end facing the road and there is first floor accommodation partly within a shallow pitched plain tiled roof. It has crow-stepped parapet gables at each end and a similarly detailed, short, central cross wing. The cross wing has moulded brickwork and a pair of narrow windows with arched heads. The building has interesting circular stub chimney stacks, leaded casement windows and is surrounded by a white picket fence and hedges. This picturesque building makes a positive contribution to the Conservation Area.

From here the B1083 travels south. There are only three cottages between the Wood Hall turning and the junction of Ford Hill and The Street, therefore the landscape, trees, hedges and open land dominate the streetscene. There are also pleasing glimpses of Shottisham Mill and associated buildings and the meadows beyond the hedge line to the east.



**Michaelmas Cottage**

Located on the eastern side of the road, **Michaelmas Cottage** sits behind white painted decorative metal railings along the road frontage. There is an attractive old pantiled red brick and weatherboarded outbuilding adjacent to the road. The cottage itself has a shallow pitched clay pan tiled roof, tall painted chimney stacks and rendered walls. "L" shaped in plan, the rear wing to the right hand side has a hipped roof and attached to the left hand gable is a single storey extension also roofed with clay pan tiles. The fenestration is mainly modern timber casements. There is a taller rear portion with slate roof, which is visible above the ridge to the front part of the house. Michaelmas Cottage is an attractive property of traditional forms, set amongst the trees, hedges and water meadows.



**Brook Cottage**

Set behind a hedge, **Brook Cottage**, on the eastern side of the road, is a two storey cottage with painted brick walls and a pantiled roof with chimneys at each gable

end. The fenestration comprises four simple timber casement windows surrounding a gabled porch. There is a single storey wing to the left hand side and a large two storey rear wing. To the right is a long, attractive painted brick outbuilding with garage doors in the gable facing the road. The detailing and finishes on both the extensions and the outbuilding match fairly closely that on the cottage at the front.

The road crosses a stream at this point. **The bridge** is an old red brick structure with parapet walls, buttresses and bull nosed brick copings. Either side are concrete posts and metal railings.



### Bridge Cottage

Set down below the level of the road, **Bridge Cottage**, on the south side of the stream has an asymmetrical clay pantiled roof, red brick upper storey and rendered ground floor. It retains a fairly traditional appearance although it has been much altered and extended.



### Trust Hall (The Women's Institute)

Gable-end to the road, **Trust Hall (The Women's Institute)** is Grade II listed and located to the south side of The Street, at the head of the T-junction with Ford Hill

Dating from the 16<sup>th</sup> or 17<sup>th</sup> centuries, it is a quaint red brick building possessing considerable picturesque charm. Originally a row of three cottages, these were altered and converted for use as a meeting hall in the 19<sup>th</sup> century, and consequently the building possesses an interesting mix of domestic and institutional use.

Very much representative of the local vernacular, it has low eaves, a steeply pitched roof, cat slide dormers and a pair of chimney stacks. There are wooden plank doors and simple, small paned white painted timber casement windows. The wing closest to the road has a slightly lower ridge, adding much character to the form of the building. As the plot on which the building is located rises to the south east, Trust Hall increases slightly in stature, echoing the site topography. It is surrounded by grassy banks, hedges and impressive pine trees, characteristic of the Suffolk coast and heaths area.



## 12.2 The Street - West End, Water Mill and Water Meadows

The Street runs between Ford Hill and The Knoll in the centre of the village and can best be described by dividing it into two: east and west. The west is more open and rural than the eastern half, where a significant amount of new housing development has taken place. From the Ford Hill junction the land on the north side of The Street falls away and expansive views are afforded of the water meadows, with hedges, trees and woodland belts. There are some tall willows and poplars, which provide striking vertical features in the landscape. A small grass verge provides the setting for the village sign.



**Bellevue Villa**

Not far from the junction is **Bellevue Villa**, a tall red brick house with a steeply pitched orange clay pan tile roof. The house dates from early the 20<sup>th</sup> century (it is not shown on the 1905 OS Map). The property retains many original features, including a moulded brick chimney stack with white clay pots, eaves and barge boards. It provides an interesting contrast to the single storey dwelling alongside. Its roof is a particularly prominent feature, and can be seen clearly above the boundary hedge to the front of the property.

The low height of **Long Cottage** is accentuated by its narrow form, shallow pitched slate-covered roof, and is slightly overshadowed by the surrounding hedges and trees.



**Long Cottage**

Despite the slope of the land, from The Street down towards the water mill, this attractive structure is actually surprisingly visible within the Conservation Area.



**Mill House (lhs) and Mill Cottage (rhs)**

Alongside Long Cottage, past the small triangular grassed area with the village sign, is the access to **Shottisham Water Mill (Mill House and Mill Cottage)**. The Water Mill probably dates from the 18<sup>th</sup> century. In the late 19<sup>th</sup> century it ceased to be viable through lack of water to drive it and a single storey extension was added to accommodate a steam-powered roller mill. There is also a small cottage attached to the southern gable of the Mill. In the early 1980's it was converted to form residential accommodation.

Although altered, the building is still recognisable as a former Water Mill, with its height, its steeply pitched plain tile roof with gabled dormers, white painted timber windows and cladding and its red brick ground floor. In its setting in the valley



amidst water meadows, it is an intriguing building, particularly when glimpsed through gaps in the roadside hedge. The two lower extensions, which are attached to the gable ends, also have steeply pitched roofs but these are covered in orange pantiles. The single storey wing to the north, which accommodated the Steam Mill, has had large areas of glazing added to the gable and the western elevation has two large boarded doors with a long line of windows above.

The Cottage attached to the southern gable of the Mill is one-and-a-half storeys with a tall chimney stack along the ridge and two traditional gabled dormers. The walls are rendered and the windows are timber casements.

The view of the Mill from the east, along The Street, is one of low pantiled gables surrounding the taller Mill with its white boarding and clay tile roof. It forms a very attractive composition amongst the meadow trees and hedges.

To the east of the mill and before the development of the six semi-detached units further east there exists a large open space, which is particularly important within the village and Conservation Area because of its undeveloped state. It helps to provide an open landscape setting for the mill and ensures important views across the water meadows. The simple white painted post, rail and grass verge are an appropriate boundary treatment along The Street and there are some important trees at the western end.



**View towards the Mill from the footpath accessed off Ford Hill**

Up until very recently, apart from the Mill and adjacent dwellings, virtually all the buildings in The Street in Shottisham were located on the south side, on the higher land with views overlooking the valley. For the most part, other than nearer the centre of the village, they were spread out with open space between them and tended to form small clusters of functional buildings, farms or workshops.

One such group centres on Forge House, Wheelwrights and Cliff House.



**Workshop to the north west of Wheelwrights**

Travelling north-east along The Street, towards the centre of the village, a simple, attractive, timber clad workshop with a shallow pitched plain tile roof and small chimney stack is located at the edge of the road. The importance of this structure, in its currently undeveloped form, is considerable, not only in providing a picturesque quality to the streetscape but also in reminding of the former agricultural and commercial activity within the village.



### Wheelwrights

Set back from the road, behind a large expanse of grass, is **Wheelwrights**, a three bay two storey house constructed of red brick, with prominent gable end chimney stacks that appear to anchor the house to its elevated site. The lawn to the front of the property is an important and unexpected green space in what otherwise is an area of densely clustered group of barns and outbuildings.



### Forge House

**Forge House** is an attractive, two storey brick cottage with gabled roof covered in clay pantiles. Stylistically the house is not dissimilar to Wheelwrights, although the latter has a more compact form. A large

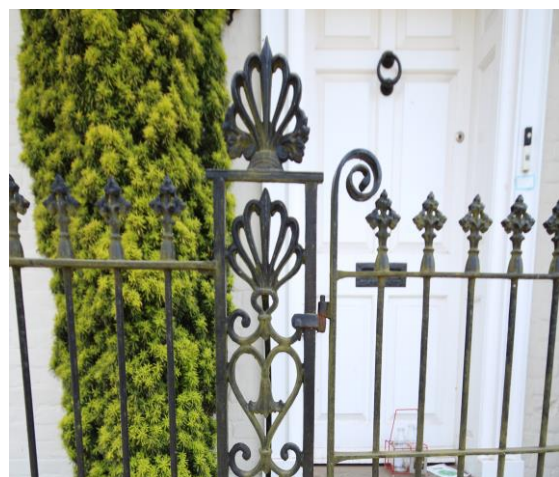
modern addition to the rear of Forge House rather unbalances to the property.

Unfortunately, both houses have replacement doors and windows, which do little to enhance the appearance or quality of either property.



### Cliff House

**Cliff House** has had its brick facade painted over and has a concrete pan tiled roof. However, it does retain its sash windows and central timber pilastered doorcase. It is possible that the elevation facing the road is a 'polite façade' on a much older structure. Along the frontage are attractive iron railings and there is a high brick boundary wall to its garden on the left hand side.



### Detail of railings, gate and post at Cliff House





### Single storey store

The red brick boundary wall alongside Cliff House links onto another single storey brick building, located along the street frontage. Simple buildings like these are important in the Conservation Area as they provide an interesting change in scale to the streetscape as well as highlighting former commercial activity. Particularly attractive is the part black glazed part red clay pantile roof covering, and the elevation facing the road which is lacking in openings.



### Willow Cottage (lhs) and High Banks (rhs)

The former builders' yard which occupied this site until recently has made way for a pair of sizeable houses, **Willow Cottage and High Banks** are rendered with pantile roof coverings. Some attempt has been made to repeat established vernacular detailing, although their mass and scale is relatively large. The introduction of vegetation would do much to soften their visual impact and help integrate them into the locality.



### Street Farmhouse

Set back some considerable distance from the road, and framed by particularly attractive metal railings, a five-bar gate, gravelled driveway, hedges and lawns, **Street Farmhouse** reads as two attached dwellings. The main three bay section of the house possibly dates from early 19<sup>th</sup> century date, with the left hand section probably post-dating this (both sections of the house are shown on the 1881 OS Map). The whole is an attractive building with good quality red brick elevations, chimneys to the gable ends, and sash windows.

The front elevation has five large sash windows with glazing bars surrounding a panelled door and a doorcase with architraves and pediment. The left hand extension has casement windows with glazing bars. By virtue of its quality, position, appearance and front garden setting the house makes a very good contribution to the character and appearance of the Conservation Area.



**Barncourt, from the west**

To the east is a further single storey structure facing the road which, at its eastern end abuts a two storey building at right angles.



**Barncourt, from the east**

Both single and two storey structures have been converted to residential use, yet they remain as interesting and prominent structures within the Conservation Area.



**Three Gables**

A development of new houses has been built alongside this group and to the rear, of which **Three Gables** is the most prominent and faces The Street.

The form, design and layout of the houses does not relate particularly well to their surroundings. Particularly intrusive are the wide driveway aprons, the large double garages and turning areas.



**No.s 1 to 6 New Cottages**

More much successful, in terms of their integration into the streetscape, are the three pairs of late 20<sup>th</sup> century semi-detached houses known as **Nos. 1 to 6 New Cottages**, on the north side of The Street.



They are well-designed, understated, and have some pleasing neo-classical detailing, including panelled doors, doorcases with broken pediments and sliding sash windows with flat brick arches over. The lack of fences and the wide unbroken expanses of grass help soften the houses' appearance considerably. It must be said that these relatively small-scale properties represent some of the better-designed recently built dwellings in the Conservation Area.





### Modern infill development

To the immediate north east exists a collection of six modern dwellings, constructed before the Conservation Area was designated. These houses make a neutral contribution to the Conservation Area.

## 12.3 The Street - East End, Barrack Row and The Squares



### The Old Police House

On the south side of The Street is an attractive 19<sup>th</sup> century brick cottage (**The Old Police House**). Its scale, form and character provide a contrast to the design of the new dwellings opposite. The difference between the two is a reminder of how careful consideration needs to be given to the design of new development in sensitive locations. It also illustrates how important details are on alterations and extensions to existing buildings. The original dwelling has a pantile roof, brick parapet gables with chimneys and casement windows. The central front door is four panelled and sits behind an attractive timber porch with latticed sides and decorative barge boards. An extension has been added to the right hand side, albeit slightly recessed from the front façade. The whole is greatly enhanced by the garden to the front of the property, including the expanse of lawn and mature trees and shrubs.

To the immediate west is a group of three blocks of dwellings known as **The Cottages**, **The Square**, and **Barrack Row**.

These buildings, reputedly built during the Napoleonic War (and the name 'Barrack Row' would seem to suggest their use or occupation by officers or men, possibly stationed or associated with the chain of fortified Martello towers along the coastline).



### **The Cottages**

Unfortunately, incremental harmful change to the groups of buildings is evident.



### **The Square (rhs)**

Far from appearing as a reasonably unified group, the stamp of individuality has been expressed on each dwelling, and this has diluted their group effect.



### **Barrack Row**

Collectively they retain their form and scale, as well as the occasional original detail (roof coverings, chimney stacks, etc). As yet their unity and much of their essential

character has been eroded by the installation of modern replacement windows and doors, rooflights, the use of harsh modern renders, and stained woodwork, for example.

Similarly, although the gardens have a green character provided by grass, shrubs, trees and hedges, the use of inappropriate boundary treatments and parking areas have undermined the setting of these interesting buildings.



### **Well House**

To the immediate east of The Square are a pair of semi-detached houses, similar in form to those comprising The Square, but less altered. Here, the red brick and gault brick elevations are unpainted, and some original joinery remains. It is likely these buildings date from the early 19<sup>th</sup> century, and were built at the same time as The Square, The Cottages and The Barracks. Indeed, when viewed on plan, with The Square, this group of four cottages complete the eastern section of a recognisable 'square' form.

They have slate covered hipped roofs, large central chimney stacks, white and red brick walls and sliding sash windows symmetrically arranged around a central front door. Now, although they are still attractive, the painting over the original brickwork, modern extensions, replacement windows and other changes to the fenestration have disrupted the original design concept and undermined their unity as a group.



conifer trees, the wooden pole and overhead wires and the adjacent close boarded fence and modern brick wall. To ensure the regular upkeep of such features, a new role for this structure needs to be identified.

### **The Old Post Office**

On the north side of The Street is the Grade II listed **The Old Post Office**. Dating from the early 19<sup>th</sup> century the property has suffered from incremental change. The roof is now covered with concrete tiles and some replacement uPVC windows have been installed. However, it still retains its attractive shop fronts, including a canted bay window and some traditional nine pane casement windows with metal opening lights.

There is also a metal post box built into the front wall and adjacent to the main shop front. On the forecourt is a Grade II listed '**K6**' red telephone box.



### **K6 Telephone box**

This is an important feature in the village street scene but its setting is currently severely undermined by the overhanging



## 12.4 The Knoll

The centre of the village is known as The Knoll, and comprises The Sorrel Horse Inn facing The Street as it approaches from the west, the row of houses facing the pub on the corner of Church Lane and the terrace of cottages on the south side. Towering above The Knoll, beyond the Sorrel Horse is the Parish church.



**The Sorrel Horse Inn**

**The Sorrel Horse** is located close to the junction with Church Lane, set behind a grassed verge edged by timber posts and chain. Grade II listed, it dates from either the 16<sup>th</sup> or 17<sup>th</sup> century and is timber-framed with rough cast rendered walls. There are three curved eyebrow dormers with semi-circular rendered panels above the timber casement windows. There are further casement windows on the ground floor. The door is boarded with architraves and pentice board.

To the left is a two storey painted brick extension with clay pan tiled roof, two casement windows and another boarded door. To the right hand side is a single storey slate roofed addition with its gable close to the edge of the road. There are a total of four tall red brick chimney stacks on the roofs.

When looking northwards from The Street across the yard at the back of the pub, there is an important view of the church on the hill, set amongst the trees.



**Corner Cottage, Woodcroft and Rose Cottage**

On the south side of The Knoll is an attractive terrace of storey-and-a-half cottages. **Corner Cottage, Woodcroft and Rose Cottage** have a simple form, with no dormers on the front elevation to interrupt the rather attractive expanse of pantile roof covering. At the west end of the terrace is a single storey section, which breaks forward and terminates the composition. The whole has a pleasant and understated vernacular character. The roof is steeply pitched and has red brick chimney stacks along the ridge. The walls are painted brick. The setting of the cottages is further enhanced by the relationship with the slope of the road, the small front gardens, the brick boundary walls and white painted picket gates. Only the insertion of modern replacement windows and doors has diluted the impact of these prominent cottages, which make a positive contribution to the Conservation Area.



**No.s 1 and 2 The Knoll, seen from the south**

On the west side of The Square is a terrace of two storey cottages, (**No.s 1 and 2 The Knoll**) which draw the eye northwards along Church Street. They retain several original details and attractive clay tiled roofs, chimneys and other vernacular details. But incremental change is, again, having an effect. For example, on the corner with The Street, a cottage that was originally facing brick with parapet gables and arched window heads has had its walls rendered over. Old brick buildings such as this (and, indeed, timber framed buildings) which have their walls plastered over with modern cement-based renders lose much of their original architectural and historical character.

The windows on this cottage are reasonably attractive, modern timber replacements and there are two, four panelled doors, the left hand one with glazing to the top two panels. There are two large red brick chimney stacks, one along the ridge, one on the right hand gable.



**No. 3 The Knoll, seen from the north**

Attached to this gable is a smaller cottage (**No. 3 The Knoll**) which has a clay pan tiled roof with lower eaves and ridge. The walls are roughcast render and three new replacement timber casement windows have been fitted. Fortunately, a fourth larger window which probably dates from the 19<sup>th</sup> century has (at the time of writing) been retained.

## 12.5 Villa Hill

Running uphill (and south) from The Square, alongside The Corner Cottage, is a narrow un-adopted track, which provides access to a small number of dwellings. On the left is a grass bank with a hedge and open countryside beyond.

First encountered on the right is **Barry Cottage**, a detached two storey rendered house under a red pan tile roof, and further up the hill is **Driftway**, possibly once a pair of cottages and now a single dwelling.

Despite various changes and alterations having being carried out these cottages, with a variety of clay tiled gabled and lean-to roofs, still form an attractive group feature as they climb up the hill.



**Barry Cottage and Driftway, looking north**

Situated to the south of Driftway is a single storey brick built store, with pantile roof. The elevation facing the track is free from door or window openings, and is another good example of an unconverted building in the Conservation Area.

To the top of Villa Hill, and located to the southern boundary of the Conservation Area is **The Villa**.



**The Villa**

This well-proportioned early 19<sup>th</sup> century house has painted brick walls, sash windows and a slate roof and red brick chimney stacks. It is probably contemporary with the similar properties which make up The Square and makes a positive contribution to the Conservation Area.

Located behind the property is a cluster of mature Scots pine trees, which add considerable character to the skyline and the area generally.



## 12.6 Church Lane

Church Lane runs north from The Knoll. The junction is marked by the Sorrel Horse Inn on the east side and the two storey cottages on the opposite side. The road dips and narrows, trees and hedges close in on the eastern side and the character of the Conservation Area becomes more intimate, with a stronger sense of enclosure than elsewhere.

Attractive cottages and terraced houses are all built on, or very close to, the edge of the road. Set amongst the trees and hedges, the buildings appear as typical examples of the local vernacular architecture.



### No.s 1 and 2 Church Lane

**No.s 1 and 2 Church Lane**, next to the Sorrel Horse Inn on the east side of the Lane, are a pair of small semi-detached brick cottages. They have a shallow pitched clay pan tiled roof with two chimneys and a fenestration of modern timber casement windows and doors. No. 1 retains its attractive red facing brickwork, No. 2 has had its walls rendered over. Both are set behind an attractive low, red brick boundary wall.



### Jasmine Cottage

Opposite is **Jasmine Cottage**, another red brick cottage with gabled roof covered with orange clay pan tiles. The property has been modernised and extended, and has new timber casement windows, a gabled porch and a two storey side extension set back slightly and incorporates an integral garage.



### The Old Rectory

On the eastern side of the lane, behind the grass bank and hedge, is **The Old Rectory**, set within landscaped gardens containing several mature trees. Cutting through this landscape is the access to the Church, which is located on higher land to the west. The former Rectory is a rambling 19<sup>th</sup> century red brick building, likely of several construction phases.

Most architecturally striking is the two storey canted bay window, whereas the rest of the structure, while interesting and attractive, lacks this architectural

pretension. The roof is covered with slate and has deep overhanging eaves.

The Rectory possesses a domestic architectural quality unparalleled within the Conservation Area. Given this, and the close proximity and relationship this structure has with the church, it is surprising that the building is unlisted.

### **Flight of steps towards the church**

A flight of steps with metal handrails and low white brick walls climbs a wooded bank and provides a particularly pleasant route to the parish church.



### **Church of St Margaret**

The Grade II listed **St Margaret's church**, with its tall, square, buttressed tower and attractive clay plain tile roof, is perched on top of a hill overlooking the village. The setting is picturesque, and surrounded by the grass of the churchyard, trees, bushes and hedges. There are strong visual links from the churchyard with the wider countryside.

The churchyard itself contains some good 18<sup>th</sup> and 19<sup>th</sup> century memorials, which contribute positively to the setting of the church and are themselves of considerable intrinsic interest.



### **Table top tomb, urn and railings to the south of the church**



### **Detached barn**

Back down the steps and close to the bank on the south side of the grounds of The Rectory is an attractive weather boarded barn with a clay pan tiled hipped roof. This large structure is quite prominent and can be seen from The Street, across the yard at the rear of the pub.





### Church Lane Cottage

Further down Church Lane on the western side, the attractive red brick gable and rear lean-to of **Church Lane Cottage** is located on the inside of the bend opposite a tall hedge. Built right on the edge of the road, this long, narrow cottage has a clay pan tiled roof and retains a remarkable array of vernacular windows with metal opening casement lights. To the rear are some attractive single storey extensions which step down as the land falls away. The unspoilt character and appearance of this simple building makes a major contribution to the Conservation Area.



### Standen

On the east side of the road is a long red brick building called **Standen** with narrow gables and tightly grouped openings to its roadside elevation. The roof is covered with red clay pantiles and there are two large chimney stacks along the ridge possibly indicating that these originally formed a terrace of four cottages. The front elevation retains several casement windows as well as a boarded door to the right hand end. There is another entrance in the left hand gable end and some attractive planting in

the small space between the front elevation and the road, with climbers rambling over the mellow red brick walls.



### Rose Cottage

Directly opposite is the pleasant garden at the side of **Rose Cottage**. The cottage has a tall steeply pitched roof covered in a mixture of red and black pan tiles. It has painted brick walls and interestingly, there are no openings in the elevation facing the road. The boarded front door and casement windows are located in the south gable, overlooking the garden. There are some further interesting casement windows in the northern gable end. Alongside are a gravelled driveway and two timber outbuildings which were once apparently used as a slaughter house.



### Tower Cottage

At the northern end of Church Lane, beyond a modern bungalow and house which do little to contribute to the character of this part of the Conservation Area, **Tower Cottage** comes into view, beyond which are glimpses of the open countryside. Tower Cottage is an



appropriate focal point at the end of Church Lane. It is an eye catching Grade II listed building dating from the early 19<sup>th</sup> century.

Most immediately striking is the Gothick detailing evident to the principal elevation, particularly the central gable with expressed pilasters and crenulated top that continue over the gable.

Built from red brick, with a slate roof, Tower Cottage has a symmetrical frontage with a two storey central bay and single storey lean-to bays at each side. Both the lean-tos have brick parapets and recessed pointed arches. There is a single casement window at first floor level with an arched head and a brick hood mould. The three ground floor windows also have flat hood moulds above them. The centre one is an original timber casement window with glazing bars. It is a pity that the two windows below, and those to the side lean-tos, are inappropriate modern replacements. A loft extension, with slate hung side cheeks and flat roof has been built above the right-hand lean-to. It unfortunately disrupts the original architectural composition.



### **Outbuilding to the south west of Tower Cottage**

A timber framed outbuilding, covered in horizontal tarred weatherboarding exists to the south west of Tower Cottage, and to the east of White House. To the immediate north runs a footpath.

This building, in its unconverted state adds greatly to the character of Church Lane, although its location means that it can barely be seen within the Conservation Area, except by those walking the Public Footpath.

Tower Cottage lies in the north-east corner of the Conservation Area. The northern boundary follows the path that crosses the valley through the water meadows and links back to the entrance lodge to Wood Hall Hotel on the Woodbridge to Bawdsey Road.

### **13 CONSERVATION AREA MANAGEMENT PLAN**

The overall character of Shottisham remains one of a typical old Suffolk village, which still retains much of its traditional form and appearance. Despite some intrusive 20th Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which 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 that exists between the older buildings, the spaces between and around them and the wider landscape. Important natural features, such as trees, hedgerows, streams and water meadows make a major contribution. It is vitally important, therefore, that these special characteristics are retained and reinforced.

There are, on the other hand, other characteristics which only serve to undermine the traditional qualities of the Conservation Area. In particular, there are the intrusive overhead wires and their supporting poles. Some of the new houses that have been built in the village during the recent past have not adequately respected or reflected the traditional character of earlier buildings, or the village as a whole.

New developments, and the cumulative effect of incremental change, are a constant threat to the special architecture and historical interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly-designed new houses, to modern replacement windows and doors in older buildings. Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive, 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 brickwork should all be avoided. So, too, should the use of brown stain on 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 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 Shottisham, 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 Shottisham 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. Suggestions for consideration arising from the public consultation include: Glebe Meadow.

### **13.4 Demolition**

Shottisham 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 Shottisham 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 Shottisham 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](http://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](mailto:conservation@eastsuffolk.gov.uk)

#### **Arboricultural and Landscape Manager**

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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](mailto:archaeology.her@suffolk.gov.uk)

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For further information regarding Conservation Areas and Listed buildings please visit the Council's web site [www.suffolkcoastal.co.uk](http://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](mailto:conservation@eastsuffolk.gov.uk).



