

# Southwold Conservation Area Appraisal

Structures Which Make a Positive Contribution to  
the Conservation Area



January 2024

## Introduction

The following inventory was drawn up following field work completed during 2021. The survey work was undertaken from the public realm and supplemented with readily available published material and map regression studies.

The structures discussed are listed under the character areas of the Conservation Area within which they are located. The order of the character area runs from north to south in the following order:

1. Seaside Suburban Character Area
2. Seaside Corporation Character Area
3. Old Town Character Area
4. Seafront Character Area
5. Marine Villas Character Area.

A list of the roads covered within each character area is provided below.

Structures which make a positive contribution to an area being added to the existing Conservation Area are discussed within the Management Plan.

The inventory does not claim to be an exhaustive one as other structures of architectural and / or historic significance, not readily visible from public footpaths and roads, may exist.

The inventory includes both listed and unlisted structures. Structures within the curtilage of listed buildings are not normally included. However, where there could be some ambiguity over their status, and the structure is readily visible from the highway, an entry with a brief note of explanation for its inclusion will be found.

Unlisted, free-standing structures such as water pumps, telephone kiosks, memorials, and village signs are included when thought worthy of inclusion, as they are within the Statutory List.

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## Map of Structures Identified





## Section 1

### Structures Which Make a Positive Contribution to the Seaside Suburban Character Area

#### Blackmill Road (North Side)



*Forest Cottage, Blackmill Road*

*Forest Cottage, Blackmill Road* (Positive Unlisted Building). Detached inter-war red brick villa occupying a prominent corner location. Classical detailing, including symmetrical principal elevation, projecting central bay crowned with an open pediment. Prominent brick quoins to the corners. The projecting modillioned eaves cornice hints at Queen Anne revival styling. The grouping of paired first floor sash windows with the single storey canted bays with shallow pitched roofs below, combine to create a playful rather than scholarly principal elevation. The house and its garden to the east are prominent in views from the High Street. Garages to the north west occupy part of the former garden area and detract from the setting of the house. The site is enclosed by an attractively curved red brick boundary wall.



*The Electric Picture Palace, Blackmill Road*

*The Electric Picture Palace, Blackmill Road* (Positive Unlisted Building). A seventy-seater cinema, which opened in 2002. Designed by John Bennett in a style which freely combines classical details with a robust art deco form. Rusticated ground floor with central entrance, flanked by pilasters, with overhanging balcony. Above this is a projecting square section feature, complete with scrolls, niche with pitched and finialed roof, all rising above ridge height. Painted, with bold projecting string course and parapet cappings and terminated with a ball finial. Complicated, but playful. Converted from an outbuilding and enlarged to the east into a former garage creating a second screen during 2012. An eccentric structure which contributes a highly unusual form to this part of Blackmill Road.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.523.

#### Blackmill Road (South Side)

*See also No.1 Manor Park Road and Eversley Court Wymering Road*



*Tor Schotte Antiques, Blackmill Road*

*Tor Schotte Antiques, Blackmill Road* (Positive Unlisted Building). Former bakehouse to Clarke's bakery premises at 35 High Street and 8 Victoria Street. First shown on the 1904 1:2,500 Ordnance Survey map. Rendered elevations with off centre ridge and pan tile covered roof. Horned two over two pane sash window, with later inserted door. The structure contributes to the conservation area through its modest charm and also reflects the economic history of the town.



*The Old Bakehouse Store, Blackmill Road*

*The Old Bakehouse Store, Blackmill Road* (Positive Unlisted Building). Built as a Plymouth Brethren Chapel. Not shown on the 1904 1:2,500 Ordnance Survey map, but likely dating from the first quarter of the 20<sup>th</sup> century. The building has variously been used as a store for the bakery next door, a tea room, antique shop and was converted to residential

c.2012 with additions made to the rear. The upper sash is a later insertion and the ground floor windows are replacements, originally the ground floor window to the centreline of the building was taller. Pan tile roof covering, with plain tiles to the porch addition.



*Martyn Lodge, No.1 Blackmill Road*

*Martyn Lodge, Blackmill Road* (Positive Unlisted Building). A detached villa, dating from c.1910. Painted render to side elevations and to part of front elevation, with two storey canted red brick bay with slate pyramidal roof capped with a terracotta finial. The main roof is of red clay pan tiles with a red brick stack to the east gable end. The house retains its original horned plate glass sash windows. Boundary wall, railings and infilling of the entrance porch are later alterations. The house is highly visible in views east and west along Blackmill Road.

## **Eversley Road**

*See Nos. 10 & 11 Wymering Road*

## Gardner Road



*Westview (left) and Hillcrest (right), Gardner Road*

*Westview and Hillcrest, Gardner Road* (Positive Unlisted Buildings). A stylish pair of late 19<sup>th</sup> / early 20<sup>th</sup> century houses. Painted brick to the entrance façade, rendered to the north. Attractive recessed open porches to either end of the principal façade, retaining stone steps and original part glazed doors. Decorative course of tiles (now painted) to the mid-point of the upper elevation, linking the first floor windows. Blue glazed pan tile roof covering with a red brick central stack to the party wall line. Both properties retain their original horned plate glass sash windows, which enhance both their character and that of the conservation area, and are set between stone lintels and sills, now painted. Two storey extension to the south of Hillcrest c.1920 and altered c.1960 to incorporate a garage. These houses form an important part of the backdrop to the open green space to the north west.

## Godyll Road



*Windles, No.1 (left) and St Mary's House, No.2 (right), Godyll Road*

*Windles and St Mary's House, Godyll Road* (Positive Unlisted Building). A pair of late 19<sup>th</sup> or early 20<sup>th</sup> century villas, now a single house. Skillful and imaginatively composed and benefitting from much high quality joinery and detailing. A two storey red brick house with a pair of prominent attic gables; eaves supported on brackets with projecting windows also on brackets. To the ground floor are a pair of canted bays with original window joinery and above, and off-set to the extreme ends of the elevation, are a pair of flat-roofed bay windows. Linking the two is a balustraded balcony, supported below by timber columns on pedestal bases. Between each column is a gently curved soffit to the underside of the balcony. Historic photos show the first floor square bays to be later additions, and the brickwork to the first floor shows the scarring of further alterations. However, the house retains much original door, window and balcony joinery and makes a strong and highly visible contribution to view of the conservation area from the east.



*Waverley, No.3 (left) and West Lea, No.4 (right) Godyll Road*

*Waverley and West Lea, Godyll Road* (Positive Unlisted Building). A pair of attached villas, dating from the late 19<sup>th</sup> or early 20<sup>th</sup> century. Entrances grouped to the centre with two storey square bays to the outer edges of the elevation. Linking the bays to the first floor is a covered balustraded balcony supported by shallow arched lintels with trefoil detailing. The attic storey to each house is lit by a large dormer, each with a pair of sash windows. The roof is covered with plain tiles and terminated by ridge stacks to the north and south gable ends. The elevations are largely rendered, with incised panel detailing to the bays. The existing window and door joinery contributes to the character of the conservation area.





*Barnaby Lodge, No.5 Godyll Road*

*Barnaby Lodge, Godyll Road* (Positive Unlisted Building). A large detached villa, first shown on the 1904 Ordnance Survey map (1:2,500). Compositionally similar to No.1 and No.2 Godyll Road although differing in material use and detailing. Central entrance with balustraded balcony over, flanked by two storey square bay windows. The first floor carries out over the bays with a pair of tile hung gable ends. Regrettably the house has lost much of the joinery evident in historic photos, but the form and skill of the original design remains apparent.



*Forest Lodge, No.6 Godyll Road*

*Forest Lodge, Godyll Road* (Positive Unlisted Building). Detached villa of c.1900. More subdued and not as stylistically advanced as its neighbours but conforming to the established rhythm of centrally located entrance, flanked by bays (canted single storey in this instance) with balcony over. The balcony differs in not being covered and having wrought iron railings enclosing it. Two small half-timbered gables to the roof, but no expressed openings to the attic floor. Brick elevations, now painted. The property retains its horned sash

windows, plate glass to the lower sash and decorative margined design to the upper, which contribute significantly to the building's character. Slate covered roof. An attractive red brick wall with pierced brickwork upper section encloses the front garden and makes a positive contribution to the setting of the house.



*Langford Lodge, No.7 Godyll Road*

*Langford Lodge, Godyll Road* (Positive Unlisted Building). A lively and skilled composition, detailed with confidence and flair. The design is dominated by a three storey bay, each floor jettied out and clad with close studded timber framing. The roof is covered with plain tiles and overhangs the elevation, carried out on timber brackets. A pair of canted bay windows to the left of the entrance, the outer bay two storey and between this and the jettied bay is an arcaded balcony, now enclosed. Directly over is a pedimented dormer with deeply overhanging roof supported on curved brackets and balustraded viewing area in front of the window. The varied forms of the roof are firmly anchored by tall red brick stacks with projecting 'V' section brickwork shafts and heavily corbelled caps. To the south is a lower wing, set back some distance from the entrance façade and complimentary in style and detailing.

Langford Lodge is a remarkably little-altered villa, retaining much of its original detailing which it shares with The Blyth Hotel, Station Road and it is possibly by the same architect, T. E. Key.





*Westholme, No.8 (left) and Cranbrook, No.9 (right), Godyll Road*

*Westholme and Cranbrook, Godyll Road* (Positive Unlisted Building). Historic photographs show the house began its life a balanced pair of three storey houses, tile hung to the attic storey and with a regimented order of three sash windows to the first and second floors of each house. Since which time Westholme has lost a window to the attic floor and the ground floor has been reconfigured. Cranbrook now has a ground floor bay projection which partly rises to the first floor with pitched roof over. While the house is not as coherent as its neighbours, both houses retain a number of horned sash windows, with unusual glazing bar arrangement to the upper sashes and the houses continue to make a positive contribution to their setting. Elaborate wrought iron hand gates and posts to the entrances of each property.



*The Links, No.10 Godyll Road*

*The Links, Godyll Road* (Positive Unlisted Building). A bold and attractive design, sharing features with neighbouring houses but composed to create a villa of originality and character. Central entrance under a brick arch and flanked by canted two storey bays.

To the first floor, between the bays, is a balustraded balcony, accessed from a central door. The balcony is given some weather protection by the attic storey which is carried forward over the bay windows. Tile hung attic elevation with three gables of equal size. The house retains its original windows with arched transoms. Clear bands of material use; brick to the ground floor, render to the first floor and tile hung to the attic, create a varied but very coherent elevation. Side of house, boundary wall and garden make a significant and positive contribution to footpath (No.14) which links Godyll Road and Blackmill Road.



*Mill Cottage, eastern end, located to the footpath off Godyll Road*

*Mill Cottage, off Godyll Road* (Positive Unlisted Building). Probably the structure shown on the 1884 1:2,500 Ordnance Survey Map, located to the east (and associated with) Black Mill (a corn mill demolished in 1894). Single storey with rendered elevation with three over six pane horned sash windows. The west section of the house appears to be later, perhaps early 20<sup>th</sup> century, although this is not conclusively shown on subsequent Ordnance Survey maps. The western section is also rendered, but with a pair of projecting timber bay windows with plain tile gables over, between which is a brick upstand panel with lead fire insurance plaque, below which is a cast iron rainwater hopper dated 1862. This house, with the informal garden area opposite, make a positive contribution to the character of the footpath.



*Mill Cottage, western end, located to footpath off Godyll Road*



*Sunset House, Godyll Road*

*Sunset House, Godyll Road* (Positive Unlisted Building). A large villa, attached at its southern end, now flats. Shown on the 1904 1:2,500 Ordnance Survey map and likely built at the same time as the neighboring property (1897). A conservative design for this date. White brick with red brick lintels and band between the ground and first floor. Three full stories, with three attic gables, reflecting the appearance of neighboring property The Links. Below are plate glass sash windows, and a central blind opening (previously open). Two storey canted bay windows, painted stone to the ground floor and red brick above with pitched roofs covered with plain tiles. Between this is a balcony, now accessed from the bay windows, the central door shown on historic images having been removed and replaced by an off-centre sash window. Enclosed porch of later date.



*St Barnabus Residential Home, Godyll Road (façade to The Common)*

*St Barnabus Residential Home, Godyll Road* (Positive Unlisted Building). A rambling house, built 1897 on the site of the Black Mill corn mill. Purpose built as a residence providing care for the elderly. Occupying a corner plot and with half timbered detailing reflecting the character of the villas on Godyll Road. White brick three storey elevations with horned plate glass sash windows. Stone date tablet to the canted angle transitioning the Godyll Road elevation and the entrance elevation facing south. Almost symmetric south façade, the western section is wider, with two storey canted bays capped with plain tile roofs. Lively eaves line of alternating gabled roofs and smaller arched roofs to attic dormers. Slate covered roof with central brick stack. A low red brick wall and cappings enclose the south and west boundary. Later enclosed entrance porch of no interest. The house is highly visible from Godyll Road and the common to the south and west, forming part of Southwold's distinctive townscape.

### **High Street (East Side)**



*No.2 High Street, Field Stile Road elevation*



*No.2 High Street* (Positive Unlisted Building). Former Marquis of Lorne public house closed c.1956. Southern section later eighteenth century and northern mid to late nineteenth. Red brick with brick embellishments and expressed brick quoins to the Field Stile Road elevation, which is now painted over. Black pan tile roof. Dentilled cornice on High Street façade.



*No.2 High-Street, High-Street elevation*



*Postcard view of c.1910 showing No.2 High Street when operating as The Marquis of Lorne*

Despite the loss of the central doorway on the Field Stile Road this elevation retains the windowed part of its public house frontage and the building remains a prominent and attractive landmark on the approach to the town centre from the north. Doorway inserted into northern end of High Street elevation in the later twentieth century. Nineteenth century dwarf red brick wall to High Street boundary which was formerly capped with railings.

## High Street (West Side)



*Ferndale Cottage, High Street*

*Ferndale Cottage, High Street* (Grade II listed as No.7 and shown as Nos 3 & 7 on recent maps).

Used from the 1930s until the 1980s as a coal merchants with coal yard to the side.



*Christmas Cottage, No. 9 (right) and No.11 (left), High Street*

*Christmas Cottage No. 9 and No.11, High Street* (Positive Unlisted Buildings). Formerly Grade II listed buildings they were delisted at the time of the last resurvey. Part of a c.1800 terrace of red brick cottages with a black glazed pan tile roof. Although

rendered, No.9 remains the better preserved of the two and contributes positively to the setting of adjoining listed buildings. Twelve light hornless sashes and a partially glazed front door. The window and door openings to No.11 have been altered, but the red brick elevations make a positive contribution to the streetscape. Red brick ridge stack rising from party wall between the two cottages.



*Nos.9-15 (Odd) High Street*

*Nos.13 and 15, High Street (Grade II)*



*No.17 High Street*

*No.17, High Street (Positive Unlisted Building).* Formerly a Grade II listed building but delisted at the time of the last resurvey. A cottage of c.1800 with some later twentieth century alterations which contributes significantly to the setting of adjoining listed buildings. Of painted red brick with a black pan tile roof and replacement sixteen light

hornless sashes. Partially glazed late twentieth century front door. Chimney stack removed.



*White Horse Cottage, No.19 High Street*

*White Horse Cottage, No.19 High Street (Grade II)*

#### **Manor Park Road**



*No.1, Manor Park Road*

*No.1, Manor Park Road (Positive Unlisted Building).* A distinguished villa of 1906, located to the corner of Manor Park Road and Blackmill Road. Symmetrical principal façade with central entrance between elaborate timber brackets supporting a plain tiled roof that extends over flanking single storey bay windows. Exposed red brick to the ground floor and applied half timbering with render panels to the first floor, attractively detailed, with chamfer and quatrefoil panels. Elaborate carved and finialed bargeboards to the first floor gables. Black glazed pan tile roof with decorative ridge tiles. Red brick stacks to the north and south gable ends.



The side (north) elevation continues the brick and half-timbering from the front, and incorporates two stone carved panels depicting cavorting cherubs either side of the corbelled base of the chimney stack. Stone date plaque below the stack.

This house makes an extremely positive contribution to the character area and setting of neighbouring properties and exists in an unusually unaltered state.



*Nos.2 (left) and 3 (right), Manor Park Road*



*No.3 Manor Park Road*

*Nos.2 and 3, Manor Park Road* (Positive Unlisted Building). Pair of early 20<sup>th</sup> century houses, originally symmetrical but now with contrasting elevations. Entrances grouped to the centre, below an oriel window and gable over. To the side of each entrance is a two storey square bay window with pilasters to the ground floor. No.2 is half-timbered (like its neighbour, No.1), whereas No.3 is of red brick which sets the tone for the houses in

Wymering Road. Addition to the southern end of No.3 makes an attempt to repeat existing details.



*Church Hall, Manor Park Road*

*Church Hall, Manor Park Road* (Positive Unlisted Building). Former Masonic Hall constructed during the first quarter of the 20<sup>th</sup> century. Shallow pitched roof with hipped end, covered with red pan tiles, partially hidden from view to the entrance façade behind a crenulated parapet. Stone bands give an already low structure further horizontal emphasis, as do the windows flanking the entrance and the three recessed brick panels above. Boarded entrance door with elaborate *fleur de lis* strap hinges. Stone quoins to the corners of the building and around the entrance. Side elevations are a matter of economy; Fletton bricks and few openings.

#### **Mill Lane (North Side)**

*No.1 Mill Lane* (Grade II) – see *No.19 Market Place* (West Side)



*Nos. 1 & 2 Rosemary Cottages, Mill Lane*

*Nos. 1 & 2 Rosemary Cottages, Mill Lane (Grade II)*



*The Old Chapel, No.5 Mill Lane*

*The Old Chapel, No.5 Mill Lane (Grade II)*



*Boundary Wall to No.7 Mill Lane*

*Boundary Wall, Mill Lane* (Positive Unlisted Structure). Washed cobble wall with red brick flush piers and brick on edge capping. Probably dating from the mid to late 19<sup>th</sup> century and built to enclose landscape associated with the vicarage to the north east. Wall altered to the eastern end as part of the redevelopment works completed during the early 21<sup>st</sup> century. The wall is highly visible in long and short views along Mill Lane and from the common to the west.

#### **North Green**



*No.1 North Green and boundary wall*

*No.1 North Green and boundary wall* (Positive Unlisted Building). Rendered red brick cottage probably of early to mid nineteenth century date with red pan tile roof. Dentilled brick eaves cornice. Late twentieth century replacement twelve-light hornless sash windows and late twentieth century glazed front door. Decorative blind recess in form of window above door. Late twentieth century single-storey pantile roofed addition to north. Notable probably nineteen century cobble short section of boundary wall to North Green with red brick quoins which springs from northern end of principal façade. Its northern extension is entirely of red brick but may also be of nineteenth century



date. The relationship of the door and blind opening to the side wall is unusually close and it appears the house was to have been one half of a pair, although map evidence suggests this was never completed.



*No.2 North Green*

*No.2 North Green* (Positive Unlisted Building). Rendered red brick cottage probably of early to mid nineteenth century date with red pan tile roof. Modern fenestration and front door.



*Well Cottage, No.3 and Olivers, No.4, North Green*

*Well Cottage, No.3 & Olivers, No.4, North Green* (Positive Unlisted Buildings). Pair of relatively unaltered white brick semi-detached cottages, probably of mid nineteenth century date. Plate glass horned sashes beneath decorative plaster faced wedge-shaped lintels, which contribute much to the buildings' character. No.3 has late twentieth century glazed door, which is visually jarring, while the door to No.4 partially glazed with panels beneath. Welsh slate roof with substantial brick stack rising from party wall between the cottages.



*Southwold Library, North Green*

*Southwold Library, North Green* (Positive Unlisted Building). Former commercial Assembly Room of probable late nineteenth century date converted to public library c.1939. For a time shortly before World War One also the town's temporary Roman Catholic Church. Red brick with a red pan tile roof. Original hornless plate glass sashes beneath painted wedge-shaped lintels. Pair of blocked doorways in Station Road elevation. The building makes an important contribution to the town's social history, reflecting its popularity as a centre for the local elite.



*No.5 North Green*

*Nos.5 & 6 North Green* (Positive Unlisted Building). A late-eighteenth or early-nineteenth century structure. Red brick featuring pilasters on the front elevation. Black glazed pantile roof. Modern fenestration and doors on both, No. 6 featuring a bow window. No. 5 has been unsympathetically extended on its side elevation.



*No.6 North Green*



*Primrose Cottage No. 7, No.8 & Dolphin Cottage No.9 North Green*

*Primrose Cottage No. 7, No.8 & Dolphin Cottage No.9 North Green (Grade II)*



*St Edmunds Court, North Green*

*St Edmunds Court, North Green* (Positive Unlisted Building). Former steam powered rolling mill of c.1892 now flats. Constructed for Smith and Girling its products included flour and animal feed. Fireproof construction and originally divided into three sealable units in case of fire. Converted to bed

factory c.1921, converted to flats in the late twentieth century. Suffolk white brick with red brick dressings and a Welsh slate roof. Central ground floor doorway on Field Stile Road elevation and taking in door at first floor level now removed along with timber clad projecting winch houses. A prominent landmark on the approach to the town from the north former part of a notable group with other listed and non-listed structures fronting onto North Green. The structure is a reflection of Southwold's former economic history.



*St Edmunds Court, North Green elevation*

### **Spinners Lane**



*Weavers Cottage, No.5 (right) and Loom Cottage No.6 (left), Spinners Lane*

*Weavers Cottage and Loom Cottage, Spinners Lane* (Positive Unlisted Buildings). Show as a single dwelling on the 1884 1:2,500 Ordnance Survey map, although this is possibly an error as the 1904 map of the same scale shows them as a pair. Mid to later nineteenth century, red brick which is now rendered to the entrance façade, with the south facing brickwork left exposed. Substantial brick stack rising from party wall between the cottages.



Red clay pan tile covered roof, with brick upstand gable ends containing the tiles. Entrances grouped to the outer edges of the elevation, now with bracketed timber canopies over. Arched window heads with unhorned sash windows, 6 over 6 pane to the ground floor and 3 over six above, all of which contribute to the character of the conservation area.



*Spinners Cottage and boundary wall, Spinners Lane*

*Spinners Cottage and boundary wall, Spinners Lane* (Positive Unlisted Building). An early nineteenth century house, shown on the 1884 1:2,500 Ordnance Survey map as a pair of cottages, now a single house. Attractive black glazed pan tile pyramidal roof with sizeable red brick chimney stack.



*Spinners Cottage, west elevation and boundary wall, Spinners Lane*

East and west elevations of brick, the south elevation is tarred, with central door and 8 over 8 pane sash window with external shutters. To the east is a single storey outshot and above are a pair of unhorned 8 over 8 pane sash windows, which contribute greatly to the building's character. To the west is a red brick boundary wall with capped piers. The house is prominent in views from the

common, looking east towards the conservation area.

*Commoners – see The Common*



*Rope Walk Cottage and boundary wall, Spinners Lane*

*Rope Walk Cottage, Spinners Lane* (Positive Unlisted Building). A diminutive red brick structure, with gable end facing the common. Mid to late nineteenth century, with the 1904 1:2,500 Ordnance Survey map showing a larger structure extending to the west; the west elevation brickwork bears the scars of alteration to the gable end. Canted bay window with lead roof probably added when the structure was reduced in size during the mid-twentieth century. Red brick boundary wall with half round cappings and piers with stone caps fragmentary but adds to the setting of the house and forms a group with the house and wall to the south.

## Station Road (East Side)



*Blyth Hotel, Station Road*

*Blyth Hotel, Station Road* (Positive Unlisted Building). An imposing and stylish building, originally called The Station Hotel owing to its close proximity to the Southwold Railway Station located opposite. Designed by Thomas Edward Key for Adnams Brewery, and built 1900-1 (The Randolph, an almost identical sister hotel, also by Key exists in Reydon). Domestic in its detailing but commercial and ambitious in scale, compositionally it owes much to the contemporary villas of Godyll Rod, particularly Langford Lodge. Symmetrical with centrally located entrance set back within an open columned porch of three bays, reflected to the first floor by an open balustraded balcony, covered by the roof over. Flanking the entrance are a pair of two storey square bays, half-timbered between floors and with closely studded diagonal timbers to the gables. To the attic is a single central dormer with projecting cornice which rises to the centre in a half-circle. The north elevation is highly visible on approach to the town, and it is perhaps this elevation, which continues the stylistic tone of the principal façade, where compositionally the building is seen to best effect. This landmark structure retains its original doors, windows balcony joinery and was designed by a significant and talented architect.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.523.



*High Bank (left), Mount View and Kintyre (right), Station Road*

*High Bank, Mount View and Kintyre, Station Road* (Positive Unlisted Buildings). A terrace of three inter-war houses, built by the Coast Development Company on land that previously formed part of the Town Farm estate. Detailing makes reference to Blyth Hotel, particularly the square two storey bay windows and half-timbering to the gables. Red brick with rendered first floor. Pan tile roof covering with short brick ridge stacks. The replacement uPVC windows are unsympathetic, except Kintyre which fortunately retains its horned plate glass sashes. Set back from the road behind hedges and private gardens. The houses are highly visible on approach to the town owing to their elevated site.



*Nos. 21-27, Station Road*

*Nos.21-27, Station Road* (Positive Unlisted Building). Former Police Station, built in 1898, now converted to apartments. Five bays wide, red brick with stone dressings, including a centrally located pedimented doorcase. Window surrounds in stone with chamfered jambs and heads. Decorative brick eaves course. Roof regrettably re-covered with concrete tiles, although fortunately the pair of brick chimney stacks have been retained. The original sash windows have been replaced with unsympathetic uPVC, and the mid twentieth century flat roof addition to the south is not of



interest. A building of considerable quality and located in a prominent location.

### Station Road (West Side)



*Nos.3A-9A (Odd), Station Road*

*Nos.3A to 9A, Station Road* (Positive Unlisted Buildings). An early twentieth century terrace of houses, red brick, now painted. Originally the houses had recessed open porch entrances under stone half-round arches, with two storey canted bays. During the first quarter of the twentieth century shop fronts were introduced, until all canted bays were removed and the existing single storey square bays and entrances were built (probably during a program of works by the Town Council during the early 2000s). To the middle of the terrace is an opening leading to a commercial yard. Large attic dormers with shaped bargeboards. Blue glazed pan tile roof covering. The existing windows contribute to the group's character. The low brick walls and railings, seen on historic images, have long since been removed. The terrace is prominent in views looking south into the town and contributes to the structures grouped around Station Road, Pier Avenue and Blyth Road.



*Nos.11 (right) and 13 (left), Station Road*

*Nos.11 and 13, Station Road* (Positive Unlisted Buildings). A pair of early twentieth century two storey cottages, with entrances grouped to the centres (now enclosed) and single plate glass sash windows to the outer edges of the elevation. Blue glazed pan tile roof, without dormers or skylights, with gable end red brick ridge stacks. The red brick elevations have attractive white brick horizontal bands to the heads and sills of the ground floor and first floor windows. Small front gardens enclosed by dwarf red brick walls.



*Nos.21-27 (Odd) Station Road*

*Nos.21-27 (Odd), Station Road* (Positive Unlisted Buildings). A clever composition; the two houses to the left being fractionally larger owing to what appears to be flying freeholds over passageways to the rear, with one of the grouped doors being to the property, the other being to the rear. These houses have just one window over the entrances, whereas the right hand pair have two windows and a much clearer division of accommodation. Dating from the late nineteenth century and of red brick with white brick dressings. Of particular note are the bricks to the window heads with decorative rounded ends. Canted two storey bays covered with flat hipped roofs, with slate tile covering. A regiment of red brick ridge stacks, with diamond set brick cap detailing, marks the division between each property. This row retains nearly all of its original joinery and, with its small enclosed front gardens, makes an extremely strong contribution to the conservation area.



*Nos.29 (right) and 31 (left), Station Road*

*Nos.29 and 31, Station Road* (Positive Unlisted Building). White brick with red brick flank elevations (rendered to the south). Semi-detached pair of late nineteenth century houses, sharing many of the details seen in other houses on Station Road, but in slightly paired down form. Steps up to the entrances grouped to the centre of the front elevation, which is flanked by a pair of canted bay windows with flat roofs. Main roof of hipped pyramidal form, covered with Welsh slate. Good white brick stack to the return wall of No.29, with elaboratively corbelled cap, the stack to No.31 has been reduced in height. The houses retain their original plate glass horned sash windows, and the highly visible roof pitch is free from dormers or rooflights.



*No.33 (right) and 33a (left), Station Road*

*No.33 and 33a, Station Road* (Positive Unlisted Building). A stylish double fronted villa built in 1878. Originally the property had a pair of centrally located entrances under arched heads and a timber shop front to the left side (to what is now No.33a). The former small front garden is enclosed by a low brick wall with railings. All evidence of the commercial past have now been removed and a balanced street façade created. All this has been skillfully done. To the corners are white brick pilasters with painted capitals. The sash windows have projecting stone sills with lugs to the underside. Blue glazed pan tile roof with gable end stacks of red and white brick.



*No.33 Station Road in its original form (undated)*



## Strickland Place



*Nos.1 (left) and 2 (right), and boundary wall, Strickland Place*

*Nos.1 and 2, Strickland Place* (Positive Unlisted Building). A pair of late nineteenth or early twentieth century houses facing Nursemaid's Park., Built from red brick with flush quoins, string course and corbelled eaves detailing in white brick. No.2 is better preserved and retains its stone lintels and sills and some original joinery. All windows to No.1 have been enlarged, to the detriment of the both properties. Side entrance extension added to No.1, probably dating from the late 1940s. Attic dormers and gable end chimney stacks with corbelled caps create a lively roofscape. The roof itself is covered with blue glazed pan tiles to the south and north pitches. Enclosing the front gardens is a low red brick boundary wall, topped with timber palisade fencing. The wall contributes positively to the setting of the houses.



*Nos.3 (right) and 4 (left), Strickland Place*

*Nos.3 and 4, Strickland Place* (Positive Unlisted Buildings). Stylish and little altered, this pair of red brick villas date from the late nineteenth or early twentieth century and stand in marked contrast to the more conventionally designed and detailed houses to the east. Symmetrical design, each house comprising two bays to the principal façade, with a

set back entrance wing either side with a timber canopy supported on shaped brackets. Tall windows with arched heads to the ground floor and flat gauged brick lintels to the first. Above this is a brick dentil course, supporting corbelled eaves brickwork. Red pan tile covering to hipped pyramidal roof, broken by a pair of dormers to the south and a further dormer to both the east and west side elevations. Each property has a tall and wide fluted red brick chimney, off set to the side pitches. No.4 is better preserved and retains its original window joinery. The houses are of restrained but spirited design and are significant in views north from the common and the park to the immediate south.



*Nos.5 (right) and No.6 (left) and boundary wall, Strickland Place*

*Nos.5 and 6, Strickland Place* (Positive Unlisted Building). A fine pair of later nineteenth century Neo-Tudor villas, shown on the 1884 1:2,500 Ordnance Survey map. Asymmetric design with No.6 being the larger of the pair. Red brick to the ground floor, with expressed relieving arches over the windows. Exposed timber rafter feet. Although dating from the later nineteenth century, both houses appear to have been altered during the early twentieth century, and possibly extended, although this is not supported by map evidence. The principal elevation is of two characters; the upper section is ashlar rendered with plate glass casements with slender glazing bars, and No.6 has a fine bracketed pentice board attached to one window. This all dates from the late nineteenth century. Below the windows are mullioned and transomed with diamond pattern lead glazing; a characteristic that fits more comfortably with the early twentieth century. Steeply pitched hipped roof covered with red pan tiles, with a weighty red brick stack with corbelled cap indicating the party wall line between the two properties. To the rear of No.6 is a brick hood-moulded entrance and to the side is a fine timber orangery, probably of early twentieth century date. Enclosing the southern

boundary of both properties is a red brick boundary wall with half round caps and brick piers, with and upper section of stout brick columns. Both houses and the walls make a significant and positive contribution to Strickland Place, Godyll Road, the park and the common beyond.

## The Common

*Spinners Cottage and Ropewalk Cottage – See Spinners Lane*



*Commoners (left) and Fairway Cottage (right) and boundary wall, gate and timber screen, The Common*

*Commoners and Fairway Cottage, The Common* (Positive Unlisted Building). A bold inter-war Arts and Crafts design. Two houses, but creating the impression of one large villa. Central gable rising to attic storey with eaves to the right stopping above the first floor, and the eaves to the left continuing down to the ground floor and over an enclosed porch (originally open). First floor windows grouped to the centre of the gable end, separated by a stone tablet depicting bearing the date 1913, although rather confusingly it is not shown on the 1927 1:2,500 Ordnance Survey map. Red brick stacks to the north and south gables ends, the shafts continuing down the elevation. Two further stacks positioned symmetrically either side of the entrance façade gable. The modern fenestration to Fairway Cottage is unsympathetic.



*Cobble wall, stone caps and timber baluster screen to Commoners and Fairway Cottage, The Common*

To the west is a cobble boundary wall with stone caps that rises and falls in height, with mirrored timber balusters and cap. The capped brick piers form a part of an established run, see *Spinners Cottage* and *Rope Walk Cottage, Spinners Lane*. To the entrance of Fairway Cottage is a hardwood hand gate, the design of which reflects the wall and timber upper section, with shaped iron strap hinges and elaborate ring handle.



*Timber hand gate, Fairway Cottage, The Common*

The wall continues to the north as a taller cobble wall, all of which makes a very positive contribution to the setting of the houses and the conservation area.



*Crombie House, The Common*

*Crombie House, The Common* (Positive Unlisted Building). An interwar villa, taking its stylistic cues from the houses either side, and also those on Godyll Road. Red brick ground floor with painted render elevations above. Projecting single storey bay with flat roof to the left which carries over the elevation creating a covered veranda, supported on posts with curved spandrels. Tall red brick stack to the approximate centre of the west facing roof pitch, the roof itself is covered with red clay pan tiles. The door and window joinery are modern



replacement units, sympathetically detailed. Forms part of a fairly unaltered frontage of houses facing the common.

*Sunset House – See Godyll Road*



*Mill House, The Common*

*Mill House, The Common* (Positive Unlisted Building). Former home of the mill owner, and latterly formed part of the Eversley Road School complex. Presumably built prior to the demolition of the mill (1894) although the structure shown on the 1884 1:2,500 Ordnance Survey map appears to relate to the single storey building that was replaced by the existing house. White brick with rendered ground floor. Central entrance with columned porch, flanked by a pair of flat roofed canted bay windows. Above each bay are tripartite windows and to the centre of the first floor a single plate glass sash window. The openings to the first floor have red brick key stone detailing. Welsh slate roof, hipped to the east, with gable end to the west and a white brick ridge stack. Wrought iron finialed railings and hand gate enclosing the front garden.



*Mariners, The Common*



*Old Mill, The Common*

*Mariners and Old Mill, The Common* (Positive Unlisted Building). A pair of double fronted villas dating from the late nineteenth century, shown on historic photographs alongside the mill, prior to demolition of the mill in 1894. Both villas are rendered, covering the original white brick elevations, and both houses have had their single storey canted bays raised in height and replacing the tripartite sash window arrangement to the first floor. Hipped roof covered with Welsh slate. Both houses retain some of their original plate glass sash windows. Finialed railings enclosing the front gardens.



*Eversley House (left) and No.10 The Master's House (right), The Common*

*Eversley House and No.10 The Master's House, The Common* (Positive Unlisted Building). Former School dormitory building c.1896 built for Eversley House Prep School for Boys, extended c.1914. The three storey left-hand section significantly pre-dates the two storey right-hand section and old photographs show a now lost gabled eastern return frontage with a projecting stack. Red brick with two storey canted bay capped by a projecting gable end, tile hung, and supported on timber brackets. Large brick dormer to the west. The right-hand section is a more relaxed affair, lower and balanced by a tile hung dormer at the eastern end of the roof.



Converted to housing by Barefoot and Gilles architects in 1990s.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.523.



*The Hollies, The Common*

*The Hollies, The Common* (Positive Unlisted Building). An early twentieth century villa, dominated by a two storey red brick canted bay with rendered attic gable supported on timber brackets. Balanced to the right by a dormer with pitched roof. Central entrance under a (possibly slightly later) enclosed plain tiled roof which abuts the canted side of the bay window. Projecting brick aprons below window sills. The house retains its original sash windows, divided to the upper sash and plate glass below. Railings and gate to the front garden contribute positively to the setting of the house.



*Wantage House, gate and boundary wall, The Common*

*Wantage House, The Common* (Positive Unlisted Building). Double fronted detached villa, dating from the early twentieth century. Symmetrical, with central projecting entrance porch with railings and balcony over. The porch is of later date,

possible 1920s. A modest gable gives the entrance central emphasis. Either side are two storey canted bay windows with horned plate glass sash windows. Below the sills are projecting brick cornices wrapping around both bays. Hipped roof covered with plain tiles and behind the ridge a pair of brick stacks, of differing size. Conservatory added to the west elevation c.2015, by Brian Haward.

*Church of the Sacred Heart – see Wymering Road*



*Wall to the western side of The Common fronting Homeleigh, The Paddock and Woodleys*

### **Woodleys Yard**



*Old Hall Cottage, Woodleys Yard*

*Old Hall Cottage, Woodleys Yard* (Positive Unlisted Building). The left hand side of a pair of cottages (the right side having been rebuilt). Probably of early 19<sup>th</sup> century date. Red brick with red clay pan tile roof covering and gable end brick stack. The first floor retains 6 over 6 pane sash windows. The ground floor openings have been enlarged. The property and associated front garden are set back and provide a change in scale and material use when compared to the structures surrounding it.



*Boundary wall, to the south of Manor Lodge, Woodleys Yard*

*Boundary wall, to the south of Manor Lodge, Woodleys Yard (Positive Unlisted Structure). Washed cobble and flint wall, with red brick piers and capping. Probably dating from the early 19<sup>th</sup> the wall makes a positive contribution to the character of Woodleys Yard.*

#### **Wymering Road**



*RC Church of the Sacred Heart and Presbytery, Wymering Road*

*Roman Catholic Church of the Sacred Heart and Presbytery, Wymering Road (Grade II)*



*Flats 1-2 Eversley Cottage, Wymering Road*

*Flats 1-2 Eversley Cottage, Wymering Road (Positive Unlisted Building). Detached red brick house, built c.1922 and forming part of the Eversley School, complex, now converted to apartments. Bold projecting string course which runs into the sills of the first floor windows, and below are projecting brick aprons. Two storey canted bay to the right side of the entrance façade, door to left. Spanning the entire width of the entrance elevation is a half-timbered gable, carried out and over the canted bay on a pair of timber brackets, each resting on a stone corbel. The property retains its original horned sash windows, divided to the upper leaves and plate glass with central glazing bar division below. The house is prominent in views looking south along Eversley Road, and west along Wymering Road.*



*Flats 1-6 (cons) Eversley Court, Wymering Road*

*Flats 1-6 (cons) Eversley Court, Wymering Road (Positive Unlisted Building). Two storey red brick*



structure, built c.1922. Plain principal elevation facing Wymering Road, with an unbroken red clay pan tile roof, and broad ground floor openings under flat gauged brick arches. The western end is more spirited where it turns the corner onto Blackmill Road and the accommodation becomes storey and a half, with a pair of dormer windows facing west. Prominent asymmetrical gable end facing Wymering Road. Windows are all replacement units. Forms an important part of the former school complex.



*Nos.1-10 (cons), Wymering Road*

*Nos.1-10 (cons) Wymering Road* (Positive Unlisted Buildings). A terrace of ten houses dating from the early twentieth century. No.1 is built from Suffolk white brick with horizontal bands of Suffolk red brick and lintels to door and window openings. Former shop front to the elevation facing Manor Park Road. The rest of the terrace is pebble dashed with timber two storey canted bays, except to No.7 which has a red brick canted bay that seems to pre-date the timber bays. Slate covered roofs with red clay ridge tiles with pierced detailing. Shared white brick stacks with contrasting red brick banding to the party wall line of each property. Small front gardens behind dwarf walls, mostly containing Minton tile panels before the recessed porches. The terrace retains much original door and window joinery.



*Nos.11-13 (cons), Wymering Road*

*Nos.11-13 (cons), Wymering Road* (Positive Unlisted Buildings). A short terrace of three houses, of which No.11 is the earliest and best preserved (shown on the 1927 1:2,500 Ordnance Survey Map). The other two houses possibly constructed after the Second World War. Rendered with square two storey bay windows facing Wymering Road (to Nos. 11 and 13) with entrances to the east and west gable ends. No.12 has no bays and an entrance off Wymering Road. Replacement windows to Nos.12 and 13 are unsympathetic, whereas No.11 retains its original window joinery and roof covering.

## York Road



*Nos.1 and 2, and Nos.5 to 19 (odd) York Road*

*Nos.1 and 2, and Nos.5 to 19 (odd), York Road* (Positive Unlisted Buildings). A terrace of ten villas dating from the early twentieth century. Red brick, with each house having a two storey canted bay windows with decorative tile panels between the ground floor and first floor windows. Nos.1 and 2 differ in being slightly lower in height to the rest of the terrace, and the roofs covered with red clay pan tiles. The rest of the terrace has Welsh slates to their roofs.



*General view of Nos.5 to 19 (odd) York Road*

Recessed entrance porches with half round brick lintel over; some of the porches now enclosed. The terrace retains an almost complete run of horned plate glass sash windows, only No.2 has replacement uPVC windows, which are unsympathetic. Small front gardens make a positive contribution to the conservation area, as do original tile paths, where retained. The terrace is little altered and prominent in views looking into and out of the western boundary of the Conservation Area.

#### **St Edmunds Road**



*Unit 20 Southwold Business Centre, St Edmunds Road*

*Unit 20 Southwold Business Centre, St Edmunds Road* The former Drill Hall, now known as Unit 20 Southwold Business Centre, was constructed in 1937 and has an innovative prefabricated 'Lamella' roof structure. Its geodetic barrel roof suggests that it would probably have been designed to have the capability to store anti-aircraft weaponry and vehicles as well as for its principal function as a

regimental drill hall. This reflects the fact that the TA was given responsibility for coastal and anti-aircraft defence in 1926 and 1935 respectively. According to Historic England, Geodetic barrel roofs such as the Southwold example were comprised of standard short members (of timber or steel) known as 'Lamella' which could be assembled efficiently and economically without need for extensive temporary supports or specialist construction knowledge. The Lamella roof structures erected in the UK in the 1930s to early 1950s were based on the pioneering designs of the German firm Junkers, first patented in October 1921. The Junkers design was licensed in 1929 to the Horsley Bridge & Engineering Co of Birmingham and marketed in England under the Lamella Construction label. The RAF adopted the designs from 1936 onwards, with the TA following suit shortly afterwards. Between 1936 and 1939, the War Office placed orders for a total of 18 Lamella structures, predominantly of the standard specification (60-foot span, 80-foot length and 28-foot height). Other examples of drill halls with Lamella roofs which survive intact include Redruth and St Just in Cornwall, both commissioned by the War Office in 1937.

The Southwold drill hall was built as a new facility for the Southwold Detachment of the Suffolk Regiment (D company), having been commissioned centrally by the War Office in 1937. The hall continued to be occupied by the regiment though until the end of the Second World War. In the 1950s the site was temporarily used as a community dance hall, a function it probably continued to serve up until c.1962, when the site was developed as a factory for coffee production. Since c.2000 the former drill hall has been run as a store and showroom.



## Section 2

### Structures Which Make a Positive Contribution to the Seaside Corporation Character Area

#### Cautley Road

See also No.11 Field Stile Road



No.1 Cautley Road

No.1 Causley Road (Positive Unlisted Building). A brick villa of c.1900 (shown on the 1904 1:2,500 Ordnance Survey map) possibly associated with the adjoining former hospital. Of three bays with a central pedimented breakfront containing a pilastered porch with double, partially glazed doors. Mullioned and transomed original casement windows. Heavy dentilled brick eaves cornice. Jenkins, A Barrett *A Visit to Southwold Containing Over 100 Photographs of Historic Interest* (Southwold, 1983) p 28.



Nos.3 & 5 Cautley Road

Nos.3 & 5 Cautley Road (Positive Unlisted Buildings). A pair of villas probably dating from

c.1900, (shown on the 1904 1:2,500 Ordnance Survey map). Possibly two of the three projected Cautley Road villas designed by the Walthamstow architect and civil engineer John Grant-Browning for Robert Jerman a builder of Leyton Essex. Designs for which were submitted for approval in February 1902 (Kindred). They are of three bays each, with gabled two storey bay windows to the outer bays. The houses are faced in red brick with plaster faced lintels, and mullioned and transomed windows. Central bay recessed with decorative wooden balcony beneath which is a corbeled arch. Partially glazed front doors. C Brown, B Haward & RJ Kindred *Dictionary of Architects of Suffolk Buildings 1800-1914* (Ipswich, 1991) p115. Jenkins, A Barrett *A Visit To Southwold, Over 100 Photographs of Historic Interest* (Southwold, 1983) p 28.



Nos. 7 & 9 Cautley Road

Nos. 7 & 9 Cautley Road (Positive Unlisted Buildings). A well-preserved pair of villas which probably date from c.1900, (shown on the 1904 1:2,500 Ordnance Survey map). Red brick with horned plate-glass sashes and a Welsh slate roof. Two stories with attics. Symmetrical façade, the outer bay of each house consists of a brick bay window capped by a gable with applied timber framing, whilst in the centre are a pair of porches with decorative painted wooden hoods resting on brackets with Welsh slate roofs. The original partially glazed panelled front doors also survive. Possibly one of the three projected Cautley Road villas designed by the Walthamstow architect and civil engineer John Grant-Browning for the builder Robert Jerman of Leyton, designs for which were submitted for approval in February 1902 (Kindred).

Low red brick later twentieth century walls to street.

### Chester Road (North Side)

*See Also No.7 North Parade*

*Balmore Cottage, No.1A Chester Road – see No.7 North Parade and for 1B Chester Road - see No.4 Chester Road.*



*Nos.1-5 (Odd) Chester Road*

*Nos.1-5 (Odd) Chester Road* (Positive Unlisted Buildings). A terrace of three south facing houses built on plots sold by Southwold Corporation in 1885, with the provision that houses costing no less than three hundred pounds should be built upon them. Save for No.16 all of the houses on Chester Road were probably constructed by the same builder. The completed terrace appears on a photograph taken in 1893 from the lighthouse, which is preserved within the Southwold Museum collection. Red brick with elaborate Suffolk white brick dressings and quoins. Original horned plate-glass sashes with margin lights preserved. No.5 sadly now painted. Partially glazed front doors set within recessed porches with decorative tile floors. Welsh slate roof with projecting eaves resting on heavy moulded corbels. Finialed dormers and red brick ridge stacks rising from spine walls between the houses. No.1 has a discreet and sympathetically designed c.2010 addition. Garden walls mostly rebuilt, and decorative iron railings removed. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83 & 87.



*Nos.7 & 9A-9C Chester Road*

*Nos.7 & 9A-9C Chester Road* (Positive Unlisted Buildings). A pair of houses built on plots sold by Southwold Corporation in 1885 with the provision that houses costing no less than three hundred pounds should be built upon them. Map evidence suggests that they were built between 1891 and 1904, whilst at least two houses were occupied by the time of the 1891 census. They are similar in design to No.4 Dunwich Road. Save for No.16, the houses on Chester Road were probably constructed by the same builder. Red brick with elaborate gault brick dressings and pilasters. Two storeys and two bays with original horned plate-glass sashes. Reroofed in black pan tiles. Small red brick stacks rise from the spine wall between the two properties. Partially glazed front doors beneath arched fanlights. Railings removed. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p87.



*No.11 Chester Road*

*No.11 Chester Road* (Positive Unlisted Building) A former shop built on a plot sold by Southwold Corporation in 1885 with the provision that a house or shop costing no less than two hundred and fifty



pounds should be built upon it. Reputedly constructed as a branch of Debney's Department Store (see South Green for former main premises) c.1895. Red brick with elaborate gault brick dressings and pilasters. The former front door in the splayed corner now has a window set within the original arched opening. Original shop facias between pilasters on corner two bays of Chester Road façade, and those on Stradbroke Road façade now sensitively replaced with windows. The present front door is that designed to serve the original living accommodation above the shop. Jenkins, A Barret *A Visit to Southwold Over 100 Photographs of Historic Interest* (Southwold, 1983) p 62.

### Chester Road (South Side)

*'Dobcott' Chester Road – see No.6 North Parade*



*No.2 Chester Road*

*No.2 Chester Road* (Positive Unlisted Building). A villa built on a plot sold by Southwold Corporation in 1885 with the proviso that a dwelling costing not less than two hundred and seventy pounds be constructed on the site. Map evidence suggests that it was built between 1891 and 1904 whilst at least two houses were occupied by the time of the 1891 census. Save for No.16, the houses on Chester Road were probably constructed by the same builder. Red brick with elaborate gault brick dressings and pilasters. Two storeys and two bays with original horned plate-glass sashes. Partially glazed front door set within recessed arched porch. Reroofed but retaining decorative brick ridge stack and original decorative pots.



*Nos.4-10 (even) Chester Road*

*Nos.4-10 (even) Chester Road* (Positive Unlisted Buildings). A terrace of four substantial three-storey houses built on plots sold by Southwold Corporation in 1885 with the proviso that dwellings costing not less than two hundred and seventy pounds be constructed on the site. Map evidence suggests that it was built between 1891 and 1904. Save for No.16, the houses on Chester Road were probably constructed by the same builder. This block has similarities to Nos.1 & 3 Dunwich Road and Nos.15-19 (Odd) Marlborough Road. Red brick with elaborate gault brick dressings and pilasters. Original horned plate-glass sashes. Recessed arched porches.



*Nos.12 & 14 Chester Road*

*Nos.12 & 14 Chester Road* (Positive Unlisted Buildings). A pair of villas built on plots sold by Southwold Corporation in 1885 with the proviso that dwellings costing not less than two hundred and seventy pounds be constructed on the site. Map evidence suggests that it was built between 1891 and 1904 whilst at least two houses on Chester Road were occupied by the time of the 1891 census. Save for No.16, the houses on Chester Road were probably constructed by the same builder. Red brick with elaborate gault brick dressings and pilasters. Two storeys and two bays with original horned plate-glass sashes. Recessed porches containing partially glazed front doors beneath rectangular fanlights. Nos.12 & 14 play an important role in the setting of the Grade II listed lighthouse and are remarkably well-preserved houses of their kind.



*No.16 Chester Road*

*No.16 Chester Road* (Positive Unlisted Building). A detached house constructed between 1895 and 1904. It occupies two of the plots sold by Southwold Corporation in 1885 with the proviso that a house of the minimum value of two hundred and seventy pounds be constructed upon each. Historic photographs show that these plots remained empty for some time after neighbouring properties had been completed. Red brick with gault brick embellishments and painted stone dressings. Two storey canted bay with plate-glass sashes and recessed porch. Steeply pitched Welsh slate roof. Twentieth century lean-to garage to east. Gabled return elevation to Stradbroke Road with lower pan tiled roofed range. No.16 Chester Road plays an important and positive role in the setting of the Grade II listed lighthouse.

### **Cumberland Road (East Side)**

*See Old Town Character Area for southern section of Cumberland Road including Cumberland Terrace and the school.*





*The Anchorage, No.14 Cumberland Road*

*The Anchorage and outbuildings, No.14 Cumberland Road* (Positive Unlisted Building). A detached house with an attached range of outbuildings to its north which were possibly originally associated with a rope walk shown on historic maps as being located on land to its immediate north and also one to the immediate west. Both of these rope walks belonged to Henry Oldring in the mid nineteenth century. The house is possibly of c.1800 date but with later nineteenth, and early twentieth century alterations. In the late nineteenth century after the closure of the rope walks, it was the home of the Vurley family blacksmiths, and the attached outbuilding is shown as a smithy on both the 1884 and 1904 1:2,500 Ordnance Survey maps. The Vurleys also had a blacksmiths workshop on Bartholomew Green. House of rendered red brick with plate-glass sashes to the upper floor and twentieth century bay windows below. Black glazed pan tile roof with stacks rising from gables at northern and southern end. Lower partially two storey and partially single storey, lean-to range at rear of possibly later date. The attached outbuilding is of red brick with a red pan tiled roof. A further range of partially rebuilt corrugated roofed outbuildings spring from its northern end forming the north side of the courtyard. These may originally have been open fronted cart sheds but have been largely rebuilt. They abut an impressive high nineteenth century brick and cobble wall which may have been designed to act as a windbreak. The boundary wall between the courtyard and Cumberland Road is of later twentieth century date. Good cobble wall with brick dressings marking the southern boundary of the plot against which the house is built.



*Wall enclosing courtyard at The Anchorage, No.14 Cumberland Road*

### Cumberland Road (West Side)



*Southwold Arts Centre, Cumberland Road*

*Southwold Arts Centre, St Edmunds Hall, Cumberland Road* (Positive Unlisted Building). A public hall of 1934 which was originally faced in red brick with concrete lintels. It was badly damaged in a bombing raid in 1941 and rebuilt 1952 to the designs of the Borough Surveyor JS Hurst. The hall was again remodelled, and its rendered classical frontage range added c.1989-92 to designs by the Southwold architect John Bennett. A prominent landmark at the northern end of the Old Town character area which plays an important role in the wider setting of the Grade I parish church.

**Drayman Square - See Tibby's Triangle**

### **Dunwich Road (North Side)**



*Nos.1 & 3 Dunwich Road*

*Wye Cottage No.1 & No.3 Dunwich Road* (Positive Unlisted Buildings). A pair of substantial three storey houses with some similarities to Nos.4-10 (even) Chester Road and Nos.15-19 (Odd) Marlborough Road. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Red brick with elaborate gault brick dressings. Two storey canted bay windows retaining original plate-glass horned sashes. Front doors set within arched openings that to No.1 now with a late twentieth century glazed wooden porch. No.1 also has plate-glass sashes in its eastern return wall. This property is likely to have suffered bomb damage in World War Two as the neighbouring now demolished Marlborough Hotel was very badly damaged in 1943.



*Nos. 5-9 (Odd), Dunwich Road*

*'Moffats' No.5, 'Elkhorn' No.7 & No.9 Dunwich Road* (Positive Unlisted Buildings). A terrace of three dwellings which are similar to Nos.1 & 2 North Parade. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Red brick with elaborate gault brick dressings. Hipped

Welsh slate roof with overhanging eaves. Decorative first floor balcony of cast iron resting on canted bay windows beneath. Original partially glazed front doors preserved. Original horned plate-glass sashes throughout except to balcony French doors. Ridge stacks rising from spine wall between Nos.7 & 9 and to eastern end of terrace. Boundary walls to pavement all rebuilt in the later twentieth century.

### **Dunwich Road (South Side)**

*No.2 Dunwich Road – See Nos. 11-13 North Parade*



*No.4 Dunwich Road*

*No.4 Dunwich Road* (Positive Unlisted Building) An end of terrace house. Shown completed on a photograph taken on the 18<sup>th</sup> of October 1893 from the lighthouse, which is preserved in Southwold Museum. Not however occupied at the time of the 1901 census. Probably built of red brick with elaborate gault brick dressings and pilasters but all sadly now painted. Similar in design to Nos.7 & 9 Chester Road. Original horned plate-glass sashes retained. Blind return elevation to east. Late twentieth century plan tile roof replacing Welsh slate. Unsympathetic later twentieth century low boundary wall to street frontage. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.





*Nos. 6-12 (even) Dunwich Road*

*Dunwich Terrace, Nos.6-12 (even) Dunwich Road* (Positive Unlisted Buildings). A terrace of four houses. Shown completed on a photograph taken on the 18<sup>th</sup> of October 1893 from the lighthouse which is preserved in Southwold Museum. Red brick with painted stone dressings. Two storey canted bays with pilasters and carved lintels and decorative tile insets between the floors. Welsh slate roof with finials above the canted bay windows. Horned plate-glass sashes. Paired arched recessed porches containing partially glazed panelled doors. The door to No.8 still retains stained and leaded glass panels. Some houses now with secondary door flush with the façade. Twentieth century dwarf red brick walls to Dunwich Road. Possibly by the same builder as No.16 Chester Road. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



*Nos.14 & 16 Dunwich Road*

*Nos.14 & 16 Dunwich Road* (Positive Unlisted Buildings). Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Red brick with elaborate Suffolk white brick dressings and a Welsh slate roof. Two storeys and two bays with original horned plate-glass sashes. Linked arched doorways that to No.16 still containing recessed porch with elaborate tiled floor. Partially

glazed front doors flanked by full height canted bays.



*Suffolk House, No.18 Dunwich Road*

*Suffolk House, No.18 Dunwich Road* (Positive Unlisted Building). Three storey and three bay villa, now flats. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps and shown as connected to the adjoining, now heavily altered, former shop No.17 Stradbroke Road on the 1904 Ordnance Survey map and that of 1927. Both house and shop appear to have been built for Charles Edward Hurren of Reydon who sold them in 1904 (Suffolk Record Office 117/377/49). Red brick with gault brick dressings and a Welsh slate roof. Central doorway flanked by two storey canted bays with horned plate-glass sashes. Central bay altered to allow French doors and balcony at first floor level. Decorative tile step. One bay eastern return elevation slightly canted to allow views of the sea.

## **Field Stile Road**

*St Edmunds Court – See North Green, for the Churchyard boundary walls, gates and gate piers see Church Green.*



*Good Hope and Coniston, Field Stile Road*

*Good Hope and Coniston, Field Stile Road* (Positive Unlisted Buildings). A semi-detached pair of cottages which were built to a highly conservative design in the late 1920s (the site appears undeveloped on the 1927 1:2,500 Ordnance Survey map). Red brick with pebbledashed first floor and a red pan tile roof. Central ridge stack rising from spine wall. Four light plate-glass horned sashes retained. Arched doorways set within otherwise largely blind return elevations. Possibly early public housing.



*Nos.1-7 (cons) Field Stile Road*

*Nos.1-7 (cons) Field Stile Road* (Positive Unlisted Buildings). A well-preserved terrace of seven substantial villas which probably date from the late 1880s. Bearing a central panel bearing the name 'Eastholme'. Red brick with painted stone hood moulds to the windows and Suffolk white brick embellishments. Decorative pierced bargeboards with spear finials. Black pan tiled roofs capped by decorative ridge tiles. Ridge stacks rise from the spine walls between the villas. Each house is of two bays with a front door and bay window beneath a continuous tile lean-to roof. These are shown to have stained and leaded upper lights on an early photograph preserved within the Southwold

Museum Collection. Mullioned and transomed casement windows above. Passageway embellished with hood mould to rear gardens between Nos. 1 & 3. Contemporary gault and red brick dwarf garden walls with square-section piers with pyramidal caps. The terrace plays an important role in the setting of the Grade I listed parish church which is located directly to its south. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p124.



*Nos.8 & 9 Field Stile Road*

*Nos.8 & 9 Field Stile Road* (Positive Unlisted Buildings). A semi-detached pair of cottages dating from 1881 which re similar in design to Nos.13 & 14 Barnaby Green. Red brick with painted stone dressings and Suffolk white brick embellishments. Two central partially glazed and panelled doors beneath shared lintel flanked by two storey canted bays with horned plate-glass sashes. Welsh slate roof with small red brick ridge stacks at eigher end. Above the central doorways is a decorative panel of white brick within which is a date stone. No.9 has a return elevation to St Edmunds Road which retains all but one of its horned plate-glass sashes. No.9 retains dwarf white brick walls with square section piers terminating in pyramidal caps which continue along the plot's St Edmunds Road frontage. These houses play an important role in the setting of the Grade I listed parish church which is located directly to its south.





*No.10A Field Stile Road*

*No.10A Field Stile Road* (Positive Unlisted Building). Former farmhouse of c.1800 associated with the Town Farm whose lands were sold by the Corporation for development in 1899. At the time of the 1881 census the farm was comprised of 46 acres. Its farm buildings disappeared gradually during the opening decades of the twentieth century. Of red brick with a Welsh slate roof. Symmetrical three bay two storey principal façade with a blind decorative recess in the form of a window opening above the central front door. Twentieth century partially glazed front door with rectangular fanlight. Twelve light hornless sashes below plaster faced wedge shaped lintels. The house plays an important role in the setting of the Grade I listed parish church which is located directly to its south. Good twentieth century dwarf red brick walls to frontage. The attached later twentieth century property to the north does not contribute positively to the conservation area.



*Former Hospital, Field Stile Road*

*Former Hospital, Field Stile Road* (Positive Unlisted Building). Former cottage hospital and nurse's accommodation commissioned in 1897 to mark

Queen Victoria's diamond jubilee and opened in 1903. It was designed by Thomas Edward Key of Leiston. Symmetrical façade of red brick with applied decorative timber framing to the gables. Red plain tile roof with gabled dormers. Sashes windows divided by central mullion below rubbed brick wedge shaped lintels and with decorative apron beneath. Altered 1929, operating theatre enlarged and rebuilt 1933. The hospital closed c.2015. Mid twentieth century flat-roofed additions to front and rear demolished c.2020 and buildings in process of conversion into a 'community hub' 2021. The original hospital building plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*'Avondale', No.11 Field Stile Road*

*'Avondale', No.11 Field Stile Road and garden wall to rear* (Positive Unlisted Building). A semi-detached house of red brick with elaborate Suffolk white brick dressings and pilasters. Built sometime between the publication of the 1891 Ordnance Survey map and the taking of a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Arched recessed porch with partially glazed, panelled front door. Semi-circular plate-glass fanlight. Retains original horned plate-glass sashes. Reroofed in black pan tiles but retaining decorative chimneystack. Cautley Road return elevation blind with a possibly partially rebuilt gable. Rear elevation visible from Cautley Road,

entirely of red brick with two projecting wings, one of two storeys the other of a single storey, probably twentieth century and rendered. Plate glass sashes and dormers in roof slope. Good high nineteenth century red brick garden wall attached to rear of house marking Cautley Road boundary of plot. Gault brick low walls to front. The house plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*No.12A-12C Field Stile Road*

No.12A-12C Field Stile Road (Positive Unlisted Building). A three-storey semi-detached house now converted to flats. Red brick with Suffolk white brick dressings and pilasters. Constructed sometime between the publication of the 1891 Ordnance Survey map and the taking of a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Horned plate-glass sashes. Decorative pierced bargeboards to half dormers at second floor level. Recessed arched porch sadly replaced with window but principal façade otherwise intact. Gault brick boundary wall with square section pier and pyramidal cap to east. The house plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*Nos.14-16 (cons) Field Stile Road*

*Nos.14-16 (cons) Field Stile Road* (Positive Unlisted Buildings). Three houses, originally a semi-detached pair of c.1888, No.16 added c.2011. Red brick with elaborate Suffolk white brick dressings and plinth. Replaced, black pan tile roof. Partially glazed panelled doors beneath gabled wooden hoods resting on curved brackets. Horned plate-glass sashes. No. 16 has a substantial red brick addition of c.2000 to its rear which is visible from Foster Close and a flat-topped dormer in its rear roof slope. Dwarf Suffolk white brick boundary wall. The terrace plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*Blyth Terrace, Nos.17-23 (Cons) Field Stile Road*

*Blyth Terrace, Nos.17-23 (Cons) Field Stile Road* (Positive Unlisted Buildings). A terrace of seven houses which were probably constructed c.1889-90 (shown completed on a dated 13<sup>th</sup> October 1893 in the Southwold Museum collection and recorded in the 1891 census). Of red brick with stone dressings with a hipped Welsh slate roof. Ridge stacks rise from the spine walls between the houses. Paired pilastered doorcases with hoods and rectangular plate-glass fanlights. Doors largely replaced. The terrace's horned plate glass sash windows survive intact. No.17 has a small late twentieth century lean-to extension on its Foster Close elevation. The terrace's front garden walls have largely been



rebuilt. The terrace plays an important role in the setting of the Grade I listed parish church which is located directly to its south.



*Victoria Cottages, Nos.24 & 25 Field Stile Road*

*Victoria Cottages, Nos. 24 & 25 Field Stile Road* (Positive Unlisted Buildings). According to the Southwold and Son website these cottages were built by the farmer William Frederick Baggot c.1877 on the site of a windmill which had recently been destroyed by fire. A pair of cottages are shown on this site on the 1884 1:2,500 Ordnance Survey map. Their façade is shown on a dated photograph of 1893. Redbrick façade with elaborate gault brick dressings. Roof of black pan tiles with red pan tile diamond shaped embellishments. No.25 has a late twentieth century small addition. Gabled nineteenth century red brick outbuilding to the rear of No.24 which may have once been connected to the Baggot's bakery business.



*No.26A Field Stile Road*

*No.26A & 26B Field Stile Road* (Positive Unlisted Building). A detached house of unusual design which probably dates from the early 1880s. It appears on an 1885 survey plan attached to a Barker & Sons auction catalogue for the sale of development land bordering Stradbroke Road where it is labelled 'bungalow' (Suffolk Archives, Lowestoft Branch). A house of that name is also

recorded on the 1891 census as unoccupied. It now forms two houses which sit back to back. Red brick with Suffolk white brick dressings and stone lintels. Welsh slate roof. Substantial canted bay with French doors. Late twentieth century flat roofed garage.



*Nos.27-31 (cons) Field Stile Road*

*Nos.27-31 (cons) Field Stile Road* (Positive Unlisted Buildings). An inventively designed terrace of c.1900 which is shown completed on the 1904 1:2,500 Ordnance Survey map. Their site is shown as vacant on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. One of the finest and most unusual of its date in the town. The houses are faced in red brick, the two outer houses Nos.27 & 31 having two storey tile hung bay windows with mullioned and transomed casements. The houses in between have single-storey bay windows capped by a continuous wooden balcony which also acts as a roof to the decorative arched wooden porches. Arched front doors with radial fanlights and original half-glazed panelled doors. At first floor level Nos.28-30 have a doorway to the balcony flanked by a tripartite sash. Heavy moulded eaves cornice beneath projecting eaves. Roof coverings largely replaced but retaining original flat roofed dormers, though several of the dormer windows have been unsympathetically replaced. Dwarf walls to Field Stile Road frontage with wooden fencing.

*'Dunbergh'- see North Parade*

## **Foster Close**

*See Nos 16 & 17 Field Stile Road.*

### Marlborough Road (East Side)

*Nos. 2 – 12 Marlborough Road.* Previously identified as positive unlisted buildings, these modern structures no longer merit inclusion.

### Marlborough Road (West Side)



*Flats 1-3 Rochester House No.11, & No.13 Marlborough Road*

*Flats 1-3 Rochester House No.11, & No.13 Marlborough Road* (Positive Unlisted Buildings). A pair of substantial three storey houses of c.1890 which were partially rebuilt after considerable bomb damage in 1943. The neighbouring buildings to the immediate south were destroyed in the same raid. Red brick with gault brick quoins and dressings and a red pan tile roof. Horned plate-glass sashes with margin lights to canted bays. Three storeys with two storey canted bay windows a narrow recessed central range. Glazed later twentieth century porch. Dwarf red brick boundary walls to Marlborough Road. Jenkins, A Barrett *Reminiscences of Southwold During Two World Wars* (Southwold, 1984) p67.



*Nos.15-19 (Odd) Marlborough Road*

*Nos.15-19 (Odd) Marlborough Road* (Positive Unlisted Buildings) A terrace of three substantial red brick houses with Suffolk white brick dressings

and canted bays. Nos.15 & 19 retain their original open fronted recessed porches. No.17 now has a pedimented wooden porch, while the windows have been unsympathetically replaced. Nos.15 & 19 however retain their original horned plate-glass sashes. Welsh slate roof with red brick ridge stacks.



*Nos.21 & 23 Marlborough Road*

*Nos.21 & 23 Marlborough Road* (Positive Unlisted Buildings). A pair of substantial three storey houses of c.1890. Originally part of a larger terrace those houses which lay to the north being destroyed in World War Two. Red brick with painted stone dressings. Two storey bay windows capped by balconies with French doorswindow at second floor level. Front doors set with glazed porches again capped with balconies. Plate-glass sashes. Central arched doorway leading to passage to rear gardens. Dwarf red brick boundary walls with square-section piers.

*Nos. 25 – 35 Marlborough Road.* Previously identified as positive unlisted buildings, these modern structures no longer merit inclusion.

### North Parade (West Side)

*For the former lighthouse accommodation block located behind No.1 see Stradbroke Road in the Old Town character area.*





*Nos.1 & 2 North Parade*

*Nos.1 & 2 North Parade* (Positive Unlisted Buildings). Semi-detached pair of villas built of red brick with elaborate gault brick dressings. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Nos.5-9 (Odd) Dunwich Road are of a similar design. Hipped Welsh slate roof with overhanging eaves. Decorative first floor balcony of cast iron resting on canted bay windows beneath. Original partially glazed front doors preserved within linked arched surrounds. Original horned plate-glass sashes throughout except to French doors to balcony which are less sympathetic visually. Rendered southern return elevation. Low gault brick garden wall of similar date to front. Nos.1 & 2 make a strong positive contribution to the setting of the Grade II listed lighthouse.



*Nos. 3 & 4 North Parade*

*Nos.3 & 4 North Parade* (Positive Unlisted Buildings). A pair of substantial semi-detached houses of red brick, with Suffolk white or gault brick dressings. Black pan tile roofs replacing original slate. Built sometime between the publication of the 1891 and 1904 Ordnance Survey maps. Two storeys with attics lit by gabled dormers with

decorative pierced bargeboards with spear finials. Unsympathetic rooflights added to roof above. The original horned plate-glass sashes with margin lights survive to the North Parade façade. Originally with arched recessed porches, that to No.4 is now glazed in. The original panelled front doors however survive to both houses.



*Nos.5 & 6 North Parade*

*Nos. 5 & 6 North Parade including 'Dobcott' Chester Road* (Positive Unlisted Buildings). A pair of substantial houses which probably date from the early 1890s. Of red brick with gault, or Suffolk white brick dressings. Original Welsh slate roof replaced with pan tiles, ornate bargeboards with spear finials to gables and overhanging eaves. Original four light plate-glass sashes largely retained but No.5 has French doors above its ground floor bay window. Arched door openings. Low boundary wall to No.5 of gault brick whilst that to No.6 is of red brick.



*Nos. 7-10 (cons) North Parade*

No.7 North Parade (including Balmore Cottage No.1A Chester Road) and Nos.8-10 (cons) North Parade. (Positive Unlisted Buildings). Seafront terrace built on plots sold by Southwold Corporation in 1885 with the proviso that a house costing no less than four hundred pounds should be constructed upon each. The completed terrace appears on a photograph taken on the 18th of October 1893 from the lighthouse tower (Museum collection). All the terrace houses are described as either lodging or boarding houses in the 1911 census. Red brick with gault brick dressings and a Welsh slate roof. Plate glass sashes. The rear wing of No. 7 was sensitively converted into a separate dwelling in the late twentieth century and extended around the same date. It now forms No.1A Chester Road. Late twentieth century dwarf wall to Chester Road. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



'Craighurst' Nos.11-13 (cons) North Parade

'Craighurst' Nos.11-13 (cons) North Parade and No.2 Dunwich Road (Positive Unlisted Buildings) A prominently located seafront terrace of three substantial houses. Built on plots sold by Southwold Corporation in 1885 with the proviso that a house costing no less than four hundred pounds should be constructed upon each. Map evidence suggests that they were constructed sometime between 1891 and 1904 but they appear to have been built in two sections as only the southern section appears on a dated photograph taken on the 18<sup>th</sup> of October 1893 from the lighthouse which is preserved within Southwold Museum's collection. Of three storeys with two storey canted bay windows. Of painted brick with a Welsh slate roof and overhanging eaves. No.13 retains its original pilastered doorcase, the door openings for Nos.11 & 12 are arched but that to No.12 now contains a window. pilastered doorcase, the door openings for Nos.11 & 12 are arched but that to No.12 now contains a window. All window joinery

unsympathetically replaced in the later twentieth century. All three were private houses in 1911 according to the census, but by 1916 directories show that No.12 was in use as apartments. No.13 was the original 'Craighurst' and later became the Craighurst Hotel. The terrace was damaged by bombs in 1941, and the balconies were probably added during reconstruction (not shown on pre-WWII pics). Converted to apartments 2001. The two-storey rear range of No.13 now forms a separate dwelling known as No.2 Dunwich Road. It has an arched recessed porch which appears to be original and one four-light plate-glass sash. First floor windows altered to allow access to the balcony. Flat roofed late twentieth century dormers in roof. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83.



'The Mount' No.14 North Parade

'The Mount' No.14 North Parade A substantial detached sea front villa constructed sometime between 1891 and 1904. However, the villa also appears on an October 1893 photograph taken from the lighthouse preserved within the Southwold Museum collection. Painted Suffolk white brick with a hipped Welsh slate roof. Tall decorative chimney stacks with original pots. Frontages to North Parade and Marlborough Road. Three-bay façade to North Parade with a central porch containing an arched opening, its roof acts as a balcony accessed from French doors. Window joinery largely replaced. Canted bay to north of two storeys. Second floor lit by three gabled half dormers with bargeboards. Single storey small northern addition which map





*No.14 North Parade c.1910*

evidence suggests replaces a small conservatory. Southern return elevation of two bays has a canted bay of two storeys which originally contained paired sashes with a central mullion but now contains a single plate-glass sash. Lean-to conservatory which is shown on early twentieth century photographs. Marlborough Road elevation has a twentieth century addition with a steeply pitched Welsh slate roof. Low painted brick wall to North Parade the southern section of which is capped with simple iron railings. Square section gate piers. High boundary wall to southern and Marlborough Road frontages also now painted. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83



*Stoke Lodge, No.15 & Nos.16-17 North Parade*

*Stoke Lodge, No.15 and Nos.16-17 North Parade* (Positive Unlisted Buildings). A block of three substantial, three-storey, red brick houses with Welsh slate roofs and two storey rear outshots. No.17 now painted. Map evidence suggests that they were constructed sometime between 1891 and 1904. A dated photograph of October 1893 taken from the lighthouse appears to show these houses completed. Each house has a two-storey canted bay window with a balcony on its roof

accessed from French doors at second floor level. The balconies are of elaborate cast iron between gault brick piers capped with ball finials. That to No.17 has however been replaced by one of painted wood. Horned plate-glass sashes. Partially glazed panelled doors with rectangular fanlights above. Red brick ridge stacks with a gault brick dentilled cornice below the cap. Rendered brick dwarf wall to gardens with square-section gate piers. Late twentieth century iron gates. No. 16 described as apartments in Kelly's 1916 directory whilst No.15 was in single occupation. Considerably altered single storey red brick outbuilding to rear of No.15. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83



*Nos.18 & 19 North Parade*

*'Avondale' No.18 and 'St Marys' No.19 North Parade* A mirrored pair of substantial three storey seafront houses, No.18 is dated 1894 on its canted bay. Red brick with Welsh slate roofs, and now painted gault, or Suffolk white brick embellishments. Each house is of two and a half bays with an arched doorway in a moulded brick surround to the inner bay which contains a partially glazed front door beneath a fanlight. This is flanked by a two-storey canted bay window with a decorative brick first floor sill band and lintels. The plate-glass sash window which flanks it at first floor level also has decorative mouldings to its sill. No. 19 has had several of its windows unsympathetically replaced. Smaller arched passage entrance door to outer half bay. Window joinery replaced. No.18 was a private house in 1916 whilst its neighbour was lodgings (Kelly).



*Nos. 20-22 (cons) North Parade*

*Nos. 20-22 (cons) North Parade* (Positive Unlisted Buildings). Three substantial dwellings of red brick, with gault, or Suffolk white brick window surrounds which form part of a terrace with Nos.18 & 19 and like them probably date from c.1894. Of three storeys and two bays each. Each house has a two-storey canted bay window, those to Nos.20 & 21 are now rendered. Arched front doors in moulded surrounds with partially glazed front doors. Window joinery to No.22 replaced, the other houses retain four light horned plate-glass sashes. No.21 has had its chimney stack removed. Later twentieth century dwarf brick boundary walls to North Parade. No.22 was a hotel in 1911 according to census returns and No. 21 apartments. Nos.21 & 22 are described as 'apartments' in Kelly's 1916 Directory.



*Nos.23-25 (cons) North Parade*

*No.23, Amber House No.24, & No.25 North Parade* (Positive Unlisted Buildings). Terrace of three substantial three storey houses, possibly designed as boarding houses. Map evidence suggests that they were constructed sometime between 1891 and 1904, however their site appears to be vacant on a dated photograph of October 1893 taken from the lighthouse. Red rick with brick quoins and rubbed brick lintels. Brick parapet and moulded brick cornice. Horned plate-glass sashes survive to No.23. Nos.24 & 25 with heavier replacement sash frames to original design. Each house of two bays with a two-storey canted bay window to the northern bay. That to the central house is rendered which may possibly be an original design feature. Four panelled front doors beneath plate-glass fanlights. The rear elevations of Nos.25 & 26 are visible from Field Stile Road, that to No.25 being rendered. Both retain their horned plate-glass sashes. Nos.24 & 25 appear to retain their original boundary walls to their front gardens. No.23 was a private house in 1916 (Kelly.) John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p83



*Nos. 1-3 Strathmore House, No.26 North Parade*

*Nos. 1-3 Strathmore House and boundary walls, No.26 North Parade* (Positive Unlisted Building). Substantial villa built c.1896 as a speculative venture for James Crimmen, wine and spirit merchant of The Manor House, High Street, Southwold. The site of the adjoining 27 & 28 appears to have been in the same ownership during this period. In 1901 occupied by the London barrister Richard Paddison. Subdivided c.1963. Three storey gault brick façade, with painted stone dressings. Hornless plate-glass sashes. Plain tile roof with substantial central ridge stack. Three bays, that to centre slightly recessed and containing



an arched doorway with plate-glass fanlight. Outer bays have canted bay windows beneath projecting gables. Southern and northern return elevations with oriel window resting on decorative brackets. Rear elevation visible from Field Stile Road has a gabled dormer window with bargeboards and projecting eaves. Original gault brick front garden walls to south and east with square-section gate piers. High rendered garden walls to rear. See Southwold and Son website for further details.



*Strathmore House, No.26 North Parade from Field Stile Road*



*'The Cedars' and 'Duntreath' Nos.27-28 North Parade*

*'The Cedars' and Duntreath Nos.27-28 North Parade* (Positive Unlisted Buildings). A pair of substantial semi-detached houses of a bold and inventive free 'arts and crafts' design one of the best buildings of the period in the town. Of two storeys, with attics lit by flat topped twentieth century dormers. The houses occupy a prominent seafront site and were probably constructed in the early to mid-1890s. Photographic evidence shows that they predate the adjoining Strathmore House and that the plain tile cladding to the first floor probably replaced applied timber framing within ten years of the building's original completion. The pair appear to have been occupied as a private

school at the time of the 1901 census (possibly owned by the barrister Richard Paddison who lived next door). Parts of the principal elevation has some similarities to the gabled pavilions of the now demolished c.1897 Marlborough Hotel, which stood nearby at the junction of Marlborough and Dunwich Roads, this may have been designed by the same architect Arthur Pells. Red plain tile hung first floor and gables, the ground floor, northern, and rear elevations largely rendered and painted. Red tile roofs with heavy moulded eaves cornice. The fenestration to No. 28 has been unsympathetically replaced. The centre of the North Parade façade is dominated by two steeply pitched gables resting on balconies with elaborately carved columns, these balconies rest on the ground floor canted bay windows. The balcony to No.27 is sadly now glazed in but retains original structure. No.28 has display frontages to North Parade and Field Stile Road, that to Field Stile Road designed to overlook the forecourt of the former Grand Hotel which was completed in 1901 but whose site had been laid out much earlier. Rendered dwarf garden walls to North Parade topped with fine late nineteenth century railings. Original iron gates. No. 28 was slightly damaged in World War Two. Jenkins, *A Barrett Reminiscences of Southwold During Two World Wars* (Southwold, 1984) p49.



*No.28 North Parade from Field Stile Road*

#### **St Edmunds Road**



*Nos.1-31 (Odd) St Edmunds Road*

*Corporation Cottages Nos.1-31 (Odd) St Edmunds Road* (Positive Unlisted Buildings). A substantial terrace of uniformly designed early local authority housing dating from 1905; some of the earliest to survive in England. They were built by Southwold Corporation from monies generated by the sale of part of the Town Farm estate for housing. Red brick with red pan tile roofs (the cottages are also shown with pan tile roofs on early photographs). Replaced casement windows divided by mullions, that to ground floor level beneath shallow arched brick lintel. Partially glazed front doors again beneath shallow arched brick lintel but set back slightly from the exterior of the building. Upper floor windows are set just below the eaves. Red brick ridge stacks.



*Nos. 2-6 (even) St Edmunds Road*

*Nos. 2-6 (even) St Edmunds Road* A block of three conservatively designed interwar period houses built by Southwold Corporation. Dating from 1932 they form part of the immediate setting of Southwold's earliest council houses.

### **Salisbury Road**

*See also Salisbury House, No.56 Stradbroke Road & The Corner House, No.58 Stradbroke Road*



*Nos.1-7 (Odd) Salisbury Road*

*Nos.1-7 (Odd) Salisbury Road* (Positive Unlisted Buildings). A terrace of c.1895 built of red brick with Suffolk white brick and painted stone dressings and a Welsh slate roof. Full height canted bay windows,

paired recessed porches with decorative tile insets. Decorative eaves cornice. Partially glazed front doors of various designs all of which appear to be of later twentieth century date. Horned plate-glass sashes. Tall red brick ridge stacks with a decorative cap. Rebuilt dwarf red brick boundary walls to Salisbury Road. Of very similar design to Nos.31 & 33 & Nos. 58-80 Stradbroke Road.



*No. 9 Salisbury Road*

*No. 9 Salisbury Road* (Positive Unlisted Building). Similar in design to Nos. 1-7, yet lacking ornamental features such as polychrome brickwork. Modern fenestration.



*Nos.2 & 4 Salisbury Road*



*Nos.2 & 4 Salisbury Road* (Positive Unlisted Buildings). A semi-detached pair of houses probably dating from the mid-1890s. Red brick with a Welsh slate roof. Tall red brick ridge stacks. No.2 retaining its original horned plate-glass sashes. Original panelled door with rectangular fanlight above. No.4 painted and with unsympathetic replacement windows and door within original openings. Low red brick boundary wall to Salisbury Road which appears to have been rebuilt.



*No.10 Salisbury Road*

*No.10 Salisbury Road* (Positive Unlisted Building). Detached villa of the mid-1890s. Red brick with Suffolk white or gault brick dressings. Welsh slate roof and projecting eaves. Horned plate-glass sashes. Arched recessed porch with panelled partially glazed front door. Largely blind return elevations. Later twentieth century dwarf red brick boundary wall to pavement. In the early twentieth century associated with an adjacent group of now demolished cart sheds and workshops belonging to the horse and cart hire business of William J Blowers (Southwold & Son).

#### **Stradbroke Road (East Side)**



*Nos.7 & 9 Stradbroke Road*

*Nos.7 & 9 Stradbroke Road* (Positive Unlisted Buildings). A house and former shop of c.1895 of painted red brick with a Welsh slate roof and overhanging eaves. (The site is shown as vacant on a dated photograph of October 1893 in the possession of Southwold Museum). The plots were however ones auctioned by the Corporation in August 1885 with the stipulation that a house or shop costing no less than two hundred and fifty pounds be constructed on each. Old photographs suggest that No.9 also had gault or Suffolk white brick dressings. No.7 retains a simple c.1900 former shop fascia with pilasters which is now infilled, and a canted oriel window above, with horned plate-glass sashes. No.9 has a two-storey canted bay window with horned plate-glass sashes. Arched doorway with plate-glass fanlight



*No.19 Stradbroke Road*

*No.19 Stradbroke Road* (Positive Unlisted Building). A substantial three-storey villa of the early 1890s on a prominent corner site at the junction of Dunwich Road. Shown on a photograph dated 13<sup>th</sup> October

1893 in the Southwold Museum collection. Red brick with Suffolk white brick dressings. Welsh slate roof with overhanging eaves. Four light horned plate-glass sashes to Dunwich Road elevation, some of those to Stradbroke Road replaced. Partially glazed front door with rectangular fanlight. Two storey rear range fronting Dunwich Road which is slightly set back. The rear elevation is also highly visible from Dunwich Road and has similar dressings.



*Nos.21-29 (odd) Stradbroke Road*

*Nos.21-29 (odd) Stradbroke Road* (Positive Unlisted Buildings). A terrace of four red brick houses probably dating from the mid-1890s with a further identical house to their north. Red brick with a Welsh slate roof and painted plaster lintels. The original horned plate-glass sashes appear to largely survive throughout, though there have been some unsympathetic replacements. No.23 now with gabled dormer in western roof slope. No.23 still retains its original recessed porch but most of the others now have doors flush with the street façade. Dwarf red brick boundary walls, some now rendered No.29 retaining square-section piers with pyramidal caps.



*Nos.31 & 33 Stradbroke Road*

*Nos.31 & 33 Stradbroke Road* (Positive unlisted buildings). A pair of houses constructed in the 1890s which are similar to Nos. 1-7 (Odd) Salisbury Road. Built of red brick with stone and Suffolk white

brick dressings and a Welsh slate roof. Central ridge stack rising from the spine wall between the two properties. Two storey canted bays with decorative tile insets at first floor level and a dentilled eaves cornice. Original horned plate-glass sashes. Recessed porches containing partially glazed original doors. The red brick dwarf boundary wall to Stradbroke Road appears to have been rebuilt.



*Nos.35 & 37 Stradbroke Road*

*Nos.35 & 37 Stradbroke Road* (Positive Unlisted Buildings). A pair of houses constructed in the 1890s of red brick with gault or Suffolk white brick dressings and a Welsh slate roof. Substantial decorative ridge stack rising from the spine wall between the two properties with original pots. Original four light horned plate-glass sashes and partially glazed front doors beneath rectangular fanlights. Rebuilt dwarf red brick boundary walls to Stradbroke Road.





*No.39 Stradbroke Road*

*No.39 Stradbroke Road* (Positive Unlisted Building). A late nineteenth century house of red brick with Suffolk white or gault brick dressings and painted stone lintels and sills. Replaced pan tile roof with elaborate eaves cornice. Four light horned plate-glass sashes. Recessed porch with late twentieth century replacement front door. Twentieth century dwarf red brick boundary wall capped by iron railings. The flanking square-section piers with pyramidal caps may however be original.



*No.41 & Easton Lodge, No.43 Stradbroke Road*

*No.41 & 'Easton Lodge', No.43 Stradbroke Road* (Positive Unlisted Buildings). A pair of houses built at right-angles to exploit the narrowing plots at the northern end of Stradbroke Road. Probably dating from c.1890. Red brick with gault or Suffolk white brick dressings and a Welsh slate roof. Substantial decorative ridge stacks. Stradbroke Road façade with central doorway surrounded by margin lights flanked by full height canted bays. The northern façade of No. 43 has three full height canted bays which retain their original horned plate-glass sashes and a similar doorway. Twentieth century red brick

wall to garden of No.43 and twentieth century dwarf red brick wall with iron railings to No.41.

### **Stradbroke Road (West Side)**

*For Nos.2 & 4 Stradbroke Road see The Sole Bay Inn (Grade II) St James Green.*



*No.6 Stradbroke Road*

*No.6 Stradbroke Road* (Positive Unlisted Building). One of three cottages shown on this site on the 1884 1:2,500 Ordnance Survey map which make up Cornfield Terrace. The southern two probably date from c.1880. Red brick with Suffolk white or gault brick dressings and a Welsh slate roof. Overhanging eaves. Wooden doorcase with pilasters and a bracketed hood containing a partially glazed panelled front door beneath a rectangular fanlight. Two storey canted bay window with original horned plate-glass sashes. Twentieth century dwarf red brick boundary wall to street frontage. Cornfield Terrace plays an important role in the setting of the Grade II listed Sole Bay Inn and lighthouse.



*Cornfield Mews No.6A Stradbroke Road*

*Cornfield Mews No.6A Stradbroke Road* (Positive Unlisted Building). A small cottage to the rear of No.6 Stradbroke Road and No.11 East Green accessed via a pathway to the rear of the Methodist Chapel and to the side of No.6 Stradbroke Road. Red brick with timber clad first floor, and red pan tile roof. Casement windows. A group of three small buildings appear on this narrow footway on the 1971 1:2,500 Ordnance Survey map of which this appears to be the only survivor. This building also appears to be on the 1904 map.



*No.8 Stradbroke Road*

*No.8 Stradbroke Road* (Positive Unlisted Building). One of three dwellings shown on this site on the 1884 1:2,500 Ordnance Survey map which now make up Cornfield Terrace. Two probably date from c.1880 whilst the other may be considerably earlier. Red brick with Suffolk white, or gault brick dressings and a Welsh slate roof. Overhanging eaves. Wooden doorcase with pilasters and a bracketed hood containing a partially glazed panelled front door beneath a rectangular fanlight. Original horned plate-glass sashes. Mid twentieth century dwarf red brick wall to street frontage. Cornfield Terrace plays an important role in the setting of the Grade II listed Sole Bay Inn and lighthouse.



*James Cottage, No.10 Stradbroke Road*

*James Cottage, No.10 Stradbroke Road* (Positive Unlisted Building). Former shop, converted to house c.1980. Rendered with a red pan tile roof. Possibly of early nineteenth century date. Projecting bay window to former shop retained, though with unsympathetic glazing. Probably replaced small pane sashes above. Cornfield Terrace plays an important role in the setting of the Grade II listed Sole Bay Inn and lighthouse.





*Dolphin House and Douglas House No.12 Stradbroke Road*

*Dolphin House and Douglas House No.12 Stradbroke Road* (Positive Unlisted Building). House, formerly house and shop of c.1895 (this site is shown as vacant on some early photographs for some time after No.14 had been completed). Rendered with a Welsh slate roof. Moulded eaves cornice. Substantial gabled dormers with elaborate decorative bargeboards and spear finials, with unsympathetic windows. The sides of the dormers clad in slate. Two storey bay windows with mullioned casements which were possibly added in the early twentieth century, that to the south formerly acting as a shop window. Applied decorative timber framing. Window joinery largely replaced. Painted stone wedge-shaped lintels to doors. Red brick ridge stacks. Ship's figure head on bracket above front door.



*Nos.14- 14A Stradbroke Road*

*No.14A 'The Old Bakery' &, No.14 'Frederick House', Stradbroke Road* (Positive Unlisted Building). Rendered brick with a Welsh slate roof. Four light horned plate-glass sashes with painted stone sills

resting on corbels and painted stone wedge-shaped lintels. Panelled doors with rectangular fanlights. Substantial gabled dormers with elaborate decorative bargeboards and spear finials. Probably dating from the early 1890s.



*Nos.20 & 22 Stradbroke Road*

*Nos.20 & 22 Stradbroke Road* (Positive Unlisted Buildings). A pair of substantial semidetached houses which appear on a dated photograph of 1893 preserved in the Southwold Museum collection which was taken from the lighthouse. Red brick with red pan tile roofs (possibly replacing Welsh slate). Retaining their original horned four-light plate-glass sashes to their principal façade. Each house is of three bays with a central doorway flanked by full height canted bay windows. Red brick ridge stacks. Set back some distance from the road within mature leafy gardens. Mid twentieth century red brick gate piers to Stradbroke Road.



*Nos.32-38 (even) Stradbroke Road*

*Nos.32-38 (even) Stradbroke Road* (Positive Unlisted Buildings). A terrace of four substantial double-pile red brick houses originally with Welsh slate roofs, but with Nos.36 & 38 now reroofed in tile. The terrace dates from the early 1890s and is set back some distance from the road behind high hedges it appears on a dated photograph of 1893 taken from the lighthouse. Red brick ridge stacks rising from end gables and spine wall between Nos. 34 & 36. Rendered southern return elevation to No.32. Each house is of two bays with a full height

canted bay window and horned plate-glass sashes. Recessed porches with arched openings. High red brick boundary walls between properties



*Nos.40-44 (even) Stradbroke Road*

*Brightmer Villa No.40, Spindrift & Driftwood Flats 1 & 2, No.42, and No.44 Stradbroke Road (Positive Unlisted Buildings).* A terrace of three substantial houses of two storeys with attics which probably date from c.1890. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Of red and Suffolk white brick with painted stone dressings, Welsh slate roofs and heavy dentilled eaves cornice. The brickwork to No.42 is sadly now painted. Each house is of two bays with a gable capped full-height bay which slightly breaks forward and also lights the attics. Horned plate-glass sashes to the ground floor. Tripartite sashes to first floor of break forward with two small sashes beneath a continuous lintel at attic level. The other windows are two light plate-glass sashes. Doorways set within recessed porches. Panelled doors which are partly glazed with rectangular fanlights above. No.50 Stradbroke Road is of an identical design.



*'Lighthouse View' No.46 & 'Arlington' No.48 Stradbroke Road*

*'Lighthouse View' No.46 & 'Arlington' No.48 Stradbroke Road (Positive Unlisted Buildings).* A pair of substantial villas of c.1890. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Red brick with gault or Suffolk white brick dressings and a Welsh slate roof. Four light horned plate-glass sashes with margin lights. The outer bays are gabled with ornate pierced bargeboards and two storey canted bay windows. Between the canted bays is a continuous octagonal Welsh slate roofed porch supported on circular iron columns with a saw tool frieze, this contains two partially glazed panelled doors beneath rectangular fanlights. Unsympathetically altered attic floor windows. Red brick dwarf boundary walls to street of later twentieth century date.





*No.50 Stradbroke Road*

*No.50 Stradbroke Road* (Positive Unlisted Building). Substantial house of the early-1890s. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Red and Suffolk white brick façade with painted stone dressings and a replaced red pan tile roof. Principal façade of two bays with a finial capped gabled breakfront to the southern bay, which is of red brick, whilst the remainder of the façade is of white brick. Heavy dentilled eaves cornice of red brick. Horned, plate glass-sashes. Recessed porch containing a partially glazed panelled front door. Nos.40-44 (even) Stradbroke Road are of an identical design. Late twentieth century low wall to frontage.



*Branchester Villas, Nos.52 & 54 Stradbroke Road and Salisbury House, No.56*

*Branchester Villas Nos.52 & 54 Stradbroke Road and Salisbury House, No.56* (Positive Unlisted Buildings). Shown on a photograph dated 13<sup>th</sup>

October 1893 in the Southwold Museum collection. Red brick with Suffolk white brick dressings and horned plate-glass sashes. Welsh slate roof with red brick ridge stacks. Recessed arched porches containing partially glazed, panelled doors beneath rectangular fanlights. No. 56 has its door set within its return elevation to Salisbury Road.



*Stradbroke Terrace Nos.58-80 (even) Stradbroke Road*

*Stradbroke Terrace Nos.58-80 (even) Stradbroke Road* (Positive Unlisted Buildings). A well-preserved terrace of c.1891 built of red brick with Suffolk white brick and painted stone dressings and a Welsh slate roof. Shown on a photograph dated 13<sup>th</sup> October 1893 in the Southwold Museum collection. Full height canted bay windows, paired recessed porches with decorative tile insets. Decorative eaves cornice. Partially glazed panelled front doors beneath rectangular fanlights. Horned plate-glass sashes. Tall red brick ridge stacks with a decorative cap. Largely rebuilt dwarf red brick boundary walls. No.58 on the corner of Salisbury Road is a former shop, the former shop fascia now removed, despite being of a similar design this property is not shown on the 1893 photograph. Blind Northern elevation to Field Stile Road. Similar to Nos.31 & 33 Stradbroke Road. And Nos. 1-7 (Odd) Salisbury Road.

### Section 3

#### Structures Which Make a Positive Contribution to the **Old Town Character Area**

Albert Place

*See Nos.3-6 (cons) East Green*

Alpha Place

*See Nos.23-26 (cons) Cumberland Road*

Bank Alley

*Rutland Cottage – See Nos.80 & 80A High Street (Grade II) See also Nos. 78 High Street and 35 Victoria Street.*



*Nos.1 & 2 Bank Alley*

*Nos.1 & 2 Bank Alley* (Positive Unlisted Buildings). A well-preserved semi-detached pair of late nineteenth century cottages of red brick with Suffolk white brick dressings and quoins. Western return elevation now rendered. Horned plate-glass sashes. Painted stone wedge-shaped lintels with pronounced key stones. Dentilled eaves cornice of Suffolk white brick and Suffolk white brick plat band below first floor windows. Central arched doorway with boarded door giving access to rear gardens. Panelled front doors with rectangular fanlights. Good single storey red brick ranges of outbuildings attached to rear with red pan tile roofs and casement windows. Nineteenth century cobble boundary wall to rear of No.1.



*Electricity Substation Boundary Wall, Bank Alley*

*Electricity Substation Boundary Wall, Bank Alley* (Positive Unlisted Structure). Red brick garden wall possibly of mid nineteenth century date and probably originally marking the boundary of the garden to the listed Rutland House No.80 High Street. The wall springs from the gable end of No.1 Youngs Yard and runs to Victoria Street. The bricks are laid on their sides. Late twentieth century square-section gate pier at junction with Victoria Street. See also Youngs Yard and Victoria Street.

#### Barnaby Green



*Vulcan House, No.1 Barnaby Green*

*Vulcan House, No.1 Barnaby Green* (Positive Unlisted Building). Early twentieth century house and former bakers' shop, now house and office. Later twentieth century embellishments designed by John Bennett. Not shown on the 1904 1:2,500 Ordnance Survey map but probably dating from pre-1914. House and shop shown as a single unit on the 1927 Ordnance Survey map. Faced in red brick, beneath a hipped Welsh slate roof with overhanging eaves. A single gabled dormer in its southern with small pane casement windows.



Southern façade has two large bay windows divided into three sections by mullions with small pane sashes set between. Between them a doorway with a moulded frame and decorative rectangular fanlight. Panelled front door set within recessed porch. Decorative iron balcony above with French doors. Former shop to east on corner of High Street with what appears to be original shop front preserved but windows now divided into small panes. Splayed corner. Horned small-pane sashes above beneath stone lintels. Late twentieth century octagonal cupola with ball finial to north-eastern corner. Small pane casement windows. Late twentieth century interventions to rear elevation. Late twentieth century stepped red brick boundary wall to west screening courtyard with further recent additions behind.



*Nos.15 & 16 Barnaby Green*

*Nos.15 & 16 Barnaby Green (Grade II)*



*Nos.13 & 14 Barnaby Green*

*Nos.13 & 14 Barnaby Green* (Positive Unlisted Buildings). A pair of houses which probably date from the 1880s and are similar in design to Nos. 8 & 9 Field Stile Road. Faced in red brick with elaborate Suffolk white brick and painted stone dressings. Welsh slate roof to frontage with ridge stacks rising from gables. Suffolk white brick dentilled eaves cornice. Canted bay windows containing horned plate-glass sashes between pilasters. Central front doors beneath shared painted stone lintel with rectangular fanlights. The doors themselves partially glazed. Northern return elevation to Spinners Lane blind. Rear elevation highly visible from Spinners Lane of red brick with a red pan tile roof and small pane sashes. Lower outshots with casement windows. Mid twentieth century front garden wall to north fronting Spinners Lane. Possibly nineteenth century cobble wall with brick dressings to rear. Nos.13 & 14 make an important contribution to the setting of adjoining listed buildings.



*No.17 Barnaby Green*

*No.17 Barnaby Green (Grade II)*



*No.19 Barnaby Green*

*No.19 Barnaby Green* (Positive unlisted building) A rendered brick cottage of possibly early to mid-nineteenth century date with a red pan tile roof. Central, partially glazed and panelled front door, flanked by bay windows with mullions dividing the sashes which are capped by a continuous pan tile roof forming a porch. Four light plate-glass sash windows above. No.19 Barnaby Green suffered considerable blast damage on the 12th of May 1941, a cottage which was attached to its southern return elevation being destroyed. Jenkins, A Barrett *Reminiscences of Southwold During Two World Wars* (Southwold, 1984) p55-56.

## **Bartholomew Green**

*See also No.12 Victoria Street*



*Gates to St Edmund's Churchyard, Bartholomew Green*

*Gates to St Edmund's Churchyard, Bartholomew Green* (Grade II, GV).



*War Memorial, Bartholomew Green*

*War Memorial, Bartholomew Green* (Grade II)





*Nos.1 & 2 Bartholomew Green*

*Nos.1 & 2, Bartholomew Green (Grade II)*



*Iona, No.7 Bartholomew Green*

*Iona, No.7 Bartholomew Green (Grade II)*



*Nos.3 & 4 Bartholomew Green*

*Nos.3 & 4 Bartholomew Green (Grade II)*



*Vanessa Villa No.8 Bartholomew Green*

*Vanessa Villa No.8 Bartholomew Green (Grade II)*



*Nos. 5 & 6 Bartholomew Green*

*Nos.5 & 6 Bartholomew Green (Grade II)*



*Nos.9 & 11 Bartholomew Green*





*No.12 Bartholomew Green*

Nos.9-12 (cons) Bartholomew Green (Positive Unlisted Buildings). Part of a well-designed Southwold Corporation development of the early 1950s which replaced property destroyed in World War Two. It overlooks the churchyard. Probably designed by Cautley and Barefoot of Ipswich and playing an important role within the setting of the Grade I listed parish church. Red brick houses with pan tile roofs designed in a restrained Tudor-vernacular style, No.12 with crow-stepped gables. Small paned casement windows. Original partially glazed front doors survive beneath painted wooden bracketed hoods. Drawings by Cautley and Barefoot for housing at Bartholomew Green dating from between 1950 and 1953 survive in the Ipswich Branch of Suffolk Record Office but were not accessible at the time of survey (Ipswich Record Office HG400/2/468). See also Hope Cottages.



*Holmes Cottages, Nos.13-15 (cons) Bartholomew Green*

Holmes Cottages, Nos. 13-15 (cons) Bartholomew Green (Positive Unlisted Buildings). A terrace of three house dating from the 1890s, Nos. 13 & 14 possibly built slightly earlier than No.15. Red brick with painted stone dressings and a Welsh slate roof. Horned plate-glass sashes. Each house has a full height canted bay window with pilasters and a recessed porch with a decorative tile floor. Red brick ridge sacks.



*No.16 Bartholomew Green*

*No.16 Bartholomew Green* (Positive Unlisted Building). A substantial house of c.1890 which makes a positive contribution to the setting of the adjoining Grade II listed dwelling. Red brick with Suffolk white brick dressings. Welsh slate roof and red brick stack to western gable. Full height canted bay window with horned plate-glass sashes above stone sills. Recessed arched porch with partially glazed mid twentieth century front door, further arched entrance to east giving access to passage to rear garden. Possibly original gabled dormer with bargeboards and a spear finial.





*Oak Cottage, No.17 Bartholomew Green*

*Oak Cottage, No.17 Bartholomew Green (Grade II)*

### **Buckenham Court**

*See Nos.77-83 (Odd) High Street*

### **Church Green**

*Hope Cottages – see Bartholomew Green*



*St Edmund's Church, Church Green*

*St Edmund's Church, Church Green (Grade I)*



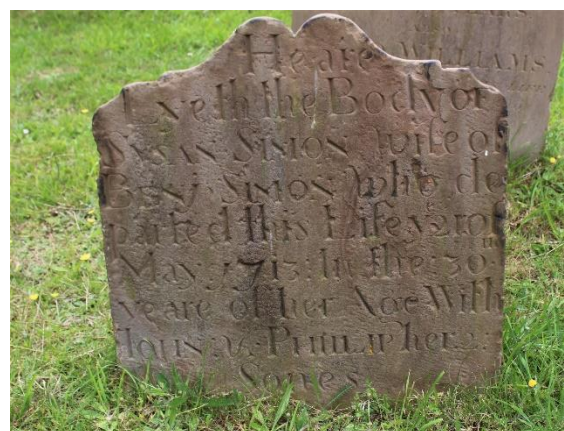
*William Bardwell Monument, St Edmund's Churchyard*

*Bardwell Monument, St Edmund's Churchyard, Church Green (Grade II)*



*Memorials to James and Richard Cotton, St Edmund's Churchyard*

*Memorials to James and Richard Cotton, St Edmund's Churchyard, Church Green (Grade II)*



*Memorial to Susan Simon St Edmund's Churchyard*

*Memorials to Susan Simon and Lyell Church, St Edmund's Churchyard, Church Green (Grade II)*





*Memorial to Lyle Church, St Edmund's Churchyard*



*Memorial to Susan Church, St Edmund's Churchyard, Church Green*

*Memorial to Susan Church, St Edmund's Churchyard, Church Green (Grade II)*



*Memorial to Abraham Nolloth, St Edmund's Churchyard, Church Green*

*Memorial to Abraham Nolloth, St Edmund's Churchyard, Church Green (Grade II)*

*Memorials to Susan Cowling and Susan Reeve, St Edmund's Churchyard, Church Green (Grade II)*



*Tomb of Edward Hall, St Edmund's Churchyard*

*Chest Tomb of Edward Hall, St Edmund's Churchyard, Church Green (Grade II)*



*Memorial to William Poll, St Edmund's Churchyard,*

*Memorial to William Poll, St Edmund's Churchyard, Church Green (Grade II)*



## Church Street



*Nos.2 & 4 Church Street*

*Nos.2 & 4 Church Street* (Positive Unlisted Building). A purpose-built former engineering works of 1896 constructed by James Powditch for William Powditch engineer and Whitesmith, now sympathetically converted to offices. Red brick with cast iron window frames. Two storey asymmetrical façade with arched red brick lintels and red brick sills. Boarded entrance doors and taking-in doors at first floor level.



*No.18 Church Street*

*No.18 Church Street* (Positive Unlisted Building). House of early nineteenth century date but largely rebuilt in the late twentieth century, its façade still however making an important contribution to the setting of the listed buildings opposite and to its south. Built of rendered brick with a pilastered doorcase containing a panelled door. Hornless small paned sashes beneath arched brick lintels. Dentilled red brick eaves cornice and red pan tiled roof. These features all appear on a July 1949 photograph preserved within the National Monuments Record collection (BB49/3122) suggesting that the façade at the very least has been retained intact. The adjoining red brick faced structure to the south is of c.2000 date and was built within the entrance to a courtyard shown on historic Ordnance Survey maps.



*Nos.24 & 26 Church Street*

*Nos.24 & 26 Church Street (Grade II)*



*Nos.40 & 42 Church Street.*

*Nos.40 & 42 Church Street* (Positive Unlisted Buildings). A semidetached pair of red brick cottages with pan tile roofs probably of c.1800-1820 date. Sixteen light hornless sashes in moulded wooden frames. Wedge shaped lintels with pronounced key stones. No 40 with a six panelled door with glazed top lights. The door to No.42 boarded. Large late twentieth century addition to southern end of No.42. Northern return elevation of No.40 rebuilt following the demolition of the adjoining former Brickmakers Arms public house c.1984.



*Nos.1-9 (odd) Church Street*

*Nos.1-9 (odd) Church Street (Grade II)*

*Outbuilding in courtyard off Western Side of Church Street see yard at rear of Crown Hotel, High Street*

### **Cornfield Mews**

*See No.6A Stradbroke Road*

### **Cumberland Close**

*See Cumberland Terrace, Cumberland Road and Nos 34-36 (even) Stradbroke Road.*

### **Cumberland Road (East Side)**

*For the northern section of Cumberland Road see Seaside Corporation Character Area.*



*Cumberland Terrace, Nos.15-19 (cons) Cumberland Road*

*Cumberland Terrace Nos.15-19 (cons) Cumberland Road and No.1 Cumberland Close* Terrace of substantial houses shown in their present form on the 1884 1:2,500 Ordnance Survey map. Red brick with rendered canted bay windows. Majority of the



fenestration appears original. Welsh slate roofs largely replaced with red pan tiles. The Southwold and Son website intriguingly suggests that the three southern houses incorporate remains of a former flint faced fishing net manufactory and that the two southern houses were added c.1880. Traces of the earlier building can apparently be found within the fabric of the southern part of the terrace. No.17 was an academy for young ladies in the 1880s. Good boundary walls to front garden of cobble and brick to Nos.18 & 19. Southern return elevation to Cumberland Place gabled and rendered. Rendered rear elevation. Boundary walls to northern houses of rendered brick. Boarded fences and late twentieth century garages to rear.



*Providence Cottage, Cumberland Road*

*Providence Cottage, Cumberland Road* (Positive Unlisted Building). A late nineteenth century painted brick villa with a Welsh slate roof. Canted bay capped with cast iron finial containing four light plate-glass sashes with horns. Lintels with saw tooth moulding and lintels resting on corbels. Decorative cast iron mini balcony to window above door. Panelled door with arched overhead.



*Nos.23-26 Cumberland Road*

*Saffron Cottage No.23, Church Green Cottage No.24, No.25 & St Edmunds Cottage, No.26 Cumberland Road* (Positive Unlisted Buildings). Mid nineteenth century red brick terrace originally known as Alpha Place with Suffolk white brick dressings and a Welsh slate roof. Hornless twelve-light sashes, those to the ground floor having plaster faced wedge shaped lintels (possibly made of cast iron). Decorative blind panel above each front door. Red brick ridge stacks rising from the spine walls between the houses with elaborate white brick dressings. No.23 sadly now painted.



*No.27 Cumberland Road*

*No.27 Cumberland Road* (Positive Unlisted Building). A small probably early nineteenth century cottage of painted brick with a red pan tile roof. Late nineteenth century photographs show it with a substantial red brick lean-to outbuilding attached to its southern wall. Tall circular iron flue rising from roof. Central canted bay window incorporating

porch beneath, shown as such on early photographs. Horned plate-glass sashes. Attached to its otherwise blind southern elevation is a substantial cobble wall which rises almost to first floor level which probably originally related to a now demolished adjoining property. Rear elevation also rendered with later twentieth century casements. Rear yard also with cobble boundary wall. Substantial central red brick ridge stack shown on early photographs. Prominent in views from Church Green.

### Cumberland Road (West Side)



*Southwold Primary and Nursery Schools, Cumberland Road*

*Southwold Primary and Nursery Schools, Cumberland Road* (Positive Unlisted Building). A c.1930 school complex occupying an extremely sensitive site adjacent to the east end of the Grade one listed parish church. Faced in red brick and of a single storey with hipped pan tile roofs. Built around a central courtyard. Symmetrical frontage block with roof hidden behind a high parapet. Projecting flat roofed porch to northern end with boarded door. Original casement windows largely replaced but in a sympathetic style. Suffolk Record Office holds plans for the rebuilding of this school dating from 1928 (540/60/1/1-3). The school is shown complete on a dated watercolour of the town of 7<sup>th</sup> September 1935 by Frederick Baldwin in the collection of Birmingham Art Gallery. c.1930 walls and gate piers to Cumberland Road. Munn, Geoffrey *Southwold, An Earthly Paradise* (Woodbridge, 2017) p25.

### East Cliff



*Sailors Reading Room and Simpson Memorial, East Cliff*

*Sailors Reading Room, East Cliff* (Grade II)

*Memorial to Captain Simpson, Garden of Sailors Reading Room, East Cliff* (Positive Unlisted Structure). War memorial in the form of a lead capped flagpole dedicated to Captain David W Simpson MBE of the merchant ship Empire Merlin, who was killed in action on the 25<sup>th</sup> of August 1940 when his ship was torpedoed by a U boat. 35 of the 36-man crew were killed. The 70-year-old Captain Simpson had previously survived the sinking of a vessel under his command in WWI. A brass plaque on a wooden plinth is attached to its base. The flagpole was designed to fly the flag of the Ropner Line. The surrounding late twentieth century low wall and decorative wooden fencing do not appear to form part of the memorial.



*Cliff House No.2 & Shrimp Cottage, No.3 East Cliff*

*Cliff House No.2 & Shrimp Cottage, No.3 East Cliff* (Grade II)





*Nos.5 & 6 East Cliff*

*Nos.5 & 6 East Cliff (Grade II)*



*Nos.7 & 8 East Cliff showing late twentieth century addition to left.*

*No.7 East Cliff (Grade II)*

*East Cliff Cottage, No.8 East Cliff (Grade II)*

*East Cliff House, No.9 East Cliff (Grade II) - see No.17 Trinity Street.*



*Barley Rise and Barley House, Nos.10 & 11 East Cliff*

*Barley Rise No.10 and Barley House, No.11 East Cliff (Positive Unlisted Buildings).* A substantial pair of semi-detached houses of c.1840 now largely occupied as a hotel. Three storeys over a basement. Rendered red brick with a hipped Welsh slate roof and a ridge stack rising from the former spine wall between the two properties. The pilastered doorcase to the eastern house has been retained, but that to the west has been replaced with a small oculus. Hornless sashes with decorative margin lights, wedge shaped lintels with projecting fluted key stones. Barley Rise occupies part of the lower section of the former No.10 and has a front door in the western return elevation, and single storey rendered later additions with Welsh slate roofs.



*Nos.12 & 13 East Cliff*

*Nos.12 & 13 East Cliff (Positive Unlisted Buildings).* A pair of semi-detached red brick houses of c.1830, now rendered and with full height early twentieth century bay windows. That to No.12 canted and containing sash windows with margin lights. Two stories over a high basement. Original simple plastered doorcases with rectangular fanlights retained. Paired plate-glass sashes with horns divided by central mullions to No.13. Substantial red brick stack rising from central spine wall. Welsh slate roof. Decorative panelled nineteenth century gate piers with ball finials and decorative cast iron railings.



*Nos.10-13 Before alteration c.1910.*



*No.14 & 15 East Cliff c.1880*



*Nos.14 & 15 East Cliff*

*Bay View, No.14 & East Cliff, No.15 East Cliff*



*Nos.16 & 17 East Cliff*

*No.16, & John's Place No.17 East Cliff (Positive Unlisted Buildings). A pair of c.1800 cottages built of now rendered red brick. Originally both cottages had sixteen light sashes in heavily mounded*



wooden frames they were however remodelled in the early twentieth century to form shops. Surprisingly the distinctive upper floor windows to No.16 appear on a National Monuments Record photograph of 1949 (BB49/3043) and probably therefore also date from this early twentieth century remodelling. The distinctive early twentieth century remodelling of No.17 has similarities to that of other properties located on Lorne Road and on Queen Street. Former shop window with horned plate-glass sashes, above are two early twentieth century window openings containing later twentieth century casements. The plaster quoins are of early twentieth century date.



*Bay Cottage, No.17A East Cliff*

*Bay Cottage, No.17A East Cliff* (Positive Unlisted Building). A prominently located mid nineteenth century end of terrace cottage with a hipped 8y7Welsh slate roof and rendered brick walls. Street elevation of with a first-floor canted bay window lit by horned sashes. Until c.2020 the lower section of the bay window was hung with red plain tiles. Beneath a panelled door set within a simple pilastered surround and less sympathetic French doors. Long largely blind eastern return elevation to North Parade with small pane horned sashes at ground floor level and a single oculus lighting the first floor. Flat topped dormer within roof containing a sash window.

*For the former No.18 East Cliff see No.21 St James Green with which it is now combined.*



*Seacroft, No.19 East Cliff*

*Seacroft, No.19 East Cliff* (Positive Unlisted Building). A double pile plan central range of the buildings attached to the rear of Seaview House. At the time of the 1905 Ordnance Survey map this was part of the present No.21 St James Green, but the two were separated before the publication of the 1927 1:2,500 Ordnance Survey map. A much altered early to mid-nineteenth century red brick structure which is now largely rendered and of early twentieth century appearance. The alterations were probably undertaken around the time of its subdivision into two dwellings. Tile hung and gabled twentieth century roof top addition.



*Seaview Cottage, East Cliff*

*Seaview Cottage, East Cliff* (Positive Unlisted Building). A prominently located one and a half storey structure which appears to have originally been a pair of cottages. The structure is shown as part of Seaview House on early twentieth century maps but is now again a separate dwelling. The

applied timber framing, decorative dormers and hood moulds above the windows are not shown on late nineteenth century photographs but do appear on those of the early twentieth century. Casement windows that at the northern end appears to have originally been a door. A central ridge stack which appears on early photographs has been removed. Late twentieth century pan tiled roof. Some unsympathetic modern fenestration.



*Seaview Cottage, East Cliff*



*Seaview House, East Cliff*

*Seaview House, No.20 East Cliff* (Positive Unlisted Building). A substantial sea front dwelling of three storeys which is attached at its rear to a further, and now much altered substantial nineteenth century villa (now Nos.19 East Cliff & 21 St James Green). A complex of similar form appears on Wake's 1839 map. The present Seaview House is probably of mid nineteenth century date and is rendered with a hipped Welsh slate roof slope to the front and a red pan tiled one to the rear. Three bay symmetrical entrance façade with horned plate-glass sashes. Single storey twentieth century canted bay addition to seaward end. Central gabled porch with arched doorway. Sea facing elevation has a two-storey canted bay window. Good nineteenth century red brick wall surrounding garden to east.



*Nos.19 and 20 East Cliff, and No.21 St James Green c.1880*

*Pair of Cannons, East Cliff* (Positive Unlisted Structures). Pair of probably late seventeenth century small cannons on twentieth century replica wooden carriages flanking wooden mast. The carriages are anchored to concrete plinths.

*Wooden Mast, East Cliff* (Positive Unlisted Structure). Prominently located wooden mast, flanked by cannons. A mast is shown in this location on late nineteenth century photographs.

## East Green

*Cornfield Mews – See 6A Stradbroke Road*



*Wych Elm Cottage, East Green*

*Wych Elm Cottage (formerly Lyndhurst), East Green* (Positive Unlisted Building). A house of c.1800 with full height canted bay windows of c.1890. Painted red brick with a Welsh slate roof. The canted bays with horned plate-glass sashes and elaborate cast iron finials. Central panelled door with blind recess above. Original twelve light sashes in heavy moulded frames to left hand bay. Nos.3-6 East Green appear to have been built within the former grounds of this house in the early nineteenth century and then rented out by its then owner Moses Storkey. Wych Elm Cottage makes a strong positive contribution to the setting of the adjoining Grade II listed buildings.





*Nos.3-6 (cons) East Green*

*Nos.3-6 (cons) East Green (Grade II)*



*Sole Bay Inn, No.7 East Green*

*Sole Bay Inn. No.7 East Green and Nos.2 & 4 Stradbroke Road (Grade II)*



*Parsley Cottage, No.8 & St Andrew Cottage No.9 East Green*

*Parsley Cottage, No.8 & St Andrew Cottage No.9 East Green (Grade II)*



*No.10 East Green*

*No.10 East Green (Grade II)*



*Rokeby Lodge, No.11 East Green*

*Rokeby Lodge, No.11 East Green* (Positive Unlisted Building). A red brick villa of c.1900 with rubbed red brick dressings. The site of this dwelling is shown as vacant on the 1884 1:2,500 Ordnance Survey map but occupied by the present building by that of 1904. Full height canted bay window with horned plate-glass sashes. Steeply pitched Welsh slate roof. Front door opening modified in later twentieth century to allow glazed lights to be fitted surrounding the opening. Bracketed later twentieth century hood above. Twentieth century panelled door. Substantial chimney stack to northern gable. A prominent located house which despite alteration contributes to the setting of both the Methodist Chapel and listed buildings on St James Green.



*Methodist Church Hall, East Green*

*Methodist Church Hall, East Green* (Positive Unlisted Building). A single storey church hall of c.1902 (it appears to be shown on the 1904 1:2,500 Ordnance Survey map). Rendered brick with a Welsh slate roof hidden behind a parapet and

wooden casement windows. Single storey with a pedimented central bay containing a large arched window divided by mullions and transoms. To the right a pair of casement windows with hood moulds, whilst to the left is a gabled porch containing a pair of panelled doors and a similar window. Miller, John *Britain In Old Photographs, Southwold* (Stroud, 1999) p101.



*Methodist Chapel, East Green*

*Methodist Chapel, East Green* (Positive Unlisted Building). Originally a Wesleyan Chapel built c.1832 to replace that on the north side of Mill Lane, but subsequently rendered altered and extended. Pedimented principal elevation of rendered brick with arched windows in moulded frames with pronounced key stones. Nineteenth century hornless sashes. Photographic evidence suggests that the façade was extended forward in two phases, the central gabled porch with arched doorway dating from c.1890 whilst the flanking single storey projections with stained and leaded casements probably date from c.1919. Miller, John *Britain In Old Photographs, Southwold* (Stroud, 1999) p101.

*Cannon, East Green* (Positive Unlisted Structure). Late seventeenth Century cannon barrel resting on a replica wooden carriage dating from the late twentieth century. Barrel restored at the expense of Adnams after being used as a bollard in Adnams Brewery courtyard. The carriage is anchored to a concrete plinth.





*Verdun Tree Dedication Stone, East Green*

*Verdun Tree Dedication Stone, East Green*  
Substantial stone with inscription commemorating the planting of an Oak tree grown from an acorn taken from the battlefield of Verdun in 1920.  
*For the Adnams Malthouse block on the western side- See Victoria Street*

### **East Street (North Side)**



*No.2 East Street*

*No.2 East Street (Grade II)*

*No.6 East Street (Positive Unlisted Building).* A probably early nineteenth century cottage which is in a yard to the rear of No.2 East Street and has a long and largely blind rear eastern elevation to Smoke House Court. Of two storeys, rendered with a red pan tile roof and overhanging eaves. The 1971 1:2,500 Ordnance Survey map shows the house with an outshot at its southern end which is no longer extant. The house contributes to the setting of the Grade II listed No.6 East Street as well as to the character of Smoke House Court.



*No.8 East Street*

*No.8 East Street (Positive Unlisted Building).* A well-preserved former public house which is now a shop. Rebuilt 1856 as the Victoria Tavern (closed c.1990) on the site of an earlier public house. Red brick with painted stone dressings. Principal entrance in splayed western corner of the East Street façade within a stone classical doorcase. Brick quoins and Dentilled eaves cornice. Heavy arched painted stone frames to the ground floor windows with exaggerated key stones. Cantled bay window with horned sashes to first floor. Simple return elevation to Smoke House Court with sash windows and a partially glazed door. Substantial rear wing of red brick with a projecting stack. Western elevation now painted with sash windows. A filled in well was found to the rear of the property during 1996 excavations.

*For the Buildings to the rear of No.8 East Street see Smoke House Court.*



*Mouse Cottage, No.10 East Street*

*Mouse Cottage, No.10 East Street* (Positive Unlisted Building). An early nineteenth century former shop which had been converted to a dwelling by the third quarter of the twentieth century. Painted brick with a red pan tiled roof. Six panelled front door beneath a semi-circular radial fanlight. Twelve light hornless sash window above, with a wedge-shaped lintel. Mid nineteenth century canted bay window to the first floor which is supported on brackets with horned plate glass sashes. The twelve light sashes to the ground floor are probably of mid twentieth century date replacing a shop front.

*Nos.14-20 (even) – See Snowdens Yard*



*Nos.22-28 (even) East Street*

*Nos.22-28 (even) East Street* (Positive Unlisted Buildings). An altered row of early nineteenth century cottages which nevertheless make a positive contribution to the setting of the adjoining Grade II listed Nos. 30 & 34. Of painted red brick with a red pan tile roof. No.28 is the most intact of the cottages, retaining all of its original window and door openings which have shallow arched lintels.

Replacement horned sashes and partially glazed panelled door. No.26 retains its original door opening, but the window openings have been modified. No.24 was originally two cottages, the narrow slightly lower western cottage is shown on old photographs as having at ground floor level a door and sash window beneath a single large red brick shallow arched lintel. The eastern cottage retains all of its original openings.



*Nos.30 & 32 East Street*

*'Spindrift' No.30 & No.32 East Street* (Grade II)



*No.34 East Street*

*No.34 East Street* (Positive Unlisted Building). 34 East Street – also known as 'Lower Trinity' – is a two-storey residential building that turns the corner with an angled setback. It includes multiple sash windows, red pantiled roof and is of rendered brick. The building forms part of a good continuous streetscene, its scale and character reflective of its neighbours.





*No.36 East Street*

*No.36 East Street incorporating the former Nos. 1 & 3 Trinity Street (Positive Unlisted Building). A prominently located mid nineteenth century shop of red brick with a black pan tiled roof. Decorative pierced bargeboards to gables now sadly lacking their spear finials. Twelve light hornless sashes to first floor windows. Casements to second floor. Ground floor retains late nineteenth century shop fascia with splayed corner entrance flanked by pilasters.*



*Horseshoe Cottage No.38 and Longshore, No.40 East Street*

*Horseshoe Cottage No.38 and Longshore, No.40 East Street (Positive Unlisted Buildings). A pair of red brick cottages of c.1800 possibly incorporating earlier fabric. Red pan tiled roof. Formerly with shallow arched brick lintels to ground floor openings, both ground floor windows have however been altered. The original small paned sash to the upper floor of No.38 survives but that to No.40 has again been replaced. Twentieth century partially glazed front doors in original openings.*



*Nos.38 & 40 East Street before altering from a c.1900 postcard.*



*The Lord Nelson Inn, No.42 East Street*

*The Lord Nelson Inn, No.42 East Street (Positive Unlisted Building). A well-preserved public house of c.1860 built on the site of an earlier public house opened c.1823. Faced in Suffolk white brick with horned plate-glass sashes. Original pilastered fascia preserved to western most bay, to its east are two canted bay windows with doors inserted into their central face. The eastern canted bay replaces an arched opening into a rear courtyard visible on historic photographs. Formerly with Welsh slate roof now pan tiles. Two gabled dormers in principal roof slope with boarded sides. Decorative white brick ridge stacks. Fine decorative cast iron bracket to inn sign.*



*Reading Room Cottage, East Street*

*Reading Room Cottage, East Street (Grade II)*

*Sailors Reading Room – See East Cliff*

### **East Street (South Side)**

*Nos.1 & 3 East Street (Grade II)- See No.25 Market Place (East Side).*



*No.5 East Street*

*No.5 East Street* (Positive Unlisted Building). A c.1900 shop probably built for Osborne's Butchers and Fishmongers business. The shop fascia appears to retain considerable amounts of original fabric (although the panels below the windows are of relatively recent date). Three storey red brick with a Welsh slate roof. Large, panelled canted bay window to centre of façade with mullioned and transomed lights and crowned by a gable with applied timber framing. A good c.1900 shop retaining much of its original joinery which forms an important part of the setting of adjoining listed buildings.





*No.7 East Street*

*Gordon House, No.7 East Street (Grade II)*

Mid to late nineteenth century red brick outbuildings buildings with chimney to rear probably constructed for Thompson and Sons whose builders' yard was here.



*No.9 East Street*

*No.9 East Street (Positive Unlisted Building).* Mid-nineteenth century front range with lower probably earlier structure to the rear. In the late nineteenth century, a temperance hotel. Converted to retail premises after World War One and retaining a shop fascia which appears to be of that period Three storey front range of Suffolk white brick now rendered, with canted bay windows to the first floor. Central first floor sash and those on the

second floor are of plate-glass with narrow margin lights.



*East Lodge & Upper East Lodge, East Street*

*East Lodge & Upper East Lodge, East Street (Positive Unlisted Building).* Rendered red brick dwelling of c.1800 with a black pan tiled roof. Now two flats. On the first floor of the principal façade are two twelve light hornless sashes flanking a central blind recess. Beneath at ground floor level is a centrally placed pilastered doorcase with a twentieth century partially glazed panelled door. To the west of the door is a mid-nineteenth century former shop window, to its east a horned sash window divided into three sections by mullions. Eastern return elevation retains two casement windows with narrow margin lights. Western return elevation with horned sashes.



*No.11 East Street*

*No.11 East Street (Positive Unlisted Building).* An early twentieth century shop which was constructed within the former garden of Upper East Lodge. Originally a fishmonger's shop and occupied as such by 1916. Painted red brick with partially retained original fascia. A prominently located

structure playing an important role in the wider setting of a number of listed buildings.

## Fox Yard

*No structures included*

## Gardner Road



*Park Lane Cottage, No.27 Park Lane*

*Park Lane Cottage West, Gardner Road (Grade II)*  
*See also: 27, Park Lane Cottage, Park Lane.*



*Park Lane Cottage West, Gardner Road*

## High Street (East Side)



*Nos.4-10 (even) High Street*

*Carroway Cottage, No.4 and Nos.6-10 (even) High Street (Positive Unlisted Buildings).* Terrace of four small houses completed in 1881. Central passage access to rear gardens with a mirrored semi-detached pair of dwellings to either side one projecting over the central passage. Faced in red brick with white brick dressings. Black pan tiled roof with ridge stacks rising from the spine walls between the cottages. Horned plate-glass sash windows occasionally survive although a number of the houses have unsympathetic late twentieth century replacements. Plaster wedge-shaped lintels with projecting central key stones. Stone sills resting on decorative corbels. Carroway Cottage No.4 now sadly painted harming the unity of the terrace's design. Nb in the late nineteenth century this part of High Street was part of Station Road hence the name of the houses 'Station Road Villas'.



*Nos.12 & 14 High Street*

*Rosemary Cottage No.12 & 'Pebbles' No.14 High Street (Positive Unlisted Building).* Two c.1800 rendered cottages which form part of a short terrace with the Grade II listed No.16. Twelve-light



hornless sash windows within moulded wooden frames and twentieth century boarded front doors. Red pan tiled roof. No.14 has a shared red brick ridge stack with the Grade II listed No.16. No.14's stack is on the rear roof slope.



*No.16 High Street*

*Barnaby Cottage, No.16 & 18 High Street (Grade II)*



*No.20 High Street*

*No.20 High Street (Grade II)*



*No.22 High Street*

*No.22 High Street (Grade II)*



*Nos.24 & 26 High Street*

*Nos.24 & 26 High Street* (Positive Unlisted Buildings). Substantial and well-preserved pair of later nineteenth century red brick villas incorporating what appears to be an earlier range at the rear. Two storeys, steeply pitched and hipped Welsh slate roof with red brick ridge stacks. Full height bay windows with stone dressings with original horned plate-glass sash windows set within. Return elevation to north side of No.24 has canted oriel. Recessed porches with wooden glazed screens within. No.24 has decorative glazed tiled pathway and floor within porch. Panelled front doors. No.26 retains original dwarf garden wall to High Street and decorative tiled floor within porch. This pair of houses contribute significantly to the setting of the listed buildings to their north and to that of those opposite.



*Sycamore Cottage No.26A High Street*

*Sycamore Cottage, No.26 A High Street* (Positive Unlisted Buildings). House, probably of early nineteenth century date, latterly office and now again a dwelling. Red brick with a weatherboarded northern return wall, and a black glazed pan tile roof. Façade possibly at least partially rebuilt. Twelve-light sashes beneath wedge-shaped lintels. Ridge stack rising from spine wall with No.28. Forms part of a short terrace with Nos. 28 & 30



*No.32 High Street*

*No.32 High Street* (Positive Unlisted Building). Former cottage of a single storey and attics which is probably of eighteenth-century date, now a chip shop. Rendered brick with a black pan tiled roof and overhanging eaves. Unsympathetic twentieth century display window and partially glazed front door. Single storey lean to section to rear also with pan tiled roof.



*Nos.28 & 30 High Street*

*Nos.28 & 30 High Street* (Positive Unlisted Buildings). Two houses of early nineteenth century date. Built of red brick with a glazed black pan tiled roof. Twelve-light hornless sash windows. Decorative wedge shaped plaster faced wedge shaped lintels to window and door openings. Twentieth century partially glazed front doors. Tall red brick ridge stacks.



*Montague House, No.36 High Street*

*Montague House and railings to front, No.36 High Street* (Grade II)





*Nos.38 & 40, High Street*

*Nos.38 & 40, High Street (Grade II)*



*Nos.40A & 42 High Street*

*Nos.40A & 42 High Street* (Positive Unlisted Buildings). House and Blacksmith's workshop dating from c.1800 converted to other uses in the 1930s. Built of red brick with rubbed red brick wedge-shaped lintels, but unfortunately now rendered. Hipped black glazed pan tile roof. Substantial central ridge chimneystack. No.42 the former house is little altered externally save for the loss of its twelve light hornless sashes. First floor of High Street façade to No.40A retains an original sash in a heavy moulded frame. The ground floor of this façade originally contained a similar window and no door. The northern return elevation of No.40A originally displayed its industrial use with a central taking-in door at first floor level and at ground floor level a central door flanked by twelve-light hornless sashes. Former cart shed range with frontage to Victoria Road now heavily altered.



*Town Sign, High Street*

*Town Sign, High Street* (Positive Unlisted structure) A decorative mid twentieth century town sign depicting the battle of Sole Bay (1672) with the town seal above. The sign rests on brackets which form galleons. Square section wooden pole. A prominent landmark at the junction of High Street and Victoria Street. The sign occupies the site of houses demolished for road widening by Southwold Corporation in 1934.



*Nos.54 & 54A High Street*

*Nos.54 & 54A High Street* (Grade II)





*Sutherland House, No.56 High Street*

*Sutherland House, No.56 High Street (Grade II\*)*



*No.58 High Street*

*No.58 High Street* (Positive Unlisted Building). Former Southwold Arms Public House. Closed 1996 now retail premises. A public house on this site was recorded by James Maggs in 1803, however the present building appears to date from the third quarter of the nineteenth century. Largely unaltered façade of red brick with white brick dressings and a hipped Welsh slate roof. Tall central chimneystack rising from ridge. Four light plate glass sash windows. Central pilastered wooden doorcase containing twentieth century partially glazed door. An important part of the setting of the adjoining Grade II\* listed Sunderland House and of the listed buildings opposite.



*Nos.60 & 62 High Street*

*Nos.60 & 62 High Street* (Positive Unlisted Building). Late nineteenth century purpose-built retail premises with living accommodation above. Faced in red brick with a Welsh slate roof. It retains its original four-light plate-glass sashes to the upper floors. Ground floor has door to living accommodation set within recessed porch at southern end. Much altered early to mid-twentieth century shop front set within probably original nineteenth century opening.



*No.64 High Street*

*No.64 High Street* (Positive Unlisted Building). Retail premises with accommodation and refreshment rooms above which were constructed c.1906 for Frederick Eastaugh, baker and confectioner, and retaining fine original green glazed tile and painted



wood shop fascia. Divided into two shops in the 1960s. Red brick with stone dressings and a Welsh slate roof. Plate-glass sash windows to first floor between pilasters capped with stone finials. One bay breaks forward slightly at first floor level and has an elaborate pedimented gable. Doorway at northern end to domestic accommodation recessed within glazed tile lined arched opening. With pronounced keystone. Original panelled door with fanlight above. Original glazed doors to shop fascia.



*No.66 High Street*

*No.66 High Street (Grade II)*



*Nos.68-72 (even) High Street*

*Nos.68-72 (even) High Street* (Positive Unlisted Buildings). A short terrace of later nineteenth century shops and dwellings faced in red brick with Suffolk white brick dressings. Welsh slate roof with ridge stacks rising from the spine wall between the

properties. Original plate-glass sashes survive. No.68 retains a probably original partly glazed panelled door set within an arched surround. Nos. 70 & 72 have been in retail use since at least the mid twentieth century.



*Nos.74 & 76 High Street*

*Nos.74 & 76 High Street* (Positive Unlisted Buildings). Nos. 74-78 were probably built in the mid eighteenth century or slightly earlier. No. 78 has since been re-fronted and is discussed separately below. Red brick with a hipped black glazed pan tiled roof slope to front and red pan tiled slope to rear. Heavy moulded and Dentilled wooden eaves cornice. No. 74 with two heavily moulded window surrounds containing four pane plate-glass sashes. Wedge shaped rubbed brick lintels with pronounced stone key stones. Photographs of c.1870 show that the houses had pilastered doorcases flanked by a single window at ground floor level. No.76 at that time also had a single first floor window. c.1900 shop fascia to No.74. The windows to the first floor of No.76 were enlarged before 1948 (shown on NMR photos of that year) but the property also still retains a c.1900 shop fascia. Large rendered and gabled rear wing visible from Bank Alley with steeply pitched roof.



*Granville House, No.78 High Street*

*Granville House, No.78 High Street* (Positive Unlisted Building). Late nineteenth century façaded dwelling of now painted brick retaining its original plate-glass sash windows and bracketed wooden doorcase. Late twentieth century partially glazed front door of unsympathetic design. Black pan tiled roof of probably much earlier date with nineteenth century flat roofed dormer containing a four-light sash to High Street façade, rear roof slope of red pan tiles. The sash window above the front door has narrow margin lights. Rear elevation visible from Bank Alley of mid eighteenth century or earlier date. Gabled and rendered with nineteenth century plate-glass sashes. Probably originally part of the same building as Nos.74 & 76 which appear to be of a mid-eighteenth century or earlier date. An important part of the setting of adjoining listed buildings.



*Granville House, No.78 High Street, Bank Alley Elevation*



*Rutland House, Nos.80 & 80A High Street*

*Rutland House and Rutland Cottage, Nos.80 & 80A High Street* (Grade II)





*Rutland House, No.80 High Street c.1870*



*Rutland Cottage and the rear of Nos.80 & 80A High Street*



*Nos.82-86 (even) High Street*

*Nos.82-86 (even) High Street (Grade II)*



*No.88 High Street*

*No.88 High Street* (Positive Unlisted Building). Commercial building of red brick with a black glazed pan tiled roof, which was probably constructed during the third quarter of the nineteenth century. First floor canted bay window visible on c.1900 photos replaced by a large tripartite shop window in the early-twentieth century. Two light plate glass sash windows to second floor. c.1900 shop fascia retaining notable mosaic advertising panel to floor of central recessed entrance reading Stead and Simpson. An important component in the setting of flanking listed buildings to the north and south.



*Crown Hotel Nos.90-92 (even) High Street*

*Crown Hotel Nos.90-92 (even) High Street (Grade II)*



*Northern Range of Outbuildings at the rear of The Crown.*

*Northern Range of Outbuildings at the rear of The Crown, High Street (Positive Unlisted Building).* A single storey range of five open-fronted former cart sheds built of rendered red brick with wooden piers. Once part of a continuous range of outbuildings running down to Victoria Street shown on the 1884 1:2,500 Ordnance Survey map. Twentieth century addition at western end. The outbuildings at the rear of the Crown make a strong positive contribution to its setting and to our understanding of its historic role as a major coaching inn. The most complete of Southwold's former coaching inn yards.



*Southern Range of Outbuildings at the rear of The Crown.*

*Southern Range of Outbuildings at the rear of The Crown (Positive Unlisted Buildings).* A row of late nineteenth century red brick structures with painted stone dressings which form the southern side of the courtyard to the rear of The Crown. Welsh slate roofs and four pane plate-glass sashes. Blind rear elevation. At its eastern, or Victoria Street end a large mid to late twentieth century flat roofed infill structure has been built against its façade. Victoria Street façade gabled with painted stone lintel to first floor taking-in door. Boarded door beneath. The outbuildings at the rear of the Crown make a strong positive contribution to its setting and to our understanding of its historic role as a

major coaching inn. This range also forms part of the immediate setting of the listed houses on the western side of Church Street.



*Former Outbuilding at rear of The Crown, High Street*

*Former Outbuilding at south side of rear of The Crown, High Street (Positive Unlisted Building).* Mid nineteenth century single storey outbuilding with a hipped red pan tile roof, constructed of red bricks laid on their sides. Now attached to the rear of The Crown by later additions. Rear elevation visible from a yard on the western side of Church Street. Its front elevation is now hidden by a makeshift twentieth century addition fronting Crown Yard. The outbuildings at the rear of the Crown make a strong positive contribution to its setting and to our understanding of its historic role as a major coaching inn.

*Range of Outbuildings at North-eastern Corner of yard at the rear of The Crown, High Street (Positive Unlisted Building).* Two storey red brick range of outbuildings with a Welsh slate roof and stone lintels to original openings. Probably of mid to late nineteenth century date. At its Victoria Street end a large mid to late twentieth century structure has been built against its façade, but the building appears to remain intact. Gable end to Victoria Street with single storey flat roofed twentieth century addition. Some later twentieth century inserted casement windows at eastern end. Once part of a continuous range of outbuildings running down to Victoria Street shown on the 1884 1:2,500 Ordnance Survey map.





*No.94 High Street*

*No.94 High Street (Grade II)*



*Nos.98-100 (even) High Street*

*Nos.98-100 (even) High Street (Grade II)*



*No.96 High Street*

*No.96 High Street* (Positive Unlisted Building). Mid nineteenth century house converted to retail premises c.1900. Of painted brick with horned four light plate-glass sashes. Good c.1900 shop front with panelled pilasters and delicate cast iron columns. Original shutter box also appears to survive. Originally with arched doorway and a single window to the ground floor. No.96 makes a strong positive contribution to the setting of the adjoining listed buildings.



*Church Street elevation of No.100 High Street*

## High Street (West Side)



*Former Kings Head Hotel, High Street*

*Former Kings Head Hotel, High Street (Grade II)*



*No.25 High Street*

*No.25 High Street (Grade II)*



*No.27 High Street*

*No.27 High Street (Positive Unlisted Building).* Early nineteenth century former shop forming part of the same structure as the Grade II listed No.25. Red brick with a black pan tiled roof. Photographic evidence suggests that it had lost its shop fascia before 1948. Sash windows replaced by unsympathetic casements. Despite unsympathetic alteration No.27 makes an important contribution to the setting of the listed buildings to its immediate north.



*Thimble Cottage, No.29 High Street*

*Thimble Cottage, No.29 High Street (Positive Unlisted Building).* Small probably early nineteenth



century rendered cottage with a red pan tiled roof and overhanging eaves. Late twentieth century replacement twelve-light sash windows and partially glazed twentieth century front door.



*No.31 High Street*

*No.31 High Street* (Positive Unlisted Building). Mid nineteenth century dwelling formerly known as Anchor Villa, extended to the rear 1960s and facaded c.2020. Its nineteenth century northern and eastern façades alone survive but these make a strong positive contribution to views along the High Street. Northern façade of three bays with a central door opening flanked by two full height canted bay windows. Panelled parapet and Welsh slate roof. Tall, rendered chimney stacks.



*Nos.33 & 35 High Street*

*Nos.33 & 35 High Street* (Positive Unlisted Building). A pair of red brick shops with stone dressings. Welsh slate roof with ridge stack rising from the spine wall between the two premises. With a single pedimented dormer window within the roof slope

of each property. Four light plate-glass sashes set in heavy stone surrounds to first floor. Probably constructed c.1900 and shown on the 1904 1:2,500 Ordnance Survey map.



*No.37 High Street*

*Forest House, No.37 High Street* (Positive Unlisted Building). Late nineteenth century red brick shop with white brick embellishments. Two storeys with splayed northern corner. Welsh slate roof. c.1900 wooden shop fascia. With canted oriel and four light plate-glass sashes above. Pilastered wooden doorcase to domestic accommodation. A well-preserved example of a purpose-built late nineteenth century shop.



*Nos.39 & 41 High Street*

*No.39 & Farleigh House, No.41 High Street* (Positive Unlisted Buildings). Two very large houses which are shown on the 1904 1:2,500 Ordnance Survey map. Probably constructed with the northern section of the Post Office in 1895 and of the same design as Nos. 43 & 45. Three storeys over a high basement. Recessed porches with heavy moulded stone hoods to centre of façade supported on ornate carved corbels. These are approached via flights of steps with ornate stone balustrades. Canted bay windows with horned plate-glass sashes to either side of porches which rise from basement to first-floor level. Welsh slate roof with corbelled eaves cornice. No.41 has unfortunately had a number of its first-floor sashes unsympathetically replaced. Ornate cast iron railings and panelled stone gate piers to frontage.



*No.43, The Post Office and No.45 High Street*

*The Post Office and Nos.43 & 45 High Street* (Positive Unlisted Buildings). Commercial building with living accommodation above built in two sections, the northern part in 1895 and the southern in 1911. Red brick with stone dressings and a Welsh slate roof. Ornate stone bay window of two storeys with pyramidal roofs linked by a central single-storey stone porch containing an arched doorway and capped by a decorative stone balustrade. Twin pediments to bays flanking porch. Original horned plate-glass sashes. Recessed porches with stone hoods supported on ornately carved corbels. Secondary entrances to living accommodation in northern and southern bays flanking bays of The Post Office. The two flanking houses are of the same design as Nos.39 & 41 High Street. Ornate c.1895 cast iron railings and gate piers to the frontage of No.43



*Wymering House, No.47 High Street*

*Wymering House, No.47 High Street* (Positive Unlisted Building). A purpose-built doctor's surgery and dwelling of c.1895 of three storeys with a two-storey wing. Faced in red brick with painted stone dressings. Welsh slate roof with exaggerated overhang to eaves on three storey section, supported on carved brackets. Red brick ridge stacks. Plate-glass sashes. House with two storey canted bay window flanked by recessed porch with heavy and elaborately carved stone hood. Projecting surgery wing with decorative parapet and arched windows with corbelled hoods and pronounced key stones. Recessed porch with heavy stone hood supported on decorative corbels and flanked by arched windows. Glazed screen containing door within. Rear elevation more restrained with small late twentieth century single storey brick addition. Wymering House remained a Doctor's Surgery until the late 1950s. Its upper floor sustained bomb damage in 1943.



*Nos.49-51A (Odd), High Street*

*Nos.49-51A (Odd), High Street* (Grade II)





*No.53 High Street*

*No.53 High Street* (Positive Unlisted Building). House and lock up shop of c.1890 built on the site of a blacksmith's workshop. Originally with a crow-stepped gable to the splayed corner. Red brick with a Welsh slate roof. Early twentieth century photographs show this building with plate-glass sashes beneath shallow brick arched lintels, most of which still survive. Late nineteenth century shop fascia. Manor Farm Close elevation contains a partially glazed front door and four-light plate-glass sashes. No.53 makes a strong positive contribution to the setting of the listed buildings which flank it.



*Nos.55-63 (odd), High Street*

*Nos.55-63 (odd), High Street* (Grade II)



*The Manor House, Nos.65-67 (odd), High Street*

*The Manor House, Nos.65-67 (odd), High Street* including gate and forecourt walls (Grade II\*)



*United Reformed Church, High Street*

*United Reformed Church, High Street* (Grade II)



*No.67 High Street*

*No.67 High Street* (Positive Unlisted Building). Former bank designed by Bottle and Olley of Great Yarmouth who designed a series of notable bank



buildings for the former Gurneys Bank in Norfolk and Suffolk during the late nineteenth century. Built c.1891 of red brick with stone and rubbed red brick dressings. Welsh slate roof. The former banking hall breaks forward slightly and has a decorative stone parapet, and a façade of alternate brick and stone courses. Arched window and door openings with keystones. Original partially glazed doors beneath plate-glass semi-circular fanlight. The other window openings to the principal façade have decorative stone sills and decorative brick arched lintels with pronounced fluted key stones. To the upper floor they are horned plate-glass sashes with small lights to the upper panels whilst on the ground floor is a tripartite sash. Substantial stack to the northern gable which projects slightly on the return elevation. Return elevation to Woodley's Yard of red brick with stone sills. Originally with managers accommodation on the upper floors. No.67 makes a strong positive contribution to the setting of the Grade II listed buildings which flank it and stand opposite.



*Window detail, No.67 High Street*



*Old Banke House, No.69 High Street*

*Old Banke House, No.69 High Street (Grade II)*



*No.71 High Street*

*No.71 High Street (Grade II)*





Rear of No.71 High Street from Buckenham Court



Nos.77 & 79 High Street



Nos.73 & 75 High Street

Nos.73 & 75 High Street (Positive Unlisted Buildings). A pair of mid-nineteenth century shops with living accommodation above which were originally built as dwellings. Red brick with painted stone dressings and a Welsh slate roof. Dentilled eaves cornice. Four-light plate-glass sashes set within heavy moulded frames. Pilastered doorcase to No.75 with panelled door. No.73 has the remains of a similar doorcase only the pilasters of which now appear to survive. Early twentieth century shop facias. Late nineteenth century photographs show that No.73 originally had a full height canted bay window which now only survives at first floor level. Jenkins, A Barrett, *A Visit to Southwold, Containing Over 150 Photographs of Historic Interest* (Southwold, 1984) p15.

Nos.77 & 79 High Street (Positive Unlisted Buildings). Two late nineteenth century shops of red brick with painted stone dressings. Originally built as houses. Glazed black pan tiled roof. Horned plate glass sashes. Red brick ridge stacks. Simple wooden shop facias with pilasters of c.1900. Southern section of No.79 contains a courtyard entrance with a large casement window above. Substantial red brick rear wing to No.77 with four light plate-glass sashes. Jenkins, A Barrett, *A Visit to Southwold, Containing Over 150 Photographs of Historic Interest* (Southwold, 1984) p15.



Rear of Nos.77 & 79 High Street from Buckenham Court.



*Buckenham House, Nos.81 & 83 (odd), High Street*

*Buckenham House, Nos.81 & 83 (odd), High Street (Grade II\*)*



*Rear of Buckenham House, High Street from Buckenham Court*

## Hope Cottages



*Hope Cottages*

*Nos.1-6 (cons) Hope Cottages* (Positive Unlisted Buildings). Two terraces of single-storey almshouses constructed after World War Two on the site of damaged buildings. Set around a small lawned courtyard enclosed by a brick wall with square-section piers and a wrought iron decorative overthrow. Red brick with a red pan tiled roof and overhanging eaves. Prominent Dutch gables and small-pane casement windows. Arched door openings. An important part of the setting of the Grade I listed parish church. Drawings by Cautley and Barefoot of Ipswich for housing at Bartholomew Green dating from between 1950 and 1953 survive in the Ipswich Branch of Suffolk Record Office but were not accessible at the time of survey (Ipswich Record Office HG400/2/468).

## Loftus Lane

*See Tibby's Triangle*

## Lorne Road (North Side)

*May Place (Grade II) – See South Green in Marine Villas Character Area*



*Nos.1-5 (odd) Lorne Road*



*No.1, & Jersey Cottage No.3 Lorne Road* (Positive Unlisted Buildings). A pair of red brick cottages with a Suffolk white brick return elevation to May Place against which the now demolished Victorian wintergarden of that villa once stood. Red plain tile roof. Probably early nineteenth century but remodelled c.1920. The present façade is shown on a photograph of 1922 in the Southwold Museum collection. In retail use in the early twentieth century. Casement windows, those to the first floor with 3 in canted bays supported on decorative wooden brackets. Red brick ridge stack rising from spine wall between properties. Top lit boarded front doors beneath wedge shaped brick lintels. Shallow arched lintel to ground floor window of No.3, that to No.1 flat and probably rebuilt in the later twentieth century. Dentilled brick eaves cornice. John Miller *Britain in Old Photographs: Southwold* (Stroud 1999) p91.



*'The Snug', No.5 Lorne Road*

*'The Snug', No.5 Lorne Road* (Positive Unlisted Building) Cottage with rendered red brick façade to Lorne Road and black glazed pan tile roof. Three plate-glass sashes of probably twentieth century date to ground floor beneath a single elongated hood mould. Canted bay window with mullioned and transomed casements to first floor. Partially glazed twentieth century front door. Some similarities with No.8 Queen Street however this façade was remodelled in the mid twentieth century only the western bay remaining as built.



*Nos.7 & 9 Lorne Road*

*Nos.7 & 9 Lorne Road* (Positive Unlisted Structure). Post-war structures, they have been identified due to their sensitive design which permits them to integrate harmoniously with their surroundings, including their traditionally designed fenestration.



*Garden Walls to The Elms and No.9B Lorne Road*

*Garden Wall to No.9B Lorne Road* (Positive Unlisted Structure). Impressive partially crenelated garden wall of red brick of probably early to mid-nineteenth century origins. Curved and crenelated section adjoining No.11. The eastern section fronting The Elms probably partially rebuilt. A large garden at the rear of houses in Queen Street is shown on this site on early Ordnance Survey maps occupying much of the land between Mill Lane and Lorne Road. But is now occupied by large mid twentieth century houses. See also the garden walls on the southern side of Mill Lane which once formed part of the same large garden.



*Western Section of Garden Wall to No.9B Lorne Road*



*Nos.11 & 13 Lorne Road*

*Nos.11 & 13 Lorne Road* (Positive Unlisted Structure). Probably of mid-eighteenth-century date of red brick with pilasters and a red pan tiled roof. Eastern gable of No.11 prominent in views along Lorne Road. Twelve-light hornless sash windows in heavy moulded frames beneath rubbed brick wedge-shaped lintels. Ground floor of No.11 has a twentieth century glazed lean-to porch and a twentieth century bay window beneath a continuous Welsh slate roof which replaces an earlier bay window shown on a National Monuments Record photograph of 1949 (BB49/3125). Flat roofed dormers in principal roof slope. Ridge stacks probably removed. The partially re-fronted No.15 forms part of the same structure.



*Lorne Cottage, No.15*

Lorne Cottage, No.15 (Positive Unlisted Building). An eighteenth-century structure which probably originally looked like Nos. 11 & 13 but now with large two storey later nineteenth century bay windows. Red brick with painted stone dressings and a red pan tiled roof. Central brick pilaster and brick eaves cornice. Large possibly replaced four-light plate-glass sashes. Central red brick ridge stack flanked by flat topped dormers with six-light sashes. Partially glazed front door beneath rubbed brick wedge-shaped lintel.



*Gardner Road elevation of Nos.15A & 15B Lorne Road*

*No.15A and The Retreat No.15B Lorne Road.* (Positive Unlisted Building). House and former shop



now two dwellings. Later nineteenth century. Red brick elevation to Lorne Road, Gardner Road elevation rendered. Steeply pitched red pan tiled roof. Gardner Road elevation of three storeys with steeply pitched gable and plate glass sash windows. Lorne Road elevation of No.15A formerly with shop front. Twentieth century dwellings attached to rear. Included here primarily for the quality and presence of its Gardner Road elevation. Nineteenth century red brick and cobble boundary wall to west with return section to Gardner Road which also contributes significantly to conservation area.

### Lorne Road (South Side)

*Regency House (Grade II) – See South Green*



*Nos.2 & 4 Lorne Road*

*No.2 & Stannard Cottage, No.4 Lorne Road* (Positive Unlisted Buildings). Early nineteenth century red brick cottages with red pan tiled roofs. Plate-glass sash windows and panelled doors beneath wedge shaped lintels. High rendered plinth. No.2 may be slightly earlier in date than No.4 and there is a straight joint between the two properties. Eastern return elevation of No.2 gabled with hornless plate-glass sashes beneath wedge shaped lintels. Lower red brick rear range with red pan tiled roof visible from Lorne Road.



*Happy Cottage No.6 Lorne Road and No.8 Lorne Road*

*Happy Cottage No.6 Lorne Road and No.8 Lorne Road* (Positive Unlisted Building). A pair of red brick probably late eighteenth-century cottages with a red pan tile roof standing at a right-angle to Lorne Road within large gardens. Within these gardens the rear elevations of listed houses on Park Lane can also be seen. No.6 has replacement sixteen-light horned sashes beneath wedge-shaped lintels and a partially glazed panelled front door. No.8 has unhorned sixteen light sashes and a partially glazed door. Return elevation of No.6 to Lorne Road of red brick with two gables, panelled door, and casement windows beneath shallow arched brick lintels. *Subsidiary features.* Twentieth century low red brick garden walls.



*White Cottage, No.10 Lorne Road*

*White Cottage, No.10 Lorne Road.* (Positive Unlisted Building). House of c.1800, probably red brick but with now rendered façade, two storeys

and three bays. Late twentieth century horned sashes beneath wedge shaped lintels. Late twentieth century panelled door. Red brick ridge stack and red pan tiled roof. No.10 forms part of a good group of cottages with Nos. 6 & 8

*Strickland House (Grade II) – see Park Lane*

## Manor Farm Close

*See also No.53 High Street*

## Market Place (East Side).



*Town Pump, Market Place*

*Town Pump, Market Place (Grade II)*



*No.25 Market Place (East Street façade)*

*No.25 Market Place (Grade II)*

## Market Place (South Side)



*No.21 Market Place*

*No.21 Market Place*



*No.23 Market Place*

*No.23 Market Place (Grade II)*



## Market Place (North Side)



*Co-operative shop, No. 2 Market Place*

*Co-operative shop, No. 2 Market Place (Positive Unlisted Building).* Constructed around 1928 and was formed of residential first floor use above a large ground floor shop, all in brick. The ground floor shop frontage projects to allow a first-floor balcony to be formed, although the balcony arrangement is now missing. The building is austere in character with curious throwback references to 18th century architecture such as toothed eaves, panelled parapet and what had been windows with leaded lights. The original shopfront wrapped around the building and along Church Street, although the flank shopfront has now been lost. Part of the original shopfront appears to survive – just. Undoubtedly, the reduced shopfront, replacement first floor fenestration and loss of balcony have all reduced the architectural interest of this building. However, it retains a presence in the town centre and its use as a local shop is very important for the vitality of the town centre. This use contributes importantly to the character of the Conservation Area in this part of it; and the overall scale, presence and some surviving detail of the building, can be judged to make a positive contribution to the overall character and appearance of the Conservation Area.



*No. 2 Market Place in the 1930s.*



*Town Hall, Market Place*

*Town Hall, Market Place (Grade II)*



*Swan Hotel, Market Place*

*Swan Hotel, Market Place (Grade II)*



*Cygnet Building, Swan Hotel Market Place*

*Cygnet Building, Swan Hotel, Market Place (Positive Unlisted building).* Red brick mid to late nineteenth

century structure to rear of Swan Hotel, probably originally part of the hotel's stabling, it was converted into managers accommodation in the mid twentieth century and later housed Adnams board room. Altered and partially demolished c.2018 during works to convert it into a visitors' centre when zinc roofed range with glazed frontage also added. This addition replaces an unsympathetic mid twentieth century flat roofed structure. Lower left-hand section formerly garages or cart sheds. Black pan tiled roof. Four pane plate glass sashes beneath wedge-shaped lintels.



*No.10 Market Place*

*No.10 Market Place (Grade II)*

## **Market Place (West Side)**



*No.1 Market Place*

*No.1 Market Place* (Positive Unlisted Building). A red brick commercial building of c.1890 probably built as a solicitor's office. It was later the architect's office of Thomas Edward Key. Gabled with a dentilled brick cornice and shallow arched brick lintels to the windows. Arched doorway leading to recessed porch containing a panelled door with rectangular fanlight above. Horned plate-glass sash windows. Tripartite sash to ground floor replaced with a single sheet of plate-glass within original opening. No.1 makes an important positive contribution to the setting of the listed buildings which flank it. Its possibly earlier rear range is now two separate dwellings known as Nos. 7A and 7B Market Place which are accessible from Child's Yard. These are discussed separately.





*No.3 Market Place*

*No.3 Market Place (Grade II)*



*Nos.5 & 7 Market Place*

*Nos.5 & 7 Market Place* (Positive Unlisted Building). A mid nineteenth century rendered and painted brick shop with a black pan tiled roof. Nineteenth century shop fascia to southern end of principal façade with a horned plate-glass sash above. Partially glazed front door to centre with wedge-shaped lintel. Bay window with small pane sash to first floor at northern end with mid twentieth century shop fascia below. Return elevation gabled with casement windows which must be of relatively recent origins as early photographs show a further single storey small dwelling abutting the gable of Nos 5-7 within what is now the entrance to Child's Yard. Two storey nineteenth century rear range of painted brick with a red pan tile roof.



*Rear of No.1 and Nos.7A & B Market Place*

*Nos.7A and 7B Market Place* (Positive Unlisted Building). A range of buildings attached to the rear of the late nineteenth century No.1 Market Place but which probably pre-date it. These cottages are shown as two separate dwellings on the 1904 1:2,500 Ordnance Survey map and that of 1971. Rendered brick with a black pan tiled roof. Twentieth century casement windows.



*No.9 Market Place*

*No.9 Market Place* (Positive Unlisted Building). A two-storey mid nineteenth century workshop building probably constructed for Child's Ironmonger and Brass Foundry Business, later a coach builder's workshop. Red brick with a red brick dentilled eaves cornice and a hipped red pan tiled roof. Partially weather boarded façade with casement windows. Now in poor repair. Once part of a much larger complex which has sadly all but disappeared.



*Nos.11 & 13 Market Place*

*Nos.11 & 13 Market Place (Grade II)*



*No.17 Market Place*

*Former Lloyds Bank, No.17 Market Place (Grade II\*)*



*No.11 Market Place courtyard elevation*



*No.19 Market Place*

*No.19 Market Place including 1A Mill Lane (Grade II)*



*No.15 Market Place*

*No.15 Market Place (Grade II)*



## Mill Lane (South Side)



*Garage to No.7 Queen Street*

*Garage to No.7 Queen Street* (Positive Unlisted Building). Late-20th century small garage with gable to the street. Built of red brick with red pantile roof and dark stained waney edge timber gable. The structure contributes to the street through its modest Arts and Crafts inspired charm.



*Pinkneys Way, Mill Lane*

*Pinkneys Way, Mill Lane Street* (Positive Unlisted Building). Mid-20th century red brick house with black pantile roof. Built in Flemish bond with blue/burnt brick headers. At two storeys it is somewhat overscaled, however the use of good brick details and simple timber windows make it blend well with other historic buildings in the street.



*Thyme Cottage, Mill Lane*

*Thyme Cottage, Mill Lane* (Positive Unlisted Buildings). Mid-20th century cottage, painted brick at ground floor (front elevation only). 1.5 storeys with Arts and Crafts inspiration. Jettied central gable clad in hanging red tiles supported by carved timber brackets, two tile-clad dormers added in 2010s. Small-paned metal windows with red tile cills. An attractive 20<sup>th</sup> century building, well-proportioned and maintained, which has received appropriately designed recent alterations.



*Elms Cottage, No.2 Mill Lane*

*Elms Cottage, No.2 Mill Lane* (Positive Unlisted Building). Mid nineteenth century two storey house with symmetrical entrance elevation. Good quality Flemish bond Suffolk red brickwork, with central entrance which opens directly onto the road. Door is flanked twelve-light horned sash windows, which are mirrored to the first floor. Above the door is a fire plaque. Gable end stack to the east and west ends. This house is little-altered and forms part of the important roadside frontage to the south side and western end of Mill Lane.



*Nos.4-10 (even) Mill Lane*

*Nos.4-10 Mill Lane* (Positive Unlisted Buildings). A row of four early nineteenth century cottages. Painted brick elevations with red clay pan tile roof covering. Ground floor door and casement windows under brick arch lintels, first floor casement windows tight to underside of the projecting dentil eaves course of brickwork. No.4 and No.10 have single storey side additions with a catslide roof over. The weatherboarded addition to No.4, and the flat roofed addition to No.10, are not of special interest. This row of cottages, along with No.2 Mill Lane, make a strong and positive contribution to the streetscape and character of the lane.



*Thimble Cottage, Mill Lane*

*Thimble Cottage, Mill Lane* (Positive Unlisted Building). Located to the rear of No.4 Mill Lane, an attractive red brick two storey cottage dating from the early nineteenth century and possibly formed from the pair of cottages shown on Wakes Map of 1839. Pan tile roof covering with red brick gable end ridge stacks. Doors and windows are replacements but within original gauged brick openings. Window replacements are unsympathetic. Later rendered additions to the southern end.

## Park Lane (North Side)



*'The Studio'. No.1 Park Lane*

*'The Studio'. No.1 Park Lane* (Grade II)



*No.3 Park Lane*

*No.3 Park Lane* (Positive Unlisted Building). A substantial Italianate house of c.1870 which was



remodelled in the classical style c.1970. Its nineteenth century rear elevation is prominent in views along Lorne Road. Red brick with a Welsh slate roof and Suffolk white brick quoins. The Park Road elevation is a remarkably well executed piece of classicism for the period. Of three storeys with attics and three bays with horned twelve light sashes beneath rubbed brick wedge-shaped lintels. Open pedimented doorcase with pilasters and a radial fanlight. Six panelled door. The house's Lorne Road elevation largely retains its late nineteenth century windows. Two storey outshot.



*No.3 Park Lane, Lorne Road elevation*



*Nos.5 & 7 Park Lane*

*Nos.5 & 7 Park Lane (Positive Unlisted Buildings).* A pair of houses dating from the late nineteenth century which were constructed within the former gardens of houses on Lorne Road. Built of red brick with blue brick embellishments and a glazed black pan tile roof. Of two storeys with two bays to each house, full height canted bay window containing original horned plate-glass sashes to inner bay of each house capped by a heavy moulded cornice. Doorway within outer bay containing panelled door beneath painted wedge-shaped lintel. Dormers with casement windows within roof and central ridge stack. Rear elevations visible from Lorne Road, red pan tile roof. No.5 with casements. No.7 rendered with a mixture of original plate-glass sashes and twentieth century casements. A well-preserved pair of nineteenth century houses which make an important contribution to the setting of adjacent listed buildings.



*No.9 Park Lane*

*No.9 Park Lane (Grade II)*



*Nos.17 & Honeysuckle Cottage, No.19, Park Lane*

*Nos.17 & Honeysuckle Cottage, No.19, Park Lane  
(Grade II)*



*Nos.13 & 15 Park Lane*

*Nos.13 & 15 Park Lane (Grade II)*



*Nos.21 & 23 Park Lane*

*Nos.21 & 23 Park Lane (Grade II)*





*Strickland House, No.25 Park Lane*

*Strickland House, No.25 Park Lane (Grade II)*



*Cobble Boundary Wall, Strickland House, No.25 Park Lane*



*Park Lane Cottage, No.27 Park Lane*

*Park Lane Cottage West, Gardner Road (Grade II)*

## **Pinkney's Lane (North Side)**

*For Pinkney's Lane South Side see Marine Villas Character Area*



*No.1 Pinkney's Lane*

*No.1 Pinkney's Lane (Positive Unlisted Building)* Small red brick early nineteenth century cottage with a red pan tiled roof. Plastered wedge-shaped lintels above late twentieth century replacement sashes. Boarded front door. Façade possibly partially rebuilt following removal of a shop facia.



*Hoskin Cottage No.5 & Dreamers Cottage, No.3 Pinkney's Lane*

*Hoskin Cottage No.5 & Dreamers Cottage, No.3 Pinkney's Lane (Positive Unlisted Building).* A pair of red brick cottages which probably date from the early nineteenth century. Red pan tiled roof covering and rendered chimney stack to No.3.



Chimney stack to No.5 removed. Dentilled red brick eaves cornice and wedge-shaped red brick lintels to ground floor window and door openings. No.3 has a probably nineteenth century small pane casement and a four-light sash to the first floor with a late twentieth century horned sixteen light sash window below. Windows to No.5 are early twentieth century small pane sashes. The boundary wall to No. 5 has regrettably been painted.



*Cottage behind No.9 East Street & 5 Pinkney's Lane*

*Cottage behind No.9 East Street & 5 Pinkney's Lane* (Positive Unlisted Building). A small weatherboarded structure of probably nineteenth century date with a red pan tiled roof which is only visible from Pinkneys Lane but accessible via East Street. It appears to be shown on the 1884 1:2,500 Ordnance Survey map but has been significantly reduced in size. Partially rebuilt nineteenth century cobble boundary wall on eastern side.



*No.7 Pinkney's Lane*

*No.7 Pinkney's Lane and boundary wall* (Positive Unlisted Building). A c.1800 red brick cottage with a red pan tile roof set within a small courtyard on the western side of Pinkneys Lane. A 1949 air photograph shows this as a pair of cottages with a second doorway in the blind left-hand section of the facade. (National Monuments Record EAW024298) Dentilled red brick eaves cornice and twelve light sashes. Lintel to ground floor window and front door appear to have been replaced. Twentieth century boarded front door. Brick capped cobble garden wall.



*No.9 Pinkney's Lane*

*No.9 Pinkney's Lane* (Positive Unlisted Building). Two storey rendered brick cottage with a red pan



tile roof. Probably mid nineteenth century. Four light sash window to first floor. Pre 1949 shop window opening to the ground floor (shown on a National Monuments Record air photo of that year (EAW024298)). Partially glazed late twentieth century door. Later twentieth century single-storey flat roofed retail addition of unsympathetic design.



*Nos.11 & 13 Pinkneys Lane*

*Nos.11 & 13 Pinkneys Lane* (Positive Unlisted Buildings). A semi-detached pair of early nineteenth century red brick dwellings with substantial post 1950 alterations. Symmetrical painted facade with open pedimented doorcases and late twentieth century small paned horned sashes. Partially glazed late twentieth century front doors. Hipped black pan tiled roof. Comparing the present appearance of this building to that shown on a 1949 air photograph preserved by the National Monuments Record is instructive (EAW024298). This photograph shows the third bay from the southern end as having a two-storey bay window. Whilst the second bay from the south contained the original front door. The sites of both the present front doors were then occupied by windows and there was a substantial two storey wing attached to the structures southern end where the present high painted wall and gateway are located.

## Queen Street (East Side)



*Nos.4 & 6 Queen Street*

*Nos.4 & 6 Queen Street (Grade II)*



*Nos.4-8 Queen Street before alteration a c.1900 view.*



*Holmwood, No.8 Queen Street*

*Holmwood, No.8 Queen Street (Grade II)*



*No.10 Queen Street*

*No.10 Queen Street (Grade II)*



*No.12 Queen Street*

*No.12 Queen Street (Grade II)*



*No.14 Queen Street*

*No.14 Queen Street (Grade II)*





*No.16 Queen Street*

*No.16 Queen Street (Grade II)*



*No.18 Queen Street*

*No.18 Queens Street (Grade II)*

## **Queen Street (West Side)**



*No.1 The Elms and No.3 Queen Street*

*No.1 The Elms and No.3 Queen Street (Grade II)*



*Evington, No.5 Queen Street*

*Evington, No.5 Queen Street (Grade II)*

*No.7A Queen Street – See May Place South Green (North Side)*

## Saint James' Green (Even)



*Nos.2-12 (even) St James Green*

*Nos.2-12 (even) St James Green* (Positive Unlisted Buildings). A red brick terrace of mid nineteenth century date with a Welsh slate roof. Now rendered apart from No.12. Originally a symmetrical composition with an arched central passage leading to the rear gardens. Nos.10 & 12 were given full height canted bay windows c.1900 which retain their original horned plate-glass sashes. Nos. 2-8 have twelve light horned sashes beneath wedge shaped lintels. Front doors largely replaced. Single storey early twenty first century addition to the rear of No.2. This terrace makes an important contribution to the setting of the Grade II listed lighthouse and Sole Bay Inn.



*Nos.2-12 St James Green c.1870*



*Nos.14 & 16 St James Green*

*Nos.14 & 16 St James Green* (Positive Unlisted Buildings). Part of an early nineteenth century red brick terrace also comprising Nos. 18 & 20. Canted bay windows of red brick with Suffolk white brick dressings were added c.1890. Heavy replacement sashes to No.14. The remainder of the façade was later rendered. Red pan tile roof. Early nineteenth century door openings with shallow brick arched lintels survive but with later twentieth century partially glazed front doors.



*Nos.18 & 20 St James Green*

*Nos.18 & 20 St James Green* (Positive Unlisted Buildings). A pair of early nineteenth century red brick cottages, now rendered and with red pan tiled roofs. Originally forming part of the same terrace as Nos. 14 & 16. Replacement sixteen light horned sashes. Partially glazed front doors.





*Nos.14-20 (even) St James Green from a c.1870 carte de visite.*



*Whitehall, No.26 & Guardship, Saint James Green*

*'Whitehall', No.26 & Guardship, Saint James' Green (Grade II)*



*Beacon Cottage, St James Green*

*Beacon Cottage, St James Green (Positive Unlisted Building).* A prominently located mid nineteenth century Suffolk white brick villa which makes a strong positive contribution to the setting of the adjoining listed buildings to the east. Rendered full height canted bay window with horned small pane sashes. Sixteen light hornless sashes to the remainder of the façade. Panelled door with glazed overlight. Black pan tiled roof with two very large white brick stacks. Entrance bay has parapet.

### **Saint James' Green (Odd)**



*No.1 St James Green*

*No.1 St James Green (Positive Unlisted Building).* Early to mid-nineteenth century structure of painted brick with a high parapet. Tall red brick chimneystack. Unsympathetic late twentieth century replacement windows. Attached to it a single storey lock up shop which retains its original c.1930 shop fascia. According to Southwold and Son the shop was designed by FR Rowe for the tobacconist FC Barber.



*Nos.3-7 (Odd) St James Green*

*Nos.3-7 (Odd) St James Green* (Positive Unlisted Buildings). A terrace of three late eighteenth or early nineteenth century cottages of rendered brick with a red pan tile roof. No.3 with preserved former shop fascia to ground floor and twelve light sash above. No.5 also has twelve light sashes but those to No.7 have been replaced with unsympathetic UPVC units.



*Caithness House, No.9 & 9B St James Green*

*Caithness House, Nos. 9 & 9B St James Green* (Positive Unlisted Building). A substantial Suffolk white brick fronted villa of the third quarter of the nineteenth century. Red brick subsidiary elevations and lower red brick range to rear. Three storeys with a symmetrical three bay façade. Central doorway beneath wedge shaped lintel with half-glazed door and rectangular fanlight. Two two-storey canted bay windows containing horned plate-glass sashes with narrow margin lights. Third floor has plate-glass sashes with narrow margin lights. Replaced pan tile roof covering, substantial white brick stacks to gable ends.

*13 and 15 St James Green*. Previously identified as positive unlisted buildings, these structures have been substantially altered and no longer merit inclusion.



*Adelaide Cottage, St James Green*

*Adelaide Cottage, St James Green* (Positive Unlisted Building). Early nineteenth century single-storey dwelling of rendered and painted brick with a black pan tiled roof. Possibly a nineteenth century re-fronting of an earlier cottage. Lead roofed canted bay windows to rendered principal façade with horned plate-glass sashes, parapet above hiding roof slope. Gabled painted brick return elevation containing front door. Tall, rendered chimneystack. Less sympathetic late twentieth century railings to front.



*No.17 St James Green*



*No.17 St James Green* (Positive Unlisted Building). A small painted brick cottage of later eighteenth or early nineteenth century date. Dentilled brick eaves cornice and a black pan tile roof. Original gently arched openings to ground floor windows preserved although now filled with twentieth century casements. Two small late twentieth century casements above. Boarded front door with hood. Mid twentieth century single storey addition to rear with a flat roof which terminates in a bow window. *Outbuilding* Two storey red brick outbuilding to rear of red brick with a red pan tiled roof. A single bay wide a boarded door.



*No.19 St James Green*

*No.19 St James Green* (Positive Unlisted Building). Early nineteenth century cottage with twentieth century alterations. Rendered brick façade of a single bay containing canted bay window to the ground floor and a twelve light hornless sash above. Front door in return elevation. Single storey range of nineteenth century pan tiled roof outbuildings attached to western side elevation. Of painted brick with a largely blind rear elevation to the garden of No.17.



*No.21 St James Green*

*Secret House, No.21 St James Green* (Positive Unlisted Building). The most westerly part of the structures attached to the rear of Seaview House, East Cliff. Probably dating from c.1870 with a lower rendered interwar period block attached to its northern end which acts as its entrance façade. At the time of the 1905 Ordnance Survey map, it was part of No.19 East Cliff but the two were separated before the publication of the 1927 1:2,500 Ordnance Survey map. Rendered Suffolk white brick with a hipped red pan tile roof replacing Welsh slate. Substantial dentilled eaves cornice. Horned plate-glass sashes to first floor which appear to be of late nineteenth century date. Ground floor windows replacement casement. Unfortunately located large flat topped late twentieth century dormer in principal roof slope. Lower northern range with over hanging eaves, casement windows and a first-floor bay window on its western elevation. Low twentieth century cobble wall with brick dressings to St James Green higher and probably much earlier cobble wall to boundary with No.23.



*No.23 St James Green*

*No.23 St James Green* (Positive Unlisted Building). A c.1800 structure with substantial late twentieth century alterations. Possibly originally a laundry or brewhouse for neighbouring Seaview House on East Cliff, now a dwelling. Red brick with a red pan tile roof. Old photographs show that the right-hand return elevation was originally partially of cobble. Late twentieth century casement windows. Boarded door.



*A c.1940 view of No.23 St James Green*

## **Smokehouse Court**



*Nos.1-3 cons, Smokehouse Court*

*Nos. 1-3 cons, Smokehouse Court* (Positive Unlisted Buildings). Former Smoke House loose box and cart shed converted to three small dwellings as part of a residential development c.2016 by Chaplin Farrant Architects. Eastern range of mid nineteenth century of cobble with red brick dressings, a dentilled red brick eaves cornice, and a red pan tiled roof. Two storey section at northern end with early twenty first century casement windows in original openings, the rear elevation of this section is in red brick. Central section of a single storey with a central boarded door flanked by lunettes. Former cart at southern end of possibly slightly later date the cart entrance now infilled with painted wooden boarding. Cobble rear elevation visible from car park on Trinity Street continued in nineteenth century cobble wall, metal covered roof slope. Northern range of a single storey retaining small nineteenth century red brick structures at either end now linked by a glazed central section with a metal covered roof slope.

*See also No.6 East Street*



*6 Smokehouse Court*

*Puddle Court, 6 Smokehouse Court* (Positive Unlisted Building). A two-storey residential conversion, part rendered and part painted flint. It has a red pantiled roof and a gable end ground floor bay window. The building is of simple linear form and is an attractive small scale survival of a former backland working building and rear yard.



## Snowdens Yard



*Nos.14 & 16 Snowdens Yard*

*Nos.14 & 16 Snowdens Yard* (Positive Unlisted Buildings). A pair of early to mid-nineteenth century cottages. No.14 of a single storey and attics, built of rendered brick with a red pan tiled roof. Substantial red brick stack to eastern gable. Twenty light hornless sash window with shutters to the ground floor. Twentieth century boarded front door in late twentieth century open-sided gabled wooden porch. Small casement window to stair and dormer above. No.16 of two storeys. Rendered brick with a red pan tiled roof and unsympathetic late twentieth century windows.

*No.18 Snowdens Yard was inaccessible at the time of survey so no assessment of the merits of this structure has been made.*



*'Sea Lark', No.20 Snowdens Yard*

*'Sea Lark' No.20 Snowdens Yard* (Positive Unlisted Building). Early c.19th red brick cottage recently rendered and altered. Formerly with twelve light hornless sashes beneath shallow arched brick lintels. Rendered and given gothic casements

c.2010. Red pan tiled roof. Good high cobble boundary walls of probably nineteenth century date.

## Stradbroke Road

*Nos.2 & 4 Stradbroke Road - see Sole Bay Inn, No.7 East Green*



*The Lighthouse, Stradbroke Road*

*The Lighthouse, Stradbroke Road (Grade II)*



*Former Lighthouse Accommodation Block from North Parade*

*Lighthouse Accommodation Block, Stradbroke Road (Positive Unlisted Building). Former accommodation block to lighthouse which was built c.1887-1892 by Trinity House. Its original design was by Sir James Douglass (1826-98) Chief Engineer to Trinity House. Originally designed as two cottages and shown as linked to the lighthouse on early Ordnance Survey maps. Painted brick with a hipped Welsh slate roof. The lighthouse was automated in 1938 and the cottages were no longer linked to the lighthouse by the time of the publication of the 1971 1:2,500 Ordnance Survey map. Twentieth century single storey additions to southern return elevation. Possibly a curtilage structure to the lighthouse and therefore afforded statutory protection.*

### **Tibby's Triangle**



*Tibby's Triangle*

*Tibby's Triangle Development and Adnams Café and Shop (Positive Unlisted Buildings). Housing*

development of 34 houses and apartments including a café and shop for Adnams Brewery of c.2008-2012 constructed on the site of the former Adnams distribution depot to the design of Ash Sakula Architects. Primarily of three and four storey blocks and built around a central public space known as Drayman Square. The blocks are faced in buff brickwork which is occasionally whitewashed or tarred. Largely red pan tiled roofs, flat roofed areas are either designed as roof terraces or clad in sedum. Glass fronted green roofed café building incorporating massive timber vats from brewery into façades. No.4 Drayman Square is a shop with glazed gables to Victoria Street and Draymen Square and sides clad in corrugated aluminium. Flint cobble low boundary walls and paving incorporating timber groins from seafront. Winner of the 2012 Housing Design Awards. The development occupies a sensitive site adjacent to the Grade I listed parish church.



*Tibby's Triangle*

### **Tibby's Way**

*See Tibby's Triangle*

### **Trinity Close**

*See No.6 Trinity Street*

### **Trinity Street (East Side)**

*Nos.1 & 3 Trinity Street see No.36 East Street*





*Nelson House, No.5 Trinity Street*

*Nelson House, No.5 Trinity Street* (Positive Unlisted Building). Red brick dwelling dated on its façade to 1876, the datestone also bearing the initials W.F.L. This may however relate to alterations rather than the original date of construction. Dentilled brick eaves cornice. Originally a shop and dwelling and with a shallow arched brick lintel for a large opening located above where the present door and adjacent window are located. First floor window openings with wedge-shaped rubbed brick lintels. The ground floor windows are probably all relatively recent interventions replacing a shop fascia. Small pane sashes to first floor with horned plate-glass sashes to ground floor. Late twentieth century rear addition.



*No.9 Trinity Street*

*No.9 Trinity Street* (Positive Unlisted Building). Early nineteenth century shop which makes a strong positive contribution to the setting of the adjoining listed buildings. Painted red brick with red pan tiled roof. Late nineteenth century shop fascia with pilasters and partially glazed central double doors. At first floor level a blind central recess flanked by twelve light sashes.



*Nos.11-15 (Odd) Trinity Street*

*No.11, Albion House No.13, & Kestrel Cottage No.15, Trinity Street* (Positive Unlisted Buildings). A terrace of three red brick houses dating from c.1860 sharing details such as the doorcases in common with the Grade II listed No.17. Welsh slate roof with overhanging eaves. Tall brick stacks rising from the spine walls between the houses. Horned plate-glass sashes with margin lights below rubbed brick wedge-shaped brick lintels. Partially glazed and panelled front doors. The elevation of No.11 has been modified to allow for the insertion of an arched garage entrance.



*No.9 East Cliff and No.17 Trinity Street*

*Back to Front Cottage No.17 Trinity Street & East Cliff House No.9 East Cliff* (Grade II)

## Trinity Street (West Side)



*No.2 Trinity Street*

*No.2 Trinity Street* (Positive Unlisted Building). A small cottage of early to mid-nineteenth century date of painted brick. Possibly originally a pair of cottages. Late twentieth century horned sash windows beneath wedge-shaped lintels. Partially glazed front door. The right-hand window is a later twentieth century small pane casement. Red pan tiled roof covering.



*No.6 Trinity Street*

*No.6 Trinity Street* (Positive Unlisted Building). A much altered early nineteenth century structure which originally consisted of a public house and a cottage to the rear fronting onto Trinity Close. Despite alteration it still makes a strong positive

contribution to the setting of adjacent Grade two listed 8-12 Trinity Street. The Rising Sun public house being entered via a doorway in the centre of the street façade which was removed in the later twentieth century. The Street façade now has small pane sashes which replace those shown in the NMR photograph and others. The 1949 photograph also shows wedge-shaped brick lintels with key stones which have been plastered over. The Trinity Courtyard elevation has also been altered by the insertion of additional window openings and the conversion of the original doorway to one of the houses into a window. Late twentieth century pedimented doorcase. Chimneystacks removed. Trinity Close was used for stabling for Montgomeryshire Yeomanry horses during World War One.



*The Former Rising Sun, No.6 Trinity Street c.1949*



*Cobbler's Cottage, No.8 Trinity Street*

*No.8 Trinity Street* (Grade II)





*No.10 Trinity Street*

No.10 Trinity Street (Grade II)



*Trinity Cottage, 12 Trinity Street*

*Trinity Cottage, 12 Trinity Street (Grade II)*

## **Victoria Street (East Side)**

*For Adnams Shop and Café see Tibby's Triangle*



*No.8 Victoria Street and outbuilding*

*The Old Bakehouse, No. 8 Victoria Street (Positive Unlisted Building).* An early to mid-nineteenth century red brick structure with a blacked glazed pan tiled roof slope to the Victoria Street frontage and a red pan tiled slope to the rear. Occupied as a bakery by the 1880s and in use as such until the 1950s. Horned plate-glass sashes in heavy moulded frames to the first floor. A single plate-glass sash beneath a shallow arched brick lintel to the southern end of the ground floor. Large blocked shallow arched opening to centre of façade now containing a panelled door and small sash. Large nineteenth century casement to northern end which possibly functioned as a shop window. Rendered northern return elevation. Flat roofed rear additions of mid to late twentieth century date.



*Outbuilding at 8 Victoria Street from church tower*

*Outbuilding at 8 Victoria Street (Positive Unlisted Building).* Out building of red brick with a red pan tiled roof, mainly of two storeys with a single storey projection at the Victoria Street end. Possibly associated with a bakery which occupied No.8. Gabled elevation to Victoria Street with Diocletian window to the gable and garage entrance below. Single storey section with boarded door and small pane casement window beneath shallow arched brick lintel. Similar door and window to the ground floor of the two-storey section the upper part of the elevation is however blind.



*Corn Store, No.10 Victoria Street*

*Corn Store, No.10 Victoria Street* (Positive Unlisted Building). Former grain store, possibly converted in the early to mid-nineteenth century from the service wing of the Grade II listed No.1 Bartholomew Green of which it now once again forms part. Converted to dwelling in the twentieth century. Rendered and scoured to imitate ashlar blocks with a red pan tile roof the words 'Corn Store' inscribed into the render. Two twentieth century small pane casement windows and a boarded door. A 1949 National Monuments Record photograph (BB49/3023) shows the upper floor of the façade as it is today, but with a small window and a second door where the present large ground floor window is located.



*Nos.12-18 (even) Victoria Street from Bartholomew Green*

*Nos.12-18 (even) Victoria Street* (Positive Unlisted Buildings). A terrace of 1861 of brick, with rendered façade, rear elevation partly timber clad. Southern return elevation partially of painted cobble. Hipped Welsh slate roof slope to frontage and red pan tiles to rear. Substantial red brick ridge stack to centre of frontage with smaller stacks to range facing Bartholomew Green. A date stone by the arch at the

southern end of the terrace reads 'B.H.C. 1861' (apparently for Benjamin Howard Carter, builder and contractor, the Carters still occupying parts of the terrace into the 1990s). Originally dwellings with a builder's yard to the rear accessed through a substantial arched entrance at the terrace's southern end later partly converted to shops. Substantial two storey outshot to rear of No.16. Horned, four light plate-glass sashes at first floor level, much of ground floor however probably remodelled c.1990 when shop fascia removed. No.12 has been rendered in roughcast and has a return elevation to Bartholomew Green which contributes significantly to the setting of the Grade II listed No.16. Formerly a shop it has a splayed corner. Rear wing with a full height canted bay window and a red pan tiled roof.



*Nos.12-18 (even) Victoria Street from the south.*



*Former Barn to rear of Nos. 14-18 Victoria Street from church tower*

*Former Barn to the rear of Nos. 14-18 Victoria Street* (Positive Unlisted Building). Two storey red brick former workshop building of probably mid nineteenth century date probably built for Carter's building contractors' business. Replacement casement windows.





*Nos.20 & 22 Victoria Street*

*The Old Royal, Nos.20 & 22 Victoria Street and outbuilding* (Positive Unlisted Building). Former Royal Public House (originally the White Lion) closed 1980s. Possibly early eighteenth-century gabled range with an early c.19th painted red brick former cottage (No.20) attached to its northern end. The two properties had been combined by the mid twentieth century, and now function as one dwelling. Cottage front door formerly in left hand bay on street façade. Late twentieth century pedimented doorcase surrounding historic door opening in gabled range of gabled section, with late twentieth century door within. The ground floor window is a tripartite sash beneath a shallow brick arched lintel. Small pane casement windows above. Cottage elevation with rendered wedge-shaped lintels with pronounced keystones replaced small pane sashes. Two storey canted bay window with small pane sashes to south-eastern elevation, partially clad in timber. Red brick garden wall to southeast enclosing garden of post 1950 date which occupies the site of the demolished war damaged No.24. Small single storey red pan tiled outbuilding of c.1800 or earlier date to the rear of No.20.



*Nos.26-32 (even) Victoria Street*

*No.26, September Cottage, No.28, and Nos.30-32 (even) Victoria Street* (Positive Unlisted Buildings). c.1800 terrace apparently built on the site of a small brewery associated with the adjoining Royal Public House. No.26 probably earlier in date than the remainder of the terrace. Red brick with a black pan tiled roofslope to Victoria Street and a red pan tiled slope to the rear elevation. No. 26 has sixteen light hornless sashes within heavy moulded wooden frames and a four panelled door. Brick pilasters and a substantial projecting stack to its gable end. This stack may possibly have originally been shared with the now demolished No.24. To the rear is a later nineteenth century two story brick outshot. Nos. 28-32 have rubbed brick wedge-shaped lintels to the ground floor and painted wedge shaped lintels above. The lintel above the door to No.28 has possibly been modified. Hornless sixteen-light sashes. Rear elevations rendered with small pane casement windows. The terrace remains remarkably unchanged since photographed by the National Monuments Record in 1949 ( BB49/3040).



*Adnams Brewery Buildings, Victoria Street*

*Adnams Brewery Buildings, Victoria Street* (Positive Unlisted Buildings). Nineteenth century brewery buildings occupying a prominent triangular site, with facades to East Green, Victoria Street and a narrow alley. Originally built around a central courtyard which was accessed from Victoria Street between the three storey and rendered ranges, this entrance was infilled c.1900 and a new entrance created in the Victoria Street frontage of the rendered range towards its East Green end. Courtyard infilled, and buildings radically altered c.2007. Probably originally built as a malthouse and offices and marked as such on the 1884 1:2,500 Ordnance Survey map. The complex however also

appears on Wake's 1839 map and the earliest surviving fabric may be of mid nineteenth century or earlier date. The introduction c.2007 of a stainless steel Huppmann brewhouse within the old fermentation house required its walls to be raised in height. The Victoria Street frontage has a three-storey red pan tiled roof range of late nineteenth century date with a boarded winch turret projecting from its façade. Red brick with inserted horned sash windows of late twentieth century date. Return elevation to narrow passage. This range appears to have been preserved largely intact. Attached to the northern end of this structure is a single storey cobble and red brick office range with a red pan tiled roof. Horned sash windows. This range also appears to be reasonably well preserved. The other single storey ranges fronting East Green, and Victoria Street were of mid nineteenth century or earlier date but are now little more than façades. The Victoria Street façade is reasonably well preserved but has lost a large pair of boarded taking in doors. Original shallow pitched roof replaced by



*Former Maltings Complex from north*

the present steeply pitched roof slope blocking views of the lighthouse shown in photographs. Office range frontage to East Green now without historic door openings. See NMR photographs of c.1967 taken by Rex Wailes.



*East Green façade of former maltings complex*



*Palm Cottage, No.34 & 34A Victoria Street*

*Palm Cottage, No.34 & Albert Cottage, No.34A Victoria Street (Positive Unlisted Buildings)* A red brick terrace of three cottages which probably date from c.1880. Palm Cottage and No.34 retaining their original horned plate-glass sashes. Wedge shaped plaster lintels. Red pan tiled roof. Ridge stack rising from spine wall between Palm Cottage and No.34 and second stack to gable of No.34A. Twentieth century front doors.



*Victoria Cottages No.36 & 38 Victoria Street*

*Victoria Cottages No.36 & 38 Victoria Street (Positive Unlisted Buildings).* Rendered red brick cottages of probably mid nineteenth century date. No. 36 retaining its original window and door openings with wedge-shaped lintels. Four pane plate-glass sashes. Window openings to No.38 altered. Single storey painted brick outbuildings to rear of probably nineteenth century date, with boarded doors, casement windows and a red pan tile roof.





*Jubilee Cottage, No. 40 Victoria Street*

*Jubilee Cottage, No. 40 Victoria Street* (Positive Unlisted Buildings). 19<sup>th</sup> century origin and may have been built around the time of Queen Victoria's Golden Jubilee in 1887. It is two-storey in red brick with red pantiles and a gable chimney at the ridge. The house is positioned at the back edge of the pavement and contributes valuably to a residential streetscene of continuous built frontage with an attractive and strongly historic character, that includes 18<sup>th</sup> and 19<sup>th</sup> century houses on either side.



*Nos.42-54 (even) Victoria Street*

*Nos.42-54 (even), Victoria Street* (Grade II)



*Nos.56 & 58 Victoria Street*

*Nos.56 & 58 Victoria Street* (Positive Unlisted Buildings). A pair of rendered red brick cottages of c.1800 date. Red pan tiled roof with a small stack rising from the spine wall between the two cottages. Late twentieth century replacement sashes and panelled doors. A 1949 National Monuments Record photograph shows No.56 with a boarded front door and a horned four-light plate glass sash to the first floor. Below is a small pane hornless sash. (BB49/3035).



*No.68 & Avocet Cottage No.70 Victoria Street*

*No.68 & Avocet Cottage No.70 Victoria Street* (Positive Unlisted Buildings). A pair of rendered possibly late eighteenth-century cottages. Shown on a 1949 NMR photograph (BB49/3091) with sixteen light hornless sashes beneath shallow arched brick lintels and with panelled doors. The present windows are late twentieth century replacements. Red pan tiled roof with projecting eaves and dentilled brick eaves cornice. Red brick stacks rising from gable ends. Blind gabled northern return elevation. Single storey glazed rear addition to Avocet Cottage.



*Nos.72 & 74 Victoria Street*

*Nos.72 & 74 Victoria Street* (Positive Unlisted Buildings). A semi-detached pair of red brick cottages which were rendered in the early twenty first century. Welsh slate roof with substantial ridge stack rising from the spine wall between the two cottages. Hornless sixteen light sashes and panelled doors.

### **Victoria Street (West Side)**

*See Also Crown Hotel, High Street (Grade II)*

*K6 Telephone Box, Victoria Street* (Positive Unlisted Structure). A K6 type telephone box of a design produced for the General Post Office in 1935. Sir Giles Gilbert Scott was the designer of the original prototype. Produced in cast iron and made in sections, this design was used until replaced by the K7 c.1968. A prominent structure at the junction of Victoria Street and High Street.



*Southwold Museum, Victoria Street*

*Southwold Museum, Victoria Street* (Grade II)



*K6 Telephone Box, Victoria Street*



*Gas light outside Southwold Museum, Victoria Street*

*Gas light outside Southwold Museum, Victoria Street* (Positive Unlisted Structure). Mid nineteenth



century former gas light. Made by Child's Iron Foundry for the Southwold Gas Light Company.



*Victoria Buildings, Nos.13-29 (Odd), Victoria Street*

*Victoria Buildings, Nos.13-29 (Odd), Victoria Street* (Positive Unlisted Buildings). A well-preserved symmetrical terrace of nine cottages which probably date from the mid nineteenth century. Red brick with scoured wedge-shaped plaster lintels. Shallow pitched Welsh slate roof with overhanging eaves. Panelled doors beneath narrow rectangular fanlights. Central corbelled archway leading to rear yards with pronounced key stone. Hornless twelve light sashes. Substantial ridge stacks rising from the spine walls between the dwellings. The terrace contributes significantly to the setting of the Grade II listed Museum building to its immediate north and to that of the listed houses on Bartholomew Green opposite.



*Nos.31-37 (Odd) Victoria Street*

*St Edmunds Terrace Nos.31-37 (Odd), Victoria Street* (Positive Unlisted Buildings). A terrace of four substantial houses built of red brick with Suffolk white brick pilasters and dressings. Black pan tiled roof. Reputedly built by Benjamin Howard Carter who had a builder's yard opposite and dated 1870. Painted carved heads below capitals to the pilasters by his son Henry Carter. A fine symmetrical classical composition marred only by the insertion of a window into one of the blind panels. Twelve light hornless sashes with wedge-shaped lintels and stone sills resting on corbels. Panelled doors with

semi-circular plate-glass fanlights. St Edmunds Terrace makes a strong positive contribution to the setting of the listed buildings on Bartholomew Green onto which it faces. (Collins, Ian *Artists in Southwold* (Norwich, 2005) p58-59).



*Nos.39, 39A and 41 Victoria Street*

*Nos.39, 39A, and 41 Victoria Street* (Positive Unlisted Buildings). A terrace of three houses designed to have the appearance of a substantial villa. Shown on the 1884 1:2,500 Ordnance Survey map and probably of mid nineteenth century date. Red brick with a black pan tiled roof. Four light plate-glass sashes. Each house is of two bays, Nos, 39 & 39A having full height canted bay windows flanking a pair of pilastered doorcases. Late twentieth century partially glazed front doors. No. 41 has wedge shaped lintels to the windows and to a blind recess above the front door. The gabled. return elevation of No.39 to Youngs Yard is rendered and attached to its rear is a largely unaltered heated workshop range of red brick and cobble with small pane twelve light sashes and a boarded taking-in door at first floor level. Good mid nineteenth century boundary wall to garden constructed of bricks placed on end, similar to those in Bank Alley and Youngs Yard.



*Warehouse range attached to rear of 39 Victoria Street.*

*Adnams Whisky Dunnage Premises see Crown Hotel, High Street.*



*Nos.45 & 47 Victoria Street*

*No.45 Victoria Street* (Positive Unlisted Buildings). A radically altered later eighteenth-century house of painted brick which once formed part of a terrace, but which were incorporated into the Adnams Brewery complex before the publication of the 1971 1:2,500 Ordnance Survey map. Today its primary value is the contribution it makes to the setting of listed buildings on Church Street. Dentilled brick eaves cornice to No.45. Original door opening removed. Horned small pane sashes of probably later twentieth century date. One wedge shaped brick lintel at ground floor level. Largely blind gable end to Church Street, the gable itself rebuilt. No.45 was the St Edmund's Deaconess Nursing Home in the 1930s. No.47 (the lower section) has been entirely rebuilt.



*Adnams Brewery, Victoria Street*

*Adnams Brewery, Victoria Street* (Positive Unlisted Buildings). Substantial largely late nineteenth century complex including water tower with a frontage range faced in Suffolk white bricks with red brick dressings. Welsh slate roofs. Purchased by Adnams in 1895 and largely rebuilt to the designs of the accomplished brewery architects Inskipp and Mackenzie of Bedford Row London, 1897-98. They however incorporated part of a much earlier complex within their new brewery. Rear section altered in the late twentieth century. 5,000 gallon water tank of cast iron made by Braithwaites. The brewery buildings terminate views looking north along the southern section of Victoria Street. (Pearson, Lynn *British Breweries*, an Architectural History London: 1999 p162, and Pearson, Lynn and Anderson, Ray *Gazetteer of operating pre-1940 Breweries in England* Brewers History Society London: 2010). Miller, John *Britain in Old Photographs*, Southwold (Stroud, 1999) p98.



*'The Brewers House', Victoria Street*

*'The Brewers House', Victoria Street* (Positive Unlisted Building). Dwelling which appears to be shown on the 1884 1:2500 Ordnance Survey map. Suffolk white brick façade with painted stone dressings. Symmetrical principal façade with a pilastered doorcase containing a panelled door and twentieth century radial fanlight, flanked by full height canted bay windows. Horned plate-glass sashes. Rendered chimney stack. Northern return elevation of red brick. Rendered southern return



elevation with late twentieth century windows. Two storey later twentieth century rear addition formerly linking the structure to Adnams Brewery buildings in the rear courtyard which have been replaced with bungalows. Late twentieth century railings to frontage on dwarf white brick wall. Miller, John *Britain in Old Photographs, Southwold* (Stroud, 1999) p98.



Nos.71 & 73 Victoria Street

*Twitten Cottage No.71 & Cygnet Cottage, No.73 Victoria Street* (Positive Unlisted Buildings). A pair of small early nineteenth century red brick cottages with black pan tiled roofs (replacing Welsh slate). Substantial ridge stack rising from spine wall between the cottages. Late twentieth century pilastered doorcases, over original simpler openings with wedge-shape rubbed brick lintels similar to those of the adjoining windows (See 1949 NMR photograph BB49/3097). Twelve-light hornless sashes beneath wooden lintels at first floor level. The cottages make a strong positive contribution to the setting of the Grade II listed Nos. 75 & 77. Miller, John *Britain in Old Photographs, Southwold* (Stroud, 1999) p98.



Nos.75 & 77 Victoria Street

Nos.75 & 77 Victoria Street (Grade II)



No.85 Victoria Street

*No.85 Victoria Street* (Positive Unlisted Building). A house of c.1890 faced in red brick with Suffolk white brick dressings. Central full height canted bay with horned plate-glass sashes flanked by arched door openings. The right-hand opening contains a partially glazed and panelled front door beneath a semi-circular plate-glass fanlight. That to the left is a passage entrance. Decorative chimneystack of red brick with Suffolk white brick dressings. Pan tiled roof.



*Suffolk Cottage, No.87 Victoria Street*

*Suffolk Cottage, No.87 Victoria Street* (Positive Unlisted Building). Late nineteenth century villa of red brick with horned plate-glass sash windows beneath shared wedge-shaped lintels. Full height bay window. Partially glazed front door within projecting flat roofed porch with parapet. Arched doorway to passage at northern end with boarded door. Red pan tiled roof. Later twentieth century red brick garden wall to frontage recently removed.



*No.89 Victoria Street*

*No.89 Victoria Street* (Positive Unlisted Building). A rendered brick cottage of probably early nineteenth century date. Black pan tiled roof. Arched door opening with radial fanlight flanked by a canted bay window of probably mid nineteenth century date with replacement horned plate-glass sashes and a Welsh slate roof. Late twentieth century replacement sash with horns above. Rendered ridge stack. No.89 makes a strong positive contribution to the setting of adjoining listed buildings to the south.

*No.91 Victoria Street (Grade II) – See No.12 Trinity Street*

### **Woodley's Yard**

*See also No.67 High Street and the Grade II listed United Reformed Church, High Street*



## Youngs Yard

See also No.39 Victoria Street and attached workshop range to rear.



*Boundary Wall to Electricity Substation on Northern Side of Youngs Yard*

*Boundary Wall to Electricity Substation on northern side of Youngs Yard (Positive Unlisted Structure).* Red brick garden wall possibly of mid nineteenth century date and probably originally marking the boundary of the garden to Rutland House No.80 High Street. The wall springs from the gable end of No.1 Youngs Yard and runs to Victoria Street. The bricks are laid on their sides. Late twentieth century square-section gate pier at junction with Victoria Street. See also Bank Alley and Victoria Street for other sections of this wall.



*Nos.1 & 2 Youngs Yard*

*Nos. 1 & 2 Youngs Yard (Positive Unlisted Buildings).* Pair of nineteenth century red brick cottages which are shown on the 1884 1:2,500 Ordnance Survey map. Original openings with plaster faced wedge shaped lintels to ground floor preserved but sash windows and panelled doors replaced. Inserted window above entrance door to No.2. Small later gabled addition to rear of No.1 of red brick with a red pan tiled roof. Rear elevation visible from Bank Alley has largely sash windows but No.2 has an apparently original small pane casement beneath a shallow arched red brick lintel.



*Nos.1 & 2 Youngs Yard from Bank Alley*



*No.3 Youngs Yard*

*No.3 Youngs Yard (Positive Unlisted Building).* Detached early nineteenth century red brick cottage, which was probably originally two cottages. Wedge shaped plaster faced lintels to the doors and windows. Late twentieth century horned small-pane sashes. Partially glazed and panelled doors. Substantial red brick stack rising from what was probably the party wall between the two

cottages. Welsh slate roof. Later twentieth century additions to rear. Northern gabled return elevation visible from Bank Alley, largely blind with one late twentieth century casement at ground floor level.



*Lavender Cottage, Youngs Yard*

*Lavender Cottage, Youngs Yard* (Positive Unlisted Building). A detached early nineteenth century cottage of rendered brick with a red pan tile roof. Probably originally a pair of single bay cottages. Late twentieth century small pane casement windows. Substantial red brick stack rising from what was probably originally the spine wall between the two cottages. Single storey extension to front and a small lean-to addition of a single storey to eastern gable end. At the rear is a large pan tiled roof lean to addition which is slightly lower in height than the main block and which is visible from Bank Alley.





*Southwold Pier from the south west.*

## Section 4

### Structures Which Make a Positive Contribution to the Sea Front Character Area



*The Pavilion, Southwold Pier*

*The Pier and Pavilion, North Parade* (Positive Unlisted Building). Proposals for a pier were first mooted in the early 1890s and an 1892 drawing by the civil engineer James Gilmour of London for a pier and promenade at Southwold still survives in the County Record Office. The pier was finally built during the first part of 1900 by the Coast Development Company as a landing stage for its steamers. It was designed of William Jeffrey.

The single storey pavilion at the shore end, the only building then on the pier, was a timber-boarded and framed structure with a hipped slate roof. It was rebuilt in the Modern style in 1936 to provide a first-floor concert hall with an amusement arcade below. It has a symmetrical façade with a high parapet hiding its flat roof and a central breakfront. A canopy running the full length of the entrance façade projects from above the main entrance. The seaward elevation is largely blind save for a row of metal framed windows lighting the concert hall. The building still retains much of its original character, the most significant loss being the two large windows which once flanked the main entrance.

In 1934 the end of the pier was swept away in a storm, and a further section was dismantled during World War Two. After the war the pier was rebuilt, but sections were also destroyed in 1955 and 1978. In 1960 the ground floor of the pavilion was converted into a public house called the Neptune Bar, it closed c.1984. The concert hall pavilion was restored in 1987 and the pier was reconstructed between 1998 and 2002 with new pavilions and stylish bench shelters designed by Southwold architect Brian Howard added. The pavilions reflected the form of the original pavilion of 1900. A water clock was added in 1998 designed by Tim Hunkin and Will Jackson.



*Mural of George Orwell, Pier Pavilion*



*The Beach Shelter, North Parade*

*Shelter, North Parade* (Positive Unlisted Building). Below North Parade, set into the cliff is a substantial open fronted red brick shelter of c.1920 set on a turfed platform. It has a hipped slate roof resting on wooden piers and its sides are clad in weatherboarding. This replaced an earlier, smaller, but far more elaborate hut of c.1900.



## Section 5

### Structures Which Make a Positive Contribution to the Marine Villas Character Area

#### Constitution Hill



*Lydstep House and Coign, Constitution Hill*

*Lydstep House and Coign, Constitution Hill (Grade II)*



*Tamarisk, Constitution Hill*

*Tamarisk, Constitution Hill* (Positive Unlisted Building). Former public house 'The Tom and Jerry', the exterior being a re-facing in brick, completed c.1890 when the property was converted to domestic use. The timber framed core of the house, which dates from the mid seventeenth century was

probably originally part of the neighbouring property Rowan Cottage (Grade II listed, see below). Centrally located entrance flanked by two storey bay windows, canted to the left and square to the right. The original ridge has been raised over the right section of the property and is covered with black glazed pan tiles. The house retains its horned plate glass sash windows.



*Rowan Cottage, Constitution Hill*

*Rowan Cottage, Constitution Hill (Grade II)*



*Holly Lodge, No.9 Constitution Hill*

*Holly Lodge, No.9 Constitution Hill* (Positive Unlisted Building). Late nineteenth century house. Painted brick with two storey canted bay. Entrance under a three-centered arch. Black glazed pan tile roof, with gable end stacks constructed from gault brick. The house retains its original un-horned plate glass sash windows. The attic dormer is a later addition.



*Iona Cottage No.11 and Iona Flat, No.11A  
Constitution Hill*

*Iona Cottage No.11 and Iona Flat, No.11A  
Constitution Hill* (Grade II)



*Staff Cottage, No.13 (right) and Clyde Cottage,  
No.15 (left), Constitution Hill*

*Nos.13 and 15, Constitution Hill* (Positive Unlisted Buildings). A pair of late nineteenth century houses, the design of which reflects the gradient of Constitution Hill. Red brick with white brick margins, canted two storey bays and entrances grouped to the centre of the elevation. Red clay pan tile roof covering, with a canted timber attic dormer to each property. Two storey side addition to No.15 built c.2012.



*Ashleigh, Constitution Hill*

*Ashleigh, Constitution Hill* (Positive Unlisted Building). A well-preserved detached red brick villa built in 1939. The house retains the original Crittall windows and a balcony with an oak balustrade. Balanced and reserved elevations are enlivened by good quality brickwork, substantial brick stacks rising up the south east and north west elevations, and a hipped roof covered with plain tiles. The house occupies a highly prominent location at the corner of Queens Road, Constitution Hill and Gardner Road.

#### **Ferry Road**



*4 Ferry Road*

*4 Ferry Road* (Positive Unlisted Building). Eighteenth century house that formed part of the salt works. Rendered timber frame or brick. Red pantile roof. First floor windows are 4-light casements and ground floor has 4-light canted bay casements in canted oriels and 2 smaller casement windows on either side.





*Saltworks Cottage, No.6 Ferry Road*

*Saltworks Cottage, No.6 Ferry Road (Grade II)*

*Retaining walls to Stone House, Gun Hill – (Grade II)  
see Stone House, Gun Hill*



*Water trough, Ferry Road*

*Water trough, Ferry Road (Positive Unlisted Structure).* Set within a washed cobble wall with half round red brick cappings and chamfered bricks to the recess over the trough. Trough itself of stone construction.



*No.23 'Morningside', Ferry Road*

*No.23 'Morningside', Ferry Road (Positive Unlisted Building).* An inter-war structure, timber framed and clad. Striking composition of ground floor with

hipped roof and first floor of smaller footprint creating a pyramidal effect. Roof clad with felt shingles, with a central brick stack. Single storey projection to the north side. Unsympathetic replacement windows appear to be within the original openings. The house makes a significant contribution to the varied character of Ferry Road, and is one of the better preserved and more prominent structures.



*No.29 'Weathervane', Ferry Road*

*No.29 'Weathervane', Ferry Road (Positive Unlisted Building).* A modest fisherman's cottage constructed from washed cobble with brick margins, to which a first floor was added which was then remodelled, the upper floor clad in timber and bay windows and a porch were removed c.2014. Red pan tile roof covering, with three gable ends running from front to back, with a gable end brick stack to the southern end.



*No.31 'Beach House', Ferry Road*

*No.31 'Beach House', Ferry Road (Positive Unlisted Building).* A detached house probably dating from c.1920, with ground floor elevated up presumably as protection against flooding as much as for views. Dark stained weatherboards, with the first floor

gable end carried out over a canted bay to the ground floor, creating a small covered entrance area and supported by timber brackets. Roof covered with unusual diamond pattern red roof tiles. Replacement uPVC windows, but the entrance door appears to be original.



*No.33 'Kilkee', Ferry Road*

*No.33 'Kilkee', Ferry Road* (Positive Unlisted Building). A single storey chalet, probably dating from the 1920s, and an example of the incremental development that typifies and unites the houses on Ferry Road. Painted brick elevations with shaped bargeboards. Rear two storey addition, and a single storey enclosed timber porch. Pitched roofs running east west. And covered with red clay pan tiles. The stepped form of the roof adds to the subtle qualities of the house.



*No.43 'The Inch', Ferry Road*

*No.43 'The Inch', Ferry Road* (Positive Unlisted Building). A varied composition of several build dates. The house appears to have started life as a modest two storey cottage which retains some of its original 8 over 8 pane sash windows. Door to the centre of the elevation, with timber canopy over. Black painted walls with shallow pitched roof covered with pan tiles. To the southern end is a two

storey red brick structure, possibly dating from c.1920, dominated by a full height canted bay window with pyramidal roof covered with plain tiles. Directly behind this is a lively stepped gable end, and behind this is a pan tiled roof. Attached and further south is a further gabled addition, possibly inter-war or post WWII, lower in height than the addition to which it is attached, with first floor canted bay and boarded elevation above. The detailing of this addition is less interesting than the rest of the house, but nonetheless it adds to the varied forms of the house.

## Gun Hill



*Cannons and boundary wall, Gun Hill*

*Cannons, Gun Hill* (Positive Unlisted Building). One of four villas constructed c 1870 on Gun Hill, originally known as Marine Villa. Rendered elevations with expressed corner quoins and bracketed overhanging eaves. Two storey additions and a central belvedere have increased the prominence of what was a relatively modest villa. Good quality mid 20<sup>th</sup> century washed cobble wall with Suffolk white brick margins, which sweeps up to meet the entrance piers.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Cannons (formerly Marine Villa), Gun Hill from a carte de visite of c.1870.*





*Gun Hill Place, Gun Hill*

*Gun Hill Place, Gun Hill (Grade II)*



*Gun Hill House, Gun Hill*

*Gun Hill House, Gun Hill (Positive Unlisted Building).* Formerly the rear section of the adjoining villa known as Gun Hill Place, but physically separated from it by the villa's partial demolition in the 1950s. Gun Hill House, like Gun Hill Place, was originally built c.1807-1809, but it was radically remodelled and extended c.1900 probably for Charles and Charlotte Foster. A prominent landmark in views looking south and east on Constitution Hill. Painted Suffolk white brick with a hipped Welsh slate roof and overhanging eaves. Window joinery of unusual design consisting of sashes with a two paned plate-glass lower section and a six paned upper section, horned and probably dating from c.1900. Shutters and shallow arched brick lintels. Single storey wing to the side, with expressed brick quoins to the open porch and garden room addition, designed by Paul Bradley, 2016.

Cobble boundary wall with red brick square section gate piers to north side of garden. Similar wall with arched red brick door opening to south. Substantial and prominently located single-storey red brick and cobble nineteenth century outbuilding with a red pan tiled roof at south-western corner of plot. Boarded doors within southern gable.



*Southwold House (left) and Sole Bay House (right), from Constitution Hill*



*Southwold House (right) and Sole Bay House (left), from Gun Hill*

*Southwold House and Sole Bay House, Gun Hill (Positive Unlisted Building).* A large villa of c.1855, now two houses, with its principal elevation forming an attractive backdrop to Gun Hill. Two storey with an attic, on a steeply sloping site from the plateau of Gun Hill down to Queen's Road. Painted render elevations with elaborate rubbed red brick detailing to openings (those to Sole Bay House have been painted over). Elaborate wrought iron railings to the sea facing elevation. Low pitched roof covered with Welsh slate, with overhanging eaves and gable ends with circular windows facing the sea, which give the house a mildly Italianate flavour. Open pediment porch to the north east elevation, supported on Tuscan columns. Within the grounds of Sole Bay House is an attached diary wing and detached garage, both heavily altered but adding interest to the composition as seen from Queen's Road. Enclosing the site is a good quality cobble wall with brick margins and piers, a blocked garden entrance and a fine set of gates iron gates. The garaging to Southwold House does not enhance the setting of the property of contribute positively to the conservation area. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Coach House, Gun Hill*

*Coach House, Gun Hill* (Positive Unlisted Building). Former Coach House located to the north of Stone House, with which it shares many characteristics, including cobble walls with brick margins, shallow pitched slate covered roof and overhanging eaves. Converted to residential use during the 1970s. While door and window joinery is replacement, they exist within the original openings ensuring the original form and function of the structure is easily identifiable. The unbroken roof, free from skylights and dormers, and the cobble end gable which faces Gun Hill makes a significant contribution to the conservation area.



*Stone House, Gun Hill*

*Stone House, Gun Hill* (Grade II)



*Watch House (or The Casino), Gun Hill*

*Watch House (or The Casino), Gun Hill* (Grade II)



*Row of six cannons, Gun Hill*

*Row of six cannons, Gun Hill* (Positive Unlisted Structures). A row of six Elizabethan cannons, pointing out to sea, apparently given to the town by the Board of Ordnance in 1746. The timber carriages were replaced 2019. The last recorded firing is reputed to have been in 1842 to commemorate the birthday of the Prince of Wales. The cannons are a significant feature of Gun Hill and contribute positively to the character of the area. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.





*Beacon basket, Gun Hill*

*Beacon basket, Gun Hill* (Positive Unlisted Structure). Iron basket comprising vertical straps and horizontal hoops, flaring out towards the top. Without date or inscription but possibly erected to commemorate The Queen's Silver Jubilee in 1977.



*Timber mast, Gun Hill*



*Detail of VE and VJ 50<sup>th</sup> Anniversary Commemorative Stone, Gun Hill*

*Mast and VE and VJ 50<sup>th</sup> Anniversary Commemorative Stone, Gun Hill* (Positive Unlisted Structures) White painted timber mast with triangular Portland stone tablet commemorating 50 years of peace in Europe and Japan. Provided by the communities of Southwold and Reydon who gathered on Gun Hill on the 8<sup>th</sup> May 1995 to mark the occasion. Decorative cobble border itself contained with stone edging.

#### **Park Lane (South Side)**

*See also No.7 South Green (Grade II)*



*Nos.2 & 4 Park Lane*

*Nos. 2 & 4, Park Lane* (Positive Unlisted Buildings). A pair of red brick cottages, dating from the early 19<sup>th</sup> century. Red brick two storey cottages with red clay pantile roof covering with red brick stack to the part wall line between the two houses. No.2 is wider and accommodates a secondary door. Horned sash windows to the first floor, plate glass

to No.4 and smaller paned to No.2. Ground floor windows of tripartite arrangement under soldier course brick lintel is a later reworking. These cottages form part of a run of red brick cottages to the eastern end of Park Lane.



*No.6 Bradwell House & No.8 Park Lane*

*No.6 Bradwell House & No.8 Park Lane (Grade II)*



*Nos.10 & 12 Park Lane*

*Nos.10 & 12 Park Lane (Grade II)*



*No. 14 Park Lane*

*No. 14 Park Lane (Grade II)*



*Nos.16 & 18, Park Lane*

*Nos.16 & 18, Park Lane (Grade II)*



*No.20 Park Lane*



*No.20 Park Lane (Grade II)*



*Boundary Wall to The Coach House, Park Lane*

*Boundary Wall to The Coach House, Park Lane* (Positive Unlisted Structure). Gault brick, dating from the second quarter of the 19<sup>th</sup> century and enclosing the courtyard of the demolished coach house to Park Villa. Canted brick to the base plinth, with angled capping bricks. Square piers with stone caps, although the opening positions have changed and been widened over the years. The wall, although altered, is important for the continuation it provides of the established building line either side.



*Nos. 22 - 26 Park Villa, Park Lane*

*Nos. 22 - 26 Park Villa* (Positive Unlisted Building). Former substantial classical villa, now three houses, and built c.1831-3. Now painted but of white brick construction, with a parapet hiding a flat roof. Extended to the rear and eastern end c.1850, and a third storey was added probably c.1880 (since removed). Projecting two storey porch added to the street façade probably during the early 20<sup>th</sup> century, and an entry point added to the centre house when the house was subdivided c.1950. The house, although much altered, retains its 6 over 6 pane sash windows, and a fine two storey verandah to the curved bay to the east range (No.26). An imposing structure, made more so by the sloping site to the east and south.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Historic view (undated) of Park Villa, facing Skillmans Hill.*



*No.28 Park Lane, and boundary wall*

*No.28 Park Lane* (Positive Unlisted Building). Designed during the 1970s by the architect Eric Sandon. Red brick with burnt headers single storey modernist house of the later 20<sup>th</sup> century. Flat roofed in part, with a raised spine wall supporting a mono pitched roof to the east. Projecting square bay window to the south with the boarding detail of the bay repeated over window openings as modest projecting canopies. The house completely ignores the forms and styling of neighboring properties, but achieves a respectful and subservient quality through its scale and understanding of a prominent site. Boundary walls of two phases; Suffolk white brick (facing Park Lane) and early 19<sup>th</sup> century cobble wall with red brick piers (facing Gardener Road), the latter built to enclose the western boundary of Park Villa. The walls contribute positively to the setting of the house and to the character area.

### **Pinkney's Lane (South Side)**



*No.4 Pinkney's Lane*

*No.4 Pinkney's Lane* (Positive Unlisted Building). This building appears to be a continuation of the size and form of the property to which it is attached at first floor level to the north, although it appears to be shown on the 1839 Robert Wake map. Two story, rendered, with gault brick stack to the south gable end. Black glazed pan tiled roof. The first floor has a single unhorned 8 over 8 pane sash window. Directly below is a door flanked by casement windows, probably dating from the mid 20<sup>th</sup> century. To the left is a three-centered arch leading to an alleyway and the rear of the property.



*Red brick boundary wall, Pinkney's Lane*

*Red brick boundary wall, Pinkney's Lane* (Positive Unlisted Building). Built using Monk Bond, and attached to the south west of No. 4. Pinkney's Lane. Probably of mid 19<sup>th</sup> century date, and raised in height where it abuts the south gable of No.4. Buttressed along its length and probably built to enclose the western boundary of land associated with Centre Cliff.



*No.6 Pinkney's Lane*

*No.6 Pinkney's Lane* (Grade II)

### **Primrose Alley (North Side)**



*Shelter, Primrose Alley*

*Shelter, Primrose Alley* (Positive Unlisted Building). Twentieth century, with a black stained timber frame and hipped red pantile roof. Rectangular plan, open to the east. Part of a cliff top group in Primrose Alley. Good example of a public structure.





*Boundary wall, to the west of The Nook, Primrose Alley*

*Boundary wall, to the west of The Nook, Primrose Alley* (Positive Unlisted Building). Wall constructed from coursed washed cobbles set within red brick margins and cappings. The wall provides a sense of enclosure to Primrose Alley and contributes positively to the setting of several buildings.



*The Nook, Primrose Alley*

*The Nook, Primrose Alley* (Positive Unlisted Building). A stylish reworking, or rebuilding of 1971 by Birkin Haward of a late 19<sup>th</sup> century property. The east elevation retains (or re-uses) plate glass sash windows to the ground floor, and this is contrasted above by a projecting window, supported on posts, four bays wide with floor to ceiling glazing, divided by timber mullions. The whole is a stylish modernist addition, designed to

take full advantage of the sea views. The elevation facing Primrose Alley shows evidence of older retained brickwork.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.

#### **Primrose Alley (South Side)**



*York Cliff House, Primrose Alley*

*York Cliff House, Primrose Alley* (Positive Unlisted Building). A two storey rendered property, dating from the late 19<sup>th</sup> century, with two storey canted bay window to the east elevation, which retains horned plate glass windows to the first floor. Asymmetric pitched roof with overhanging eaves supported on exposed purlins.

## Queens Road



*Coachman's Cottage, No.2 Queens Road*

*Coachman's Cottage, No.2 Queens Road (Grade II)*



*Tittle Mouse House, No.6 Queens Road*

*Tittle Mouse House, No.6 Queens Road (Grade II)*



*Garden Lodge and Mole End, Queens Road*

*Garden Lodge and Mole End, Queens Road (Positive Unlisted Building).* Northern range of former stable block to Southwold House, remodelled c.2017. Originally containing groom's accommodation on the first floor. The principal interest of this range is the attractive gault brick north east elevation with contrasting red brick horizontal banding and lintels.



*No.8 Queens Road*

*No.8 Queens Road (Grade II)*



*The Bolt Hole, No.10 and Wayside Cottage, No.12 Queens Road*



*The Bolt Hole, No.10 and Wayside Cottage, No.12  
Queens Road (Grade II)*



*No.14 'The Moorings', Queens Road*

*No.14 'The Moorings', Queens Road* (Positive Unlisted Building). Two storey with painted brick elevations. Hipped roof covered with blue glazed pan tiles. Linked and to the south is a lower wing, with red clay pan tile roof and then a single storey range of converted outbuildings. The house has a mix of 6 over 6 pane and plate glass sash windows, and an attractive single storey bay window to the gable end facing the street. Forms part of an attractive group of listed and unlisted buildings around the Queens Road and Ferry Road junction.

## **Skilmans Hill**



*Ferry Cottage, Skilmans Hill*

*Ferry Cottage, Skilmans Hill* (Positive Unlisted Building). A prominently positioned two storey detached villa with painted render walls and red clay pan tile roof covering. Dating from the late 19<sup>th</sup> century. Circa 2004 a scheme of restoration and alteration was undertaken, which included raising the height of the side addition from single to two storey and replacing all the enlarged window openings with sash windows. While the joinery is

not original, and the porch is a later intervention, the house is an example of what can be achieved, and how unfortunate interventions can be improved upon.



*Historic view (undated) of Hill-side, Skilmans Hill*



*Hill-side and boundary wall, Skilmans Hill*

*Hill-side, Skilmans Hill* (Positive Unlisted Building). A late 19<sup>th</sup> century detached villa with two storey painted render entrance elevation. Central entrance with a projecting open porch. Either side are projecting bays; the canted bay to the left with pitched plain tile roof originally being repeated to the left of the entrance, now rebuilt as a much larger flat roofed bay. Pan tile roof with upstand brick detail to facing the road, and an usual elevation of washed cobble and red brick headers laid on edge, creating a diaper pattern. Single red brick stack to the opposite gable end. The north east boundary to Skilmans Hill is attractively informal, with the grass of the hill abutting the boundary and a good iron hand gate. To the north west is a good brick and cobble wall which encloses the boundary.



*Boundary Wall to Castle Keep, Skilmans Hill*

*Boundary Wall to Castle Keep, Skilmans Hill* (Positive Unlisted Structure). A coursed washed cobble wall with red brick capping course, rising to square section brick piers. Probably dating from the later 19<sup>th</sup> century, although the piers look later. The wall makes an important and highly visible contribution to the south east side of Skilmans Hill as well as the properties facing Constitution Hill.

*Castle Keep, Skilmans Hill* (Positive Unlisted Structure). Behind the flint and brick boundary wall, only the roofs of the main house and outbuildings are visible. Hipped red pantile roof and black weatherboarding on main house. Provides a bookend to the line of buildings on the south side of Skilmans Hill.



*Poppy Cottage (left) and Caneway Cottage (right), Skilmans Hill*

*Poppy Cottage, Skilmans Hill* (Positive Unlisted Building). Historic photographs show this house as being subservient to its attached neighbour, but later alterations, including widening the entrance façade and creating a gable end has resulted in an elevation more imposing than its older neighbour. The canted bay forms part of the original property, although the plate glass sash windows are replacement units. The remainder has either been added or rebuilt, but the work has been done

sympathetically, borrowing stylistically from the neighbouring property although the first floor oriel is a departure. The house is extremely prominent in views of Skilmans Hill from Gardner Road.



*Historic view (undated) of Caneway Cottage, Skilmans Hill*

*Caneway Cottage, Skilmans Hill* (Positive Unlisted Building). Tall and imposing, and sitting at the top of Skilmans Hill. Two storey with an attic with Suffolk white brick elevations with contrasting red brick detailing. Two storey canted timber bay to the centre of the elevation, with the entrance to the left (and later enclosed porch). To the first floor the bay is flanked by 3 over 3 pane sash windows, with a further sash window to the centre of the attic floor. Decorated bargeboards, which project slightly from the elevation.



*Jessamy Cottage, Skilmans Hill*

*Jessamy Cottage, Skilmans Hill* (Positive Unlisted Building). A late 19<sup>th</sup> century cottage, to which a slate covered mansard roof with tall dormer windows has been added, possibly during the mid 20<sup>th</sup> century. 6 over 6 pane sash windows flank a projecting porch with Suffolk white brick crenulated parapet.





*Skilmans Cottage, Skilmans Hill*

*Skilmans Cottage, Skilmans Hill* (Positive Unlisted Building). Red brick cottage, two storey, probably dating from the early 19<sup>th</sup> century. A pair of later two storey canted bays to the west elevation. Red clay pan tile roof with a pair of red brick stacks. The north return elevation displays the scars of various door and window alterations through an interesting mix of washed cobble and red brickwork.



*Skilmans Cottage, Skilmans Hill, north elevation*

#### **South Cliff**



*South Cliff Cottage, east elevation to South Cliff*



*South Cliff Cottage, South Cliff, west elevation*

*South Cliff Cottage, South Cliff* (Positive Unlisted Building). A complicated and multi-phased property of mixed character. Essentially two cottages; one located to South Cliff and facing the sea and one located to the west. Both structures appear to be shown on the 1884 OS map, and have been linked by a single storey range at least since the 1970s (link range rebuilt c.2017) and the 1927 OS maps shows a range of outbuildings between the two structures. The property facing South Cliff retains much late 19<sup>th</sup> century detailing and joinery, including the timber canopy over the veranda, and plate glass sash windows. An octagonal belvedere with slender access tower, added to the north east corner of the property, adds an unconventional flourish to the property. The cottage to the west is two storey, more conventional, constructed from flint with a pitched roof covered with pan tiles and gable end stacks.

#### **South Green (East Side)**



*Nos.14 & 14A South Green*

*Nos.14 & 14A South Green (Grade II)*



*Acton Lodge, No.18 South Green*

*Acton Lodge, No.18 South Green* (Positive Unlisted Building). An imposing and spirited red brick building of 1872. Originally 'L' plan with a striking tower located to the re-entrant angle. Early 20<sup>th</sup> century flat roofed addition, infilling this corner of the site, and obscuring the base of the tower. Projecting porch probably also of this date. Red brick with contrasting Suffolk white brick string courses and stone surrounds. Attractive iron window railing bars to the majority of window openings. Arched heads to plate glass sash windows with a bold stone sill course to ground floor openings. Gable ends with hipped slate roofs carried forward and supported by decorative half-round timber bargeboards. Date stone to west facing gable. Pyramidal slate roof, overhanging and corbelled to the tower, with encaustic tile decoration between. Slender sash windows creating an Italianate feel. Damaged during a bombing raid in 1940 which destroyed neighbouring properties.

See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*Eastbury House, No.18A South Green*

*Eastbury House, No.18A South Green* (Positive Unlisted Building). Historic photographs show the site of this property occupied by a tall boundary

wall and garden. Apparently of 1910 and possibly by Pells & Son, although it does not appear to be shown on the 1927 1:2500 Ordnance Survey map and was possibly built as part of the rebuilding work following bomb damage in 1940. Stylistically it owes much to its neighbour, Acton Lodge, to which it was linked and provided additional accommodation in the form of a Consulting Room for a GP's surgery. Later work has separated ownership and added unsympathetic entry points for a double garage and dormers to the roofline. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.



*'The Retreat' No. 20 and 'Pin Cottage' No.22, South Green*

*The Retreat No. 20 & Pin Cottage No.22, South Green* (Grade II)



*No. 24 (left) and No.26 (right), South Green*

*No.24, South Green* (Grade II)

*No. 26, South Green* (Positive Unlisted Building). Suffolk white brick cottage with blue glazed pan tile roof, dating from the early 19<sup>th</sup> century. Cantled bay to right side and a single storey projecting porch to the left. Plate glass sash windows, all with gently



radiused heads. Fire plaque located centrally to this and the neighbouring property (No.24). Garage and first floor veranda not of special interest.



*'Harriet's Cottage', No.28A South Green*

*'Harriet's Cottage', No.28A South Green* (Positive Unlisted Building). Early 19<sup>th</sup> century and probably originally a range of outbuildings relating to No.28. Two storey with painted render elevations. Red clay pan tile roof. Windows are a mix of ages, but with some retained historical joinery including the two storey canted bay with hornless sashes. Attached single storey range to the south east.



*Bonsey House, No.30 South Green*

*Bonsey House, No.30 South Green* (Positive Unlisted Building). Named after a former resident who ran a kindergarten from the property during the mid to later 20<sup>th</sup> century. A late 19<sup>th</sup> century three storey house built from Suffolk white brick, constructed following the motifs of the neighbouring property (No.28). Two storey canted bay window with slate covered roof and expressed stone keystones to window heads. Plate glass sash windows and entrance to the left of the bay. Scalloped bargeboards supported on brackets, with central finial. Slate covered roof. Taller than its immediate neighbour and with its gable end facing the green it presents an imposing façade.



*Historic view (undated), showing Gun Hill Cottage when in use as a stable and loft.*



*May Place and May Place Cottage, South Green*

*May Place & May Place Cottage, South Green  
(Grade II)*



*No. 7A Queen Street, rear section of May Place*



*No. 6, South Green*

*No. 6, South Green (Grade II)*



*Red Lion Inn, No. 2 South Green*

*Red Lion Inn, No. 2 South Green (Grade II)*



*Sole Bay Cottage, No. 4 South Green*

*Sole Bay Cottage, No. 4 South Green (Grade II)*





*South Green Cottage, No.6 South Green*

*South Green Cottage, No.6 South Green (Grade II)*



*South Green House, No.8 South Green*

*South Green House, No.8 South Green (Grade II)*



*Nos. 10A-10D South Green from a c.1870 carte de visite*



*Nos. 10A-10D South Green*

*Nos. 10A-10D South Green (Grade II)*



*South House, No. 12 South Green*

*South House, No. 12 South Green (Grade II)*



*Nos.1 & 2, Centre Cliff, South Green*

*Nos.1 & 2, Centre Cliff (Dolphin House), South Green (Grade II)*



*Centre Cliff, No.3 South Green*

*Centre Cliff, No.3 South Green (Grade II)*



*No's 4 & 5, Centre Cliff, South Green*

*No's 4 & 5, Centre Cliff, South Green (Positive Unlisted Building). Built as the Centre Cliff Hotel and designed by G.J. Skipper in 1899. A fusion of styles brought together with painted stucco. Upper two stories removed which has much diluted the impressive impact of the original design, and resulted in only one of the three storey corner bartizan towers being extant. However, sufficient remains, particularly to the ground floor, to hint at the full splendour of the original design. See Bettley, J and Pevsner, N *The Buildings of England, Suffolk: East* (2015), p.522.*



*No.1 Greyfriars North, Greyfriars South, and Regency House, South Green*

*No.1 Greyfriars North, Greyfriars South, and Regency House, South Green (Grade II)*



*Park Lane façade of Regency House, South Green*



*No. 7 South Green*

*No. 7 South Green (Grade II)*





*No.7 South Green, Park Road elevation*



*No.5 'Westbury House', South Green*

*No.5 'Westbury House', South Green* (Positive Unlisted Building). Three storey painted brick villa, dating from the late 19<sup>th</sup> century. Historic photos show this as red brick with stone dressings and string courses. Now entirely residential, the left hand section (now garage doors to No.7 'The Homestead') operated as a wine shop with a separate entrance during the early 20<sup>th</sup> century. Central entrance now under a bracketed timber canopy, with two storey canted bay to the right.

Horned plate glass sash windows within chamfered surrounds. Brick dentil course of diamond set bricks, a detail repeated to the bay window. Hipped slate roof with stout red brick stack to the north end.



*The Homestead, South Green*

*The Homestead, South Green* (Positive Unlisted Building). Mid 19<sup>th</sup> century purpose-built shop premises, now with painted brickwork and converted to residential during the 1960s. The projecting single storey bay to the east elevation replacing a large plate glass shop window. The first floor, however, retains its original window configuration. Hipped slate covered roof.



*No's 1 & 2 'The Homestead', South Green*

*No's 1 & 2 'The Homestead', South Green* (Positive Unlisted Building). Three storey former commercial property with rendered elevations. Four bays wide with a two storey canted bay off-set to the left and a single storey open entrance and side bay with balustraded top. Nailhead bricks provide bands of detailing around the open porch and the three plate

glass sash windows. Arched entrance to the left side providing access to the rear.



*Dartmouth Cottage, No.11 South Green*

*Dartmouth Cottage, No.11 South Green (Grade II)*



*Wellesley Cottage, No.13 South Green*

*Wellesley Cottage, No.13 South Green (Grade II)*



*Providence Cottage, No. 15 South Green*

*Providence Cottage, No.15 South Green (Grade II)*



*Outbuilding at Providence Cottage, No.15 South Green*



*No.17 South Green*



*No.17 South Green* (Positive Unlisted Building). An early 19<sup>th</sup> century cottage with red brick elevation and painted render side return. Entrance under a gauged brick arch to the left and to the right are ground and first floor 8 over 8 pane sash windows, also with gauged brick heads. Red clay pan tile roof with red brick ridge stack to the west end.



*York Cottage No. 19 (right) & No.21 (left) South Green*

*York Cottage No. 19 & No.21 South Green* (Positive Unlisted Buildings). A pair of early 19<sup>th</sup> century cottages with entrance to the outer sides of the front elevation and windows grouped towards the centre. No.19 has a pedimented doorcase with pulvinated frieze and to the side a broad tripartite window under a brick solidier course arch. Above is a hornless 8 over 8 pane sash window. No 21 has a matching door case and a two storey canted bay. Steeply pitched roof covered with red clay pan tiles and a red brick ridge stack to the party wall between the two cottages.



*No.23 South Green*

*No.23 South Green* (Positive Unlisted Building). A building of two parts; the right hand section dates from the end of the 19<sup>th</sup> century, the left hand section was constructed in 1903 and replaced a single story structure that latterly had been used as the office for the Southwold Salt Works. The taller and older right hand section has a hipped roof gable end and pierced bargeboard arrangement similar to that opposite at Acton Lodge. The north elevation has a centrally located door, with a projecting red brick stack to the left and plate glass sash windows above and to the sides. Each opening has a stone lintel over (now painted) with expressed key stone. Strong course of diamond set bricks. The 1903 addition is dominated by a two storey square bay window, with sash windows with divided upper leaf and plate glass below. To the apron of the bay, between the ground floor heads and first floor sill, is an escutcheon carrying the Southwold coat of arms and the date 1673, indicating a possible connection between the site and the original location of Southwold's Town Hall.



*Tudor Cottage, No.25 South Green*

*Tudor Cottage, No. 25 South Green* (Grade II)



*Hill House and Woldside, No.27 South Green*



*Undated postcard of Hill House, prior to the addition of the attic floor.*

*Hill House and Woldside, No.27 South Green (Grade II)*



*Cannon Lodge, South Green*

*Cannon Lodge, South Green (Grade II)*

## **York Cliff**

*See Primrose Alley*



## Section 6

### Structures Which Make a Positive Contribution to the Town Farm Character Area

#### Field Stile Road (North Side)

*For the boundary wall surrounding 'The Haven' see North Parade*

#### Hotson Road (North Side)



*No.50 Hotson Road*

*No.50 Hotson Road* (Positive Unlisted Building). One of three small cottages built in the town in the early 1920s for wounded returning First World War soldiers. Their construction was funded by public conscription. Single storey of rendered brick with a red pan tiled roof. Later wing to rear. Mullioned and transomed casement windows. Memorial plaque between casement windows on Hotson Road façade bearing the legend 'To The Glory of God In Honour of Our Noble Dead Crusaders of St George Memorial Homes No.3. This Home was Erected and Given to the Totally Disabled Heroes of the Great War by the Loyal and Patriotic Citizens of Southwold.'

#### Hotson Road (South Side)

*Boundary wall to 'The Kedge' see North Parade*

#### Marlborough Road

*See also No.66 North Road and Nos.51 & 53 Pier Avenue. For the southern section of Marlborough Road, south of Field Stile Road, see the Seaside Corporation Character Area.*



*Nos.59-63 (Odd) Marlborough Road*

*Nos.59-63 (Odd) Marlborough Road* (Positive Unlisted Buildings). An inventively designed terrace of three houses forming part of a development which appears to have been constructed around the time of the publication of the 1927 Ordnance Survey map. Rendered brick facades with red pan tile roof. Red brick dressings. Recessed porches with arched red brick lintels. That to No.61 retains its original partially glazed front door. Nos.59 and 63 have full height, tile hung canted bay windows. Window joinery replaced. This terrace of three houses like Nos.64 & 66 Pier Avenue occupy a large plot originally reserved for a Wesleyan Chapel. Both blocks were probably constructed by the same builder developer and are noteworthy for their inventive designs.

#### North Parade

*For the Pier and Pavilion see Sea Front Character Area, for Buildings to the south of Field Stile Road see Seaside Corporation Character Area.*

*Boundary Wall to The Haven, Brooke Cottage, and The Kedge, North Parade* (Positive Unlisted Structure). Low former forecourt wall to The Grand Hotel of red brick with a stone cap. Formerly capped by tall railings. The only surviving part of Charles Mileham's impressive

complex of c.1901. Inserted square section brick gate piers to Brooke Cottage. At its northern end the wall has a return section to Hotson Road and at its southern end to Field Stile Road. On Field Stile Road are a further set of inserted square section brick gate piers marking the entrance to The Haven.

## North Road



*Nos.1-19 (Odd) North Road*

*Nos.1-19 (Odd) North Road* (Positive Unlisted Buildings). Balanced composition of five well preserved pairs of semidetached houses which were constructed to a largely uniform design c.1928. Rendered brick with horned plate-glass sash windows and plain tile roofs to porches and bay windows. Principal roof slopes of red pan tiles. Bay windows with sashes divided by mullions to the ground floors. The central pair of houses have additional embellishments including continuous wooden porches which also provide a roof for the ground floor bay windows. Partially glazed front doors. Red brick ridge stack rising from the spine wall between each pair of houses. Dwarf red brick boundary walls to frontage.



*Nos.27 & 29 North Road*

*Nos.23-29 (Odd) North Road* (Positive Unlisted Buildings). Two pairs of semi-detached houses of c.1905, amongst the earliest surviving houses on the former Coast Development Company building estate. Each pair of houses has a tile hung, gabled central breakfront flanked by large single storey bay windows containing mullioned and transomed casements. Rendered first floor. Projecting eaves with bargeboards, plain tile roofs (that to No.25 sadly replaced with concrete pan tiles). The front doors are contained within the central breakfronts and retain their original boarded doors with good arts and crafts hinges to Nos. 27 & 29, and hoods supported on carved brackets. No.29 has a rendered return elevation to Marlborough Road with tile hanging to its gable.





*Nos.14-20 (even) North Road*

*Nos.6-28 (even) North Road* (Positive Unlisted Buildings). Three blocks of four early Southwold Corporation council houses completed c.1914 probably to the designs of James Hurst the Borough Surveyor. Red brick with pebble dashed first floor and decorative brick quoins. Rubbed brick wedge shaped lintels. Replaced pan tile roof coverings and shared red brick ridge stacks. Terracotta commemorative plaque on central block with lugged brick surround. Nos \* &.20 appear to retain their original horned sashes and partially glazed front doors with decorative stained-glass panels, all other external joinery replaced within the original openings.



*Might's Cottages, Nos.30-40 (even) North Road*

*Might's Cottages, Nos.30-40 (even) North Road* (Positive Unlisted Buildings). A terrace of six pebble dashed Southwold Corporation council houses of c.1928 built on part of the allotment gardens created for the adjoining council houses c.1914. Partially glazed front doors beneath hoods supported by carved brackets, window joinery replaced. Hipped pan tile roof. Red brick chimney stacks.



*The Willows, No.66 North Road*

*The Willows, No.66 North Road* (Positive Unlisted Building). A well-preserved detached villa of c.1910 with display facades to North Road and Marlborough Road. North Road elevation of red brick with a rendered first floor and tile hung full height canted bay. Original heavy wooden sashes divided by mullions with small panes to the upper part of the sash. Plain tile roof with decorative finials to ridge and decorative overhanging eaves. Red brick stacks to ridge. Glazed front door to Marlborough Road façade now within later glazed flat roofed porch. Ground floor hung with decorative tiles; first floor rendered. Later flat roofed dormer. Southern return elevation gabled with applied timber framing to apex of gable.



*No.67 North Road*

*No.67 North Road* (Positive Unlisted Building). A well preserved substantial detached house of c.1910. Faced in red brick with a rendered first floor and steeply pitched plain tile roof. Decorative ridge pieces and applied timber framing to gable. Original window joinery largely preserved. Plate glass sashes divided by mullions with small panes to upper lights. Decorative partially glazed wooden porch.



*No.68 North Road*

*No.68 North Road* (Positive Unlisted Building). Substantial detached house of c.1912, probably designed by Edward Charles Homer (1845-1914) who also designed villas on Pier Avenue. Faced in red brick with render and applied timber framing to the first floor. Hipped plain tile roof with large late twentieth century flat roofed dormer and projecting eaves. Plate glass sashes with small panes to upper lights. Central door opening now set within late twentieth century glazed porch.



*Creek House, No.70 North Road*

*Creek House, No.70 North Road* (Positive Unlisted Building). A substantial detached

house of c.1912 probably designed by Edward Charles Homer (1845-1914) who also designed villas on Pier Avenue. It was built to exploit views over Buss Creek to the north. Rendered with applied timber framing to the first floor. Hipped plain tile roof with decorative ridge pieces and finials. Projecting stack to centre of façade with terracotta plaque bearing the name of 'Creek House'. Original window joinery preserved. Plate glass sashes divided by a central mullion with small pane upper lights.



*The Turrets No.71 North Road*

*'The Turrets' No.71 North Road* (Positive Unlisted Building). A substantial detached villa of c.1910-12 originally known as 'Branksome.' Built to exploit views over Buss Creek to the north and towards the sea. Rendered red brick with steeply pitched Welsh slate roofs, and mullioned and transomed windows. Principal façade to street of three storeys crowned by a gable and with a two-storey hexagonal canted bay window projecting from its eastern end crowned by a spire. Further hexagonal oriel window on northern elevation with spire. The large bay window on the eastern façade with roof top balcony does not appear on early photographs of the house. The former home of the Salvation Army leader General Bramwell Booth (1856-1929).





*No.72 North Road*

***No.72 North Road (Positive Unlisted Building)***

A substantial detached villa of the early 1920s (shown on 1925 Ordnance Survey map) built to exploit views out to sea and over the marshes and dunes to the northeast. Facades to North Parade Gardens and North Road. No.72 is visible from the north side of the pier between the beach front huts. It is rendered with a hipped plain tile roof and red brick quoins. Two red brick ridge stacks. Central single storey plain tile roofed porch flanked by windows. Canted bays to first floor with casements below. Window joinery replaced. Return elevation to North Road of two bays and again with brick quoins. Despite the unfortunate replacement of its window joinery No.72 remains an inventively designed villa which occupies a highly prominent site.

**Pier Avenue (North Side)**



*Marram House No.60 Pier Avenue*

***Marram House No.60 Pier Avenue (Positive Unlisted Building)***

A well-preserved detached villa of c.1905 which was probably designed by the London architect Edward Charles Homer (1845-1914). One of the first buildings to be completed on the Coast Development Company's building estate. Red brick with rendered first floor embellished in the manner of applied timber framing (these decorative features are however probably painted plaster rather than wood). Steeply pitched plain tile roof capped with decorative ridge pieces. Original plate-glass sash windows with small pane upper lights preserved. Partially glazed and panelled front door also appears to be original. Single storey late twentieth century conservatory to rear with original openings preserved within. Homer who was responsible for villas at Hampstead and Frinton Essex as well as for a number of early London cinemas. Designs by Homer of c.1905 for villas on Pier Avenue with applied decorative plasterwork in the style of timber framing to the upper floors were recorded by Bob Kindred in his survey of Suffolk architects but have sadly since been destroyed.



*No. 62 Pier Avenue*

*No. 62 Pier Avenue* (Positive Unlisted Building). A well-preserved detached villa of c.1905 which was probably designed by the London architect Edward Charles Homer (1845-1914). One of the first buildings to be completed on the Coast Development Company's building estate. Two storeys with attics. Red brick with a rendered first floor embellished with applied timber framing. Steeply pitched plain tile roof capped with decorative ridge pieces. Original plate-glass sash windows with small pane upper lights preserved. Original flat-topped dormers with casements to roof. Homer who was responsible for villas at Hampstead and Frinton Essex as well as for his early London cinemas. Designs by Homer of c.1905 for villas on Pier Avenue with applied timber framing to the upper floors were recorded by Bob Kindred in his survey of Suffolk architects but have sadly since been destroyed.



*Nos. 64 & 66 Pier Avenue*

*Nos. 64 & 66 Pier Avenue* (Positive Unlisted Buildings). An inventively designed semi-detached pair of dwellings dating from c.1929

which form part of a notable group with Nos. 60 & 62. Red brick with steeply pitched red pan tiled roofs. Symmetrical façade of four bays, the end bays to each house projecting slightly and have a full height tile hung canted bay window over which the roof projects to form a hood. Replaced casements with mullions to central bays. Porches with steeply pitched pan tiled roofs supported on square section wooden pillars. Both houses retain their original partially glazed, boarded front doors. No. 64 appears also to retain its original red brick boundary wall and gate piers to Pier Avenue. To its west is a single storey recent addition of sympathetic design which replaces the original garage building. Garden façade remodelled. The large plot on which these and adjoining houses fronting Marlborough Road were built was originally intended for a place of worship by the Coast Development Company. The equally inventive Nos. 59-63 (Odd) Marlborough Road also occupy part of this former plot.



*No. 70 Pier Avenue*

*No. 70 Pier Avenue* (Positive Unlisted Building). A detached house of c.1967 clad in red brick with plaster panels and a steeply pitched pan tiled roof. It appears to be part of the same memorable development as Nos. 72-78 (even) but is larger in size. Two storeys with first floor gantry access from Marlborough Road to side rather than from Pier Avenue to front as enjoyed by the neighbouring properties. Rear elevation rendered and containing present front door. External joinery replaced but within original openings.





*No.74 Pier Avenue*

*Nos. 72-78 (even) Pier Avenue* (Positive Unlisted Building). Detached houses of c.1967 occupying site of former brick field, inventively designed with reception rooms at first floor height to combat split level nature of site. Two storeys with access at First Floor level via concrete foot bridges on Pier Avenue façades. The footbridges lead to large first floor balconies containing the front doors. To rear the house is of a more traditional appearance with a lawn and flat roofed garage accessed from Marlborough Road. Clad in red brick with rendered panels. Casement windows recently replaced. Steeply pitched pan tiled roof to garden façade, shallow pitched to entrance facade. No.78 unusually has a brick chimney stack which appears to be contemporary but is otherwise largely identical.



*No.78 Pier Avenue*



*Holly House, No.80 Pier Avenue*

*Holly House, No.80 & No.80A Pier Avenue* (Positive Unlisted Building). A substantial early twentieth century villa (Shown on an auctioneer's plan of 1919, but not amongst the plots sold in the first sale in 1899) of rendered brick with applied timber framing now subdivided into two semidetached dwellings. Originally called Grey House and until the later twentieth century painted in the same style as Nos. 60 and 62 Pier Avenue. Like these houses it may also have been designed by Edward Charles Homer (1845-1914) Holly House has a panelled front door beneath plain tile hood supported on decorative carved brackets. Original sash windows with small pane upper lights largely preserved. Rendered rear elevation retaining original window joinery to upper floor. This and the adjoining house were damaged in World War Two when the house opposite was completely destroyed in a bombing raid. Early photographs show it with a single storey lean to porch to the centre of the façade. A Barrett Jenkins, *Reminiscences of Southwold in Two World Wars* (Southwold, 1984) p60-62.



*No.82 Pier Avenue*

*No.82 Pier Avenue* (Positive Unlisted Building). An early twentieth century detached villa (shown on an auctioneer's plan of 1919, but not amongst the plots sold in the first sale in 1899). Bomb damaged in 1943 and altered and extended c.2015 but retaining much of its original external joinery. Red brick with a rendered upper floor and a plain tile roof. Decorative wooden veranda. Tall decorative red brick chimneystack. The applied decorative timber framing is not shown on 2011 photographs of the building. However mid-twentieth century photographs do show elaborate plasterwork in the style of applied timber framing to the entire first floor, much in the style of the adjoining Saxon House.



*Saxon House, No.86 Pier Avenue*

*Saxon House, No.86 Pier Avenue* (Positive Unlisted Building). A substantial detached villa of c.1912 built of red brick with a rendered first floor embellished with applied decorative timber framing. Originally known as Avenue

House. Steeply pitched red plain tile roofs. Decorative wooden veranda with plain tile roof containing partially glazed front door. Largely original window joinery comprised of plate-glass sashes divided by mullions the upper lights of which are divided into small panes. Rear elevation is of a simpler design without the applied timber framing. Small single storey brick addition.

### **Pier Avenue (South Side)**



*No.51 Pier Avenue*

*No.51 Pier Avenue* (Positive Unlisted Building). A well preserved substantial detached arts and crafts house of c.1912 designed by Allan Ovenden Collard (1861-1928) which occupies a prominent corner plot on the corner of Pier Avenue and Marlborough Road. The house which was designed for C Fleetwood Pritchard of Hampstead was illustrated in *The Studio* after completion, in 1914. Of one and a half storeys with hipped plain tile roof and central gabled breakfront of two storeys. Largely rendered except for gabled breakfront which is faced in red brick. The breakfront contains a probably original partially glazed front door beneath a projecting semi-circular hood supported on moulded brackets. Original small pane sash windows to left and right. The flat-topped dormers within the roof appear on the drawings illustrated in *The Studio* in 1914.





*No.53 Pier Avenue*

*No.53 Pier Avenue* (Positive Unlisted Building). A substantial and well-designed thatched roofed villa of c.1946 designed by the Norwich born architect Arthur Albert Hipperson (1877-1962) for Daisy Bywaters (drawings Suffolk Record Office 540/60/4/8). The house occupies a prominent corner plot at the junction of Pier Avenue and Marlborough Road. Built of red brick. Mullioned and transomed casement windows with leaded diamond panes, beneath shallow arched lintels. Thatched porch supported on heavy wooden piers, integral thatched garage at eastern end with what appears to be the original boarded and partially glazed garage doors. Tall red brick chimney stacks. Marlborough Road façade has substantial projecting central chimneystack flanked by diamond paned casements with central mullion. Nb both Daisy Bywaters (later Daisy Thomas) and the architect and his wife Edith are recorded as in residence in the same house in Dunwich Road Southwold in the 1939 voter registration lists.

## Section 7

### Structures Which Make a Positive Contribution to the Blackshore Character Area



*No's 4 and 5 Blackshore, Blackshore*

*No.4 (right) and No.5 (left), Blackshore* (Positive Unlisted Buildings). A pair of early 19<sup>th</sup> century cottages (they appear to be shown on a Parliamentary Boundaries Commission map of 1837). Painted brickwork elevations, with dentil eaves course and red clay pan tile roof covering. Red brick ridge stack marks the position of the party wall between the two properties. Brick upstand gable to the north west end, with a further stack. Both properties have single storey extensions with pan tiled roofs to the river facing elevation. Window joinery is modern but within the existing openings. The cottages form an attractive group with No's 1, 2 and 3, and their elevations are highly visible from the river and also from the marshes and town to the north east. Rear additions and alterations rather dilute the quality of the elevation as seen from York Road.



*No's 1, 2 and 3 (inc) Blackshore Cottages, Blackshore*

*No's 1, 2 and 3 Blackshore Cottages, Blackshore* (Positive Unlisted Buildings). A row of cottages with painted brickwork elevations, dating from the second quarter of the 19<sup>th</sup> century. Pan tile roof covering, hipped to the south west, and a gable end where it adjoins No's 4 and 5. Three red brick chimneys with dentil detailing to the ridge. Sash windows with margin glazing bars. Expressed keystone detail over each opening with 6 over 6 pane sash windows to the elevation facing the marshes. The addition to the south east end of is not of special interest.



*Blackshore Corner, Blackshore*

*Blackshore Corner, Blackshore* (Positive Unlisted Building). A daring and visually striking design of 1972 by the celebrated architect George Marsh (b.1921, d.1998). The painted brickwork and pan tile roof covering conform to the local vernacular, but the segmental mansard roofs grouped around an open centre to create an open first floor seating area is highly unusual. The exposed projecting ends of timber joists further enliven the design. The composition facing the river is lively and varied, with open areas, such as the porch and central balcony, usefully helping to break down the mass of building. The elevation facing the marshes is slightly more conventional. Notable works by George Marsh include Centre Point, London and The Alpha Tower, Birmingham. Blackshore Corner is mentioned in the revised *Buildings of England, Suffolk: East*, by Bettley, J and Pevsner, N), p.524.





*Harbour Inn, Blackshore*

*Harbour Inn (grade II)*



*General view of huts W12 to W22, looking south east*



*Former Warehouse, The Harbour Inn, Blackshore*

*Former Warehouse, Blackshore* (Positive Unlisted Building). Reconstructed c.1997 to form kitchen and restaurant accommodation for the Harbour Inn Public House. Probably dating from the early 20<sup>th</sup> century, red brick elevations with rendered ground floor. The majority of openings to the river facing elevation are from the late 20<sup>th</sup> century conversion work. Red clay pan tile roof with upstand gable ends. This structure makes a positive contribution to the setting of the adjacent grade II listed Harbour Inn.



*W3 to W10, Blackshore*



*W13 to W21, Blackshore*



*W4 to W8, Blackshore*

*W3 to W22, Blackshore* (Positive Unlisted Buildings). A varied collection of closely grouped huts and stores connected with the fishing industry.

The majority of structures are purpose built, sometimes from reclaimed materials, and less often from items such as repurposed railway carriages and wagons. The material palette is limited, with black stained weatherboarding and mineral felt roof coverings being dominant, although corrugated tin is also

found. While the huts all confirm to roughly the same rectangular shape with pitched roof, the variety of pitches and heights gives the group an unplanned and picturesque quality. The sense that the buildings developed and have been maintained out of necessity, and the lack of a self-conscious desire for the area to possess conformity of appearance results in a unique and understated quality that has the potential to be eroded through aggrandisement and inappropriately scaled development.

The collective aesthetic value of huts W3 to W22 is high as they represent a cluster of little altered structures, mostly still used for activities associated with the harbour area, as well as possessing an aesthetic that developed in a piecemeal way. They are without parallel with the East Suffolk region, and the fragility and vulnerability of such unassuming structures from insensitive change and development is high.

While the elevations facing the river make a strong and positive contribution to the character area, the rear elevations, which are highly visible from the elevated footpath and also from various vantage points within the town and the land between, means that the contribution made by these seemingly modest structures is high.



*View of the rear elevation of huts, looking north east*



*Detail of hut W14, north east elevation*





*North east elevation of former railway carriage, hut W18*



*Justin E Ladd Store, Blackshore*



*E16, Blackshore, former ventilated goods wagon repurposed as a hut*

*E16, Blackshore* A former goods truck with corrugated ventilated ends, now used as a store. New pitched roof replaced the original curved structure. Timber sides, with taking in door.



*Alfred Corry Museum, Ferry Road*

*Alfred Corry Museum, Blackshore* (Positive Unlisted Building). Formerly the lifeboat shed of 1923, which stood at the head of Cromer pier and moved to its current location in 1998.

Timber framed, with panels of diagonal weatherboarding between posts. Corbelled eaves supporting a shaped roof. The structure retains its original window frames, although the large sliding doors, through which the lifeboat was launched, have been altered. Extension of 2009 to the south west elevation is sympathetically detailed.



*Detail from postcard c.1890 showing the Lifeboat Station at the head of Cromer Pier*

Alfred Corry Museum is mentioned in the revised *Buildings of England, Suffolk: East*, by Bettley, J and Pevsner, N), p.524.