



TUDDENHAM ST MARTIN

CONSERVATION AREA APPRAISAL

March 2016



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

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

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

A total of 7 responses were received which led to 10 changes to the draft appraisal and conservation area management plan prior to adoption in March 2016.

INTRODUCTION

The Conservation Area in Tuddenham St Martin was originally designated by Suffolk Coastal District Council in 1990.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines the Tuddenham Conservation Area under a number of different headings as set out in in accordance with Historic England's guidance document '*Understanding Place: Conservation Area Designation, Appraisal and Management*' (2011, under revision).

As such this is a straightforward appraisal of Tuddenham St Martin's built environment in conservation terms and is followed by a gazetteer describing the Conservation Area in more detail.

This document is neither prescriptive nor overly descriptive, but more a demonstration of 'quality of place', sufficient to inform those considering changes in the area. The photographs and maps are thus intended to contribute as much as the text itself.

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



Village sign



The Street

1 CONSERVATION AREAS: Planning Policy Context

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

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

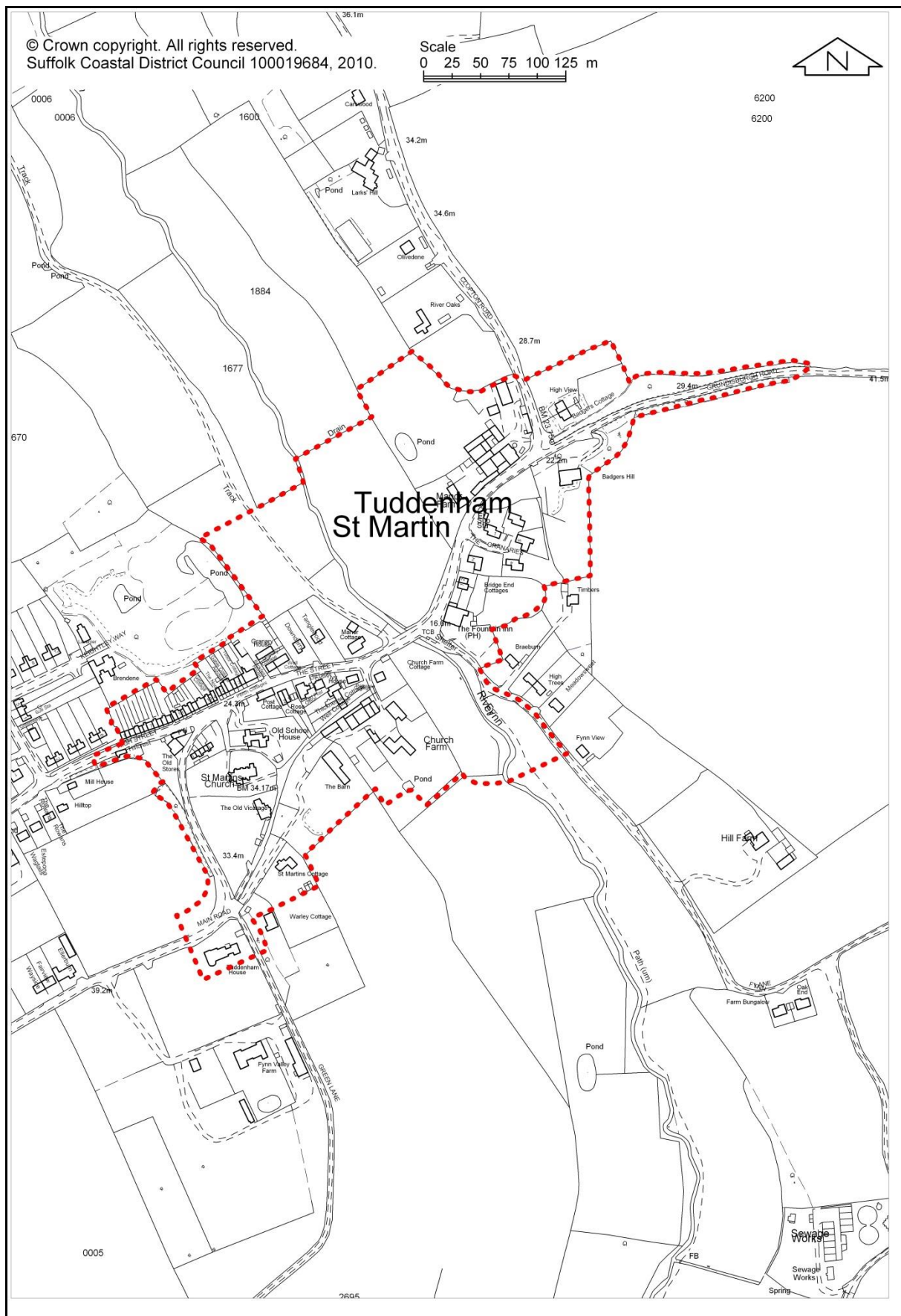
As part of this commitment, there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving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

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

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

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

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



2 GENERAL CHARACTER SUMMARY

Tuddenham St Martin is an attractive historic settlement, where its special character is very much derived from a combination of firstly; a core of historic buildings; secondly, the quality of the landscape in and around the settlement and; thirdly, the relationship which exists between the natural topography of the location and the built form and layout of the village. The settlement spans the valley of the River Fynn and slopes on either side provide a dramatic setting for the village. The valley and tributaries of the River Fynn are designated as a Special Landscape Area in the Suffolk Coastal Local Plan. This is in recognition of its special landscape attributes, which are particularly vulnerable to change.

This landscape, the wooded slopes and the fields and meadows of the flood plain of the river, create a very pleasant background for not only the terraced cottages and vernacular farmhouses within the village, but also the more important or prominent buildings. These include Manor Farm, The Fountain Inn, Church Farm, the former village school and vicarage, and St Martin's Church. The long terrace of cottages, which front onto the north side of High Street and The Street, are a particularly prominent feature in the village. Views of the village's landscape setting are a particularly important element within the Conservation Area. These include panoramic vistas of large parts of the valley, as well as narrower views and glimpses through and beyond trees and between buildings. Such views occur throughout the village, from vantage points on private property, public spaces, roads and footpaths.

Although much of Suffolk is renowned for its flatness, Tuddenham is very distinctively different, particularly to the west of the river. Buildings climb the hill, rising one above another, and appear to cluster around the church at the top, much like the villages of northern counties, such as Yorkshire or Derbyshire. It is a picturesque scene, and because of its topography it is one which could very easily be spoilt by inappropriately designed new development.



Tuddenham St Martin: Aerial View 2001

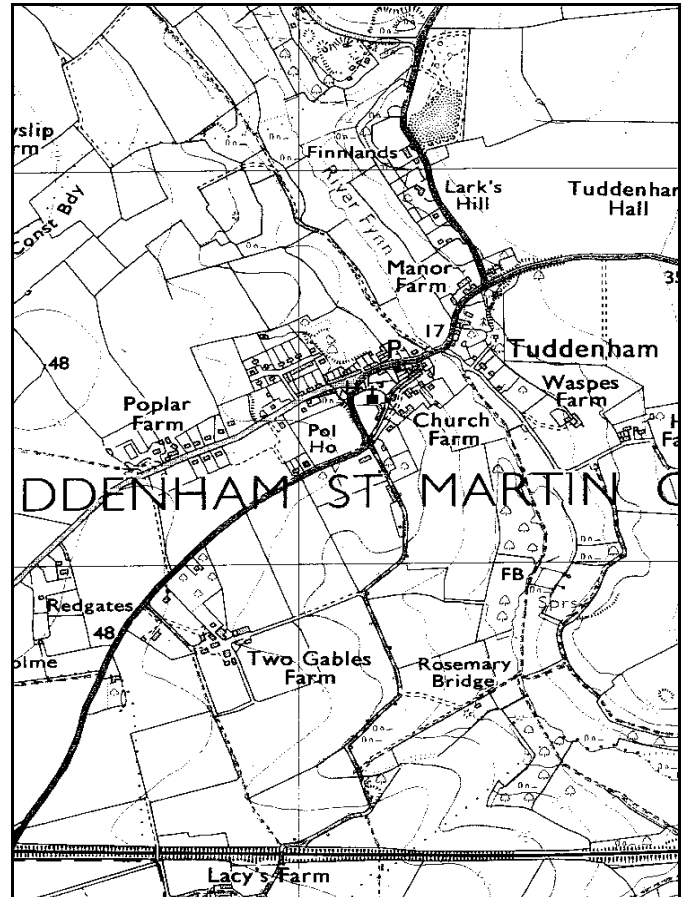
3 TOPOGRAPHICAL SETTING

Tuddenham St Martin is a small village in south-east Suffolk about three miles north-east of the County Town of Ipswich and about five miles west of the market town of Woodbridge.

The village lies in the valley of the River Fynn, which becomes estuarine at Martlesham Creek off the River Deben, eventually reaching the North Sea between Felixstowe and Bawdsey. The village straddles a minor road that goes north-east from Ipswich towards Grundisburgh. About a mile and a half west of the village, the East Suffolk Railway line from Ipswich to Lowestoft has had a station at Westerfield since 1859, and from 1877 a branch line went from there off to Felixstowe.

The village is sited in Rolling Valley Farmlands and Furze with some extensions of the Conservation Area into the surrounding Ancient Rolling Farmlands, as identified in the Suffolk Landscape Character Assessment.

Away from the coastal 'Sandlings' strip, the village is sited on the eastern edge of the 'High Suffolk' claylands, where the heavy soils are best suited to arable farming. The underlying geology is essentially London Clay laid down during the Eocene period over the chalk, which underlies all of Suffolk at depth. A short distance to the north-west of the village the London Clay itself is overlaid with a small area of Norwich Crag, from the later Pliocene period, exposed on the upper valley sides.



Extract from Ordnance Survey Map

5 QUALITY OF BUILDINGS

Tuddenham St Martin parish has nine listed buildings, six of which are located within the Conservation Area's present boundary.

Saint Martin's Church is a Grade I listed flint and limestone place of worship. It is mainly of fourteenth and fifteenth century date, with architecturally significant nineteenth and early twentieth century alterations and additions. It does however, retain a twelfth century doorway. The church is a prominent feature in the landscape and the focal point of the Conservation Area.

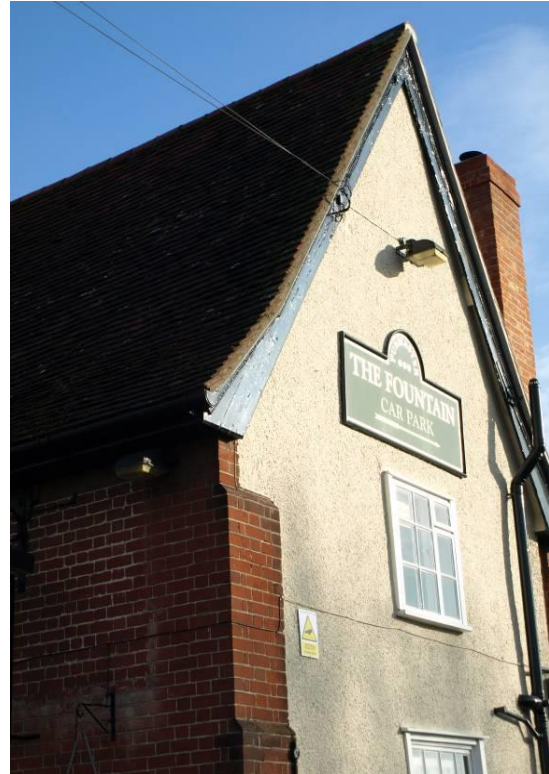
The other listed buildings are all Grade II and are mostly cottages and farmhouses, originally timber-framed and rendered with plain tiled roofs. Porch Cottage and Tudor Cottage have at their core a late medieval open hall, whilst other cottages have sixteenth century origins. Exceptions to this include the Fountain Inn, which has been partly cased in red brick; groups of cottages with pantiled roofs and Manor Farm with a concrete tiled roof.

Tuddenham St Martin has a number of interesting late nineteenth and early twentieth century buildings, amongst the most important being the fine former school of 1861 and the arts and crafts additions to the parish church by John Corder. At the eastern end of the village are three notable dwellings which were built by the Tuddenham Hall estate in the late Victorian and Edwardian period, in the then fashionable vernacular revival style

Tuddenham once possessed a number of significant historic industrial structures including a corn mill, windmill, brick works and maltings, but these have all been demolished.

One of the most characteristic features of the Conservation Area is its groups of early and mid-nineteenth century brick cottages, which were probably built for employees of the brickworks. Sadly these simple structures are being altered and at an alarming rate robbing them of much of

their special interest and in the process doing considerable harm to the character of the Conservation Area.



Fountain Inn



Ivy House



Red brick and slate



Red brick and plain tile



Red brick and pantile



Render and black pantile

6 TRADITIONAL BUILDING MATERIALS

The listed buildings around the village exhibit most of Suffolk's vernacular materials. In addition most of the unlisted early and mid-nineteenth century terraced cottages are built of Suffolk red brick, many of them now rendered or painted over and most with pantile or occasionally slate roofs. Brick is also used for the street frontages of many of the village's nineteenth century farm buildings. The fine 1860s former school buildings north of St Martin's Church are red brick with string courses and detailing in blue brick, with a plain tile roof.

Both Suffolk white and Gault bricks are relatively scarce: St Martin's Lodge south of the church is now roughcast rendered, but has white brick piers at the old entrance from the churchyard. Both this house and the now painted Brickfield House may originally have been faced with white or gault brick.

Other variations within the typical palette of east Suffolk's materials include a few surviving examples of black glazed pantile roofs.

Weatherboarding is a prominent feature amongst the village's eighteenth and early nineteenth century barns and outbuildings. One notable group of farm buildings at Church Farm are however, partly built of flint with brick quoins and dressings. Flint is also used at St Martin's church.

The late nineteenth and early twentieth century houses built by the Tuddenham Hall Estate are tile hung, as is part of Ivy House. The tiles on this latter property may also have been added by the Estate.



Render, brick, and pan tile



Weatherboarding and pan tile

7 CHARACTER OF SPACES

The dominating landscape feature in Tuddenham is the river valley with its focal point at the road bridge. The river's flood plain remains essentially undeveloped providing views from the bridge up and down the green valley to the north-west and south-east respectively.

The main approaches to the village from both Ipswich and Grundisburgh also emphasise the valley as the road suddenly cuts down between high banks covered with trees on both the south-west and the north-east sides of the village.

Both roads also bend to the left as they drop down their respective hills, that from Ipswich the more severely, but this is soon corrected by a second bend to the right, where High Street comes in from the west and continues on down the hill as The Street.

The approach from Grundisburgh is also corrected by a gentle right hand bend, which takes in the bridge before one ascends the other side along the relatively straight The Street.

These varied sinuous roads through are contrasted by the long straight terrace of small houses that drops down the northern side of High Street and The Street. These give a very urban dense feel to an otherwise low density loosely laid out rural area. They also emphasise the essentially linear form of the village which has no central square or village Green, although the undeveloped space at the valley bottom along the River Fynn forms a dramatic spatial contrast to the built-up valley sides.



Valley to north-west



Approach from north-east

8 TREES AND GREEN SPACES

The two areas of trees, where the roads into the village start their descents are perhaps the most striking in the village. Meeting overhead they form tunnels of green through which the roads dive downhill. A number of coniferous trees including such species as Corsican Pine and spruce are to be found here.

There are other areas of trees on the higher ground here, within the Conservation Area east of St Martin's Church with its Scots Pines, and without a large area north of the terrace on High Street, where self-sown indigenous trees fill a large hole in the ground that was quarried out by the former brickworks.

The extensive gardens of two large houses Badgers Hill and the former Vicarage are notable for their trees.

The built up areas are generally devoid of trees of any size, however the valley bottom sports a number of field boundaries with trees and both river banks are well covered with typical wetland species of willow, poplar and alder.



Scots Pines near former schoolyard



Corsican Pines in Grundisburgh Road

9 COUNTRYSIDE SETTING

The wet area of river valley in the centre of the Conservation Area effectively brings the countryside right into the village. The whole valley here is part of a Special Landscape Area for the River Fynn valley as designated in the Local Plan. This local designation indicates the high quality of landscape that forms the important countryside setting to the village.

Footpaths following the river here complete the village's radial network of connections into the countryside. Bridleway no. 10 heads off up the valley north-westwards on the south-west bank towards the next village of Winesham. Footpath no. 4 heads in the opposite direction downstream on the north-east bank towards Playford.

These footpaths cross from the south-west bank of the river to the north-east bank at the bridge in the centre of the village, where the Ipswich to Grundisburgh road also crosses.

One further footpath link remains in the village centre, footpath no. 3 linking from the lower end of The Street near the bridge, up through to the Ipswich road between the church and Church Farm. This creates a small triangular area of development around the church and Old School in the village centre. Apart from this area, the majority of development is but one plot deep with countryside beyond the rear boundaries.

The whole area in which the Conservation Area is set forms part of the River Fynn Special Landscape Area. This local designation indicates the high quality of the landscape that forms an important setting to the village.



Start of Footpath no. 10



Footpath no. 3

10 FORMER USES

Old field names recorded in the tithe apportionment of 1838 give a clue to some former activities in the village. The former brickworks is recorded as 'Brickyard', a number of 'Clay Pits' are scattered around the village and there is a 'Kiln Field'. Brickfield House on The Street was probably the owner's residence.

There is also a 'Sand Pit Field' to the north up the river valley, presumably on the outcrop of Norwich Crag. Other entries indicate in the river valley to the south the growing of 'Oziers' and east of Tuddenham Hall a 'Dove House Field'.

Records from the early seventeenth century tell a similar story of basic agricultural origins. Residents then included 5 Yeomen, 3 Husbandmen, an Apothecary and a Blacksmith.

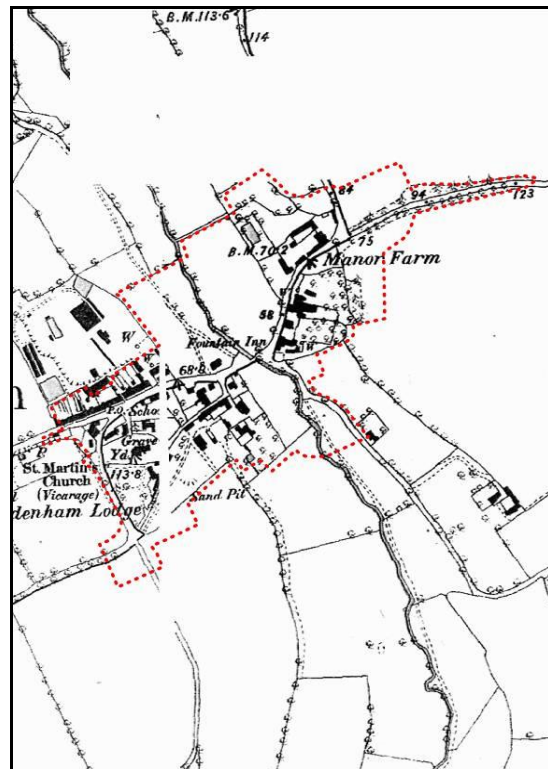
Directories in the nineteenth century indicate a little more commercial activity in the village with records of 2 Shopkeepers, a Victualler, a Shoemaker, a Butcher, a Beerhouse Keeper, a Blacksmith, a Joiner and a Brickmaker in addition to the more agriculturally based 8 Farmers, 2 Corn Millers and a Maltster.

Just south-east of the Conservation Area up High Street there was at one time a windmill of the post and roundhouse type, shown on the tithe map in 1838, demolished in 1901 and only remembered today by the house name 'Mill House', next-door to the also appropriate 'Hilltop'.

Today the village is surrounded by working farms, with the other surviving businesses in the form of a coffee shop in the former chapel and the Fountain Inn.



Brickfield House



19th century map

11 PROPOSED ENHANCEMENTS

Modern intrusions within the village are perhaps most concentrated on the west end of The Street and into High Street.

Here the sheer number of houses close together has led to excessive overhead wiring supplying their electricity and telephone services, which could be better put out of sight underground.

Here also the small unlisted terrace houses have been particularly prone to 'improvements' such as badly proportioned uPVC windows, and the painting or rendering of individual houses destroying the previous unity within a terrace.

Inappropriately designed and scaled development on infill sites is also of concern. The design and form of new buildings needs to respect the local vernacular and pattern of development along the street.



Overhead wiring



uPVC windows and painted brick



uPVC windows and render

**12 STREET BY STREET
APPRAISAL**

12.1 Grundisburgh Road and the north eastern end of The Street



The Street by Manor Farm

The entry into the village from the east along Grundisburgh Road is both dramatic and attractive. The road runs downhill and gently curves. There are steep banks, with no footpaths or kerbing, and trees and shrubs tower above the road on both sides. Their branches often touch in the middle, creating a green canopy.

By Manor Farm on the corner of Clopton Road Grundisburgh Road becomes The Street.



High View and Badger's Cottage, The Street

High on the bank on either side of the road are three houses which are virtually hidden by their well-wooded setting. **High View** and **Badger's Cottage** a semi-detached pair located on the north side of the road junction, were built in 1890 for the then Squire of the parish, Henry Fairfax Harwood, who lived at Tuddenham Hall to the east of the village. Tuddenham Hall

was being altered and extended at around the same time. These houses have steeply pitched plain tiled roofs, projecting gables, tile-hanging and decorative joinery. They are largely unspoilt and still retain their original timber casement windows. Each house is decorated with an escutcheon on the front gable; the southern one gives the date, the northern one the Squire's initials: 'H.F.H'.

There is a late nineteenth century range of outbuildings to their rear.



Badgers Hill, The Street

Badgers Hill, to the south, is also built in the vernacular revival style. It is however of a significantly later date, as it does not appear on the 1904 Ordnance Survey map. The house probably dates from shortly before World War One. This substantial detached dwelling sits within extensive mature landscaped grounds on a high bank looking over the village. It has a small twentieth century addition. Originally part of the Harwood Estate.

High View, Badger's Cottage and Badgers Hill make a positive group contribution to the Conservation Area. In addition, the gardens of these houses with mature trees and shrubs on the steeply sloping ground are an integral part of the setting of the village and contain some notable trees.

12.2 Manor Farm



Farm buildings at Manor Farm

Beyond these, to the west, framed by the trees and high banks, there is a particularly outstanding view of a substantial eighteenth and nineteenth century complex of farm buildings located on the north-western side of the Clopton Road junction. This complex also includes an early weather boarded barn with a pantile roof. **Manor Farm** comprises the Grade II listed farmhouse itself and various agricultural buildings, including barns and a number of single storey ranges. As a group they combine to form a distinctive and highly picturesque composition in this part of the village.

Like Church Farm to the south-west, Manor Farm is a particularly important feature in the Conservation Area. Barns, outbuildings and boundary walls are built very close to both road frontages and follow the gentle curve of the roads as they descend into the village. Individual buildings have different roof pitches, eaves and ridge heights. Many, including most on The Street frontage, are linked and, within the farm complex, a pleasant courtyard is created. The materials are mostly traditional, with mellow red brick, weather-boarding, render and clay pan tiles. Unfortunately, the farmhouse has been re-roofed with modern concrete tiles.

The main range of **Manor Farmhouse**, which faces west towards the river valley, has the typical Suffolk farmhouse form, being long and narrow with a steeply pitched gabled roof. It dates from the early

seventeenth century and is timber-framed and rendered with some large, impressive chimney stacks. It was remodelled in the early nineteenth century.



Entrance Façade, Manor Farmhouse

Positioned at right angles to the road, it forms the focal point of this very attractive, largely unspoilt group of buildings. On the western elevation are two bay windows and three casements on the first floor. The front doorway is early nineteenth century with a six panelled door and a doorcase with broken pediment, semi-circular fanlight and moulded pilasters. Attached to the eastern side of this range is a short parallel wing with a lower ridge and plain tiled roof. Its rendered gable also faces the road, its windows a mixture of modern and traditional casements. Beyond, the rear (eastern) elevation of the farmhouse has a scattered fenestration of traditional casement windows.



Manor Farmhouse road elevation

Along the road frontage, beyond the farmhouse to the west, is an old brick wall which is virtually hidden by shrubs and climbers. This, in turn, gives way to a view to the north across the valley bottom, towards the River Fynn and the meadows of its flood plain.



Farmyard entrance at the corner of Clopton Road

To the rear of the farm house is an extensive group of historic farm buildings forming a courtyard. One range of highly picturesque appearance fronts the road.

12.3 The Street – Between Manor Farm and The Bridge

On the southern side of this eastern end of The Street, the road curves and the banks and trees give way to a view of the centre of the village with traditional buildings on the hill with the Church at the top. The Fountain Inn and the brick bridge over the river appear in the foreground. To the left, unlike the opposite side of the road which remains pleasantly undeveloped, there is a small estate of large detached houses, **The Granaries**, built on the site of a former maltings and corn mill (engine driven and working until the 1980's).

Although there has been some attempt to integrate this development with the rest of the village, the scale of these dwellings, their layout and their overall character and appearance mean that they do not reinforce the traditional character of the Conservation Area. The open grassed frontage, wide splays to the access road, the use of concrete tiles and the large double garages which appear as an integral part of the dwellings, are some of the features which combine to create a design which, to a degree, is at odds with the traditional pattern of development in the area.



Bridge End Cottages

Bridge End Cottages lie to the south of The Granaries. Built in 1803 they are a semi-detached pair of cottages with an attractive clay plain tiled hipped roof and large central chimney stack. Hard cement rendered walls, modern replacement timber windows and the flat roofed porch and boundary wall built out of concrete blocks

are changes which have altered their original character.



The Fountain Inn

The Fountain Inn is located at the bottom of the valley on a bend in the road, close to where it crosses the river. It is Grade II listed. Its nineteenth century brick façade conceals a timber framed core which possibly dates from the sixteenth century, but which was altered and extended in the seventeenth. The roof is steeply pitched, covered in plain tiles and has tall brick chimney stacks. Many of the windows on the building, including those on the front elevation, are pleasantly proportioned nineteenth century sliding sashes with glazing bars. It was recorded as being a pub in a directory of 1844.



The Fountain Inn from the bridge

The simple white painted timber handrails by the steps to the front door are particularly characterful and typically 'rural', as is the simple lean-to extension to the east with its clay pan tiled roof. (This housed a shop and a post office in the early twentieth century). The pub car park is reasonably low-key, bounded by grass and

hedges. There are also some attractive traditional outbuildings.



Entrance to Fynn Lane

The entrance to Fynn Lane to the south reads as a narrow country lane with grass verges, hedges and trees. This natural landscape wraps around the rear of the pub and visually links with the wooded slopes to the north. The modern development in Fynn Lane does not contribute to the character of the village but does not impinge on the setting of the pub too much. The bus shelter is a pleasant brick structure with an old pantiled roof.



The Bridge

The bridge over the River Fynn, although modern (1990), is reasonably well-detailed and does not detract from the overall character of the village (the earlier, much narrower, brick hump-back bridge was a more aesthetically pleasing structure, but unfortunately sub-standard).



Footpath in the Fynn Valley looking west

From the area around the bridge to the north and south, there are panoramic views of the Fynn valley, with the meadows of the flood plain and the fields and belts of woodland, which occupy the slopes on both sides. The historic buildings which retain their original character and appearance, sit well in this landscape. The newer buildings, and ones which have been altered and extended, tend not to sit so well and appear more of an intrusion in an otherwise very pleasant outlook.



Manor Farmhouse from the Fynn Valley

12.4 Church Farm and Cottage



Outbuilding at Church Farm Cottage adjacent to the bridge

Beyond the bridge, on the southern side, the new brick parapet wall links to an existing old brick wall with round clay copings. This in turn abuts an old brick and pantiled outbuilding. This nineteenth century building forms part of the curtilage of Church Farm Cottage; set back behind a wall, which continues around the entrance drive to Church Farm itself.



Church Farm Cottage

Church Farm Cottage, its outbuildings and boundary walls are prominent road side features. The cottage has rendered walls, a hipped roof covered with clay plain tiles, a central chimney stack and a rear lean-to. It has late twentieth century timber casement windows. The western side elevation of the house terminates the view from the footpath which runs parallel to the main road.



Church Cottage from the footpath

Behind Church Farm Cottage and the other buildings which front onto The Street, is **Church Farm**, with a listed farmhouse and a complex of mainly traditional agricultural buildings, including a pair of large barns. Located on the north-east facing valley slope, these buildings are particularly prominent, with a mainly open aspect of lawns and meadows and some mature trees providing something akin to a parkland setting.



Church Farmhouse

The principal elevation of the mid sixteenth century timber framed Grade II listed Church Farmhouse faces towards The Street into what was once a former farmyard. There is a projecting brick wing to the right hand side and a one-and-a-half storey brick late eighteenth century extension to the rear, which was possibly originally a brew house. The whole building is plastered (rendered) and it has steeply-pitched plain tiled roofs. The farmhouse was restored after a period of dereliction c1980 and the windows are relatively recent replacements.



Weather boarded barn, Church Farm

Closer to the road, in front of the house but further down the slope is a very prominent weatherboarded barn, with a high painted plinth and a roof covered in corrugated sheeting. The building in its current form is a reasonably attractive feature in such an important position.



Converted farm building Church Farm

Further up the hill, beyond the house to the west, is a large brick barn, which has been converted to a dwelling. The conversion has been executed rather well but in the future it is important that the building and its curtilage retain their simple agricultural character devoid of overt displays of domestic paraphernalia.



Church Farm buildings

Between these two barns, running down the hill and in front of the farmhouse, are a group of historic farm buildings. These are mostly single storey red brick structures, with some areas of render and weatherboarding; they have mostly gabled and hipped pan tiled roofs.

To the left of the house's entrance front and at right angles to it is a weatherboarded former threshing barn which appears to be of eighteenth century date and which has a small nineteenth century lean-to brick addition. It has been altered and has a mid twentieth century corrugated roof covering. The rear elevation of this building is visible from the bridge.

The historic farm buildings at Church Farm make a strong contribution to the setting of the listed farmhouse and to the character of the conservation area; a number are also of significance in their own right. It is vital, therefore, that any alterations to these buildings should be very carefully considered, so as not to undermine their architectural and historical significance or their contribution to the quality of the special landscape area.



Church Farm from the footpath to the Church

12.5 The Street – Western End and St Martin's Church

The northern side of The Street, as it begins to climb out of the valley bottom, is characterised initially by dwellings set back from the road in quite large gardens. A pair of single storey bungalows is set in between the older village dwellings.



Manor Cottage

Manor Cottage is quite prominent, being close to the flood plain of the river. One-and-a-half storey, it retains its steeply pitched clay pan tiled roof and essential form. It has been modernised and the large chimney stack has been rebuilt in new bricks. The walls are rendered and it has modern flat roofed dormers and stained windows with leaded lights.

On the southern side of The Street, between Church Farm Cottage and the driveway leading to the Church further up, there is a rather complicated layout of buildings, curtilages and access routes. This all adds very much to the character of this part of the Conservation Area, with the steep topography making it even more interesting.



Primrose Cottage

Like Manor Cottage opposite, **Primrose Cottage**, next to the access to Church Farm, has also been heavily modernised. Fortunately, it has also retained attractive clay pan tiles on its roof.



Well Cottage and Ivy Cottage

Just to the north of Primrose Cottage there is an historically important terrace of three listed buildings: **Well Cottage, Thicknesse Cottage and Ivy House**. Originally a two cell lobby-entrance plan house of c1600 it was altered and extended in the late eighteenth or early nineteenth century and now forms three, two storey dwellings. At one time part of the building was used as a beer house (ground level trap doors remain at the front). Thicknesse Cottage is also said to have association with the Commander of the Landguard Fort at Felixstowe in the mid eighteenth century, whose surname this was.

The building is timber-framed and rendered with a steeply pitched pan tiled roof. Well Cottage and Thicknesse Cottage face east and have two gabled porches with decorative bargeboards.



Ivy House

The gable end of **Ivy House**, which faces The Street, is clad with plain tiles. There is a two storey extension abutting the gable, with a shallower pitched roof and both gables have decorative bargeboards. The front door, close to the junction between the two gables, is panelled and has a leaded window. There is also a gabled porch with timber posts and decorative bargeboards. Apart from this extension, which has a pair of nineteenth century sash windows, the terrace of three cottages have mostly casement windows, which also date from the nineteenth century.



Twentieth century development on The Street

Next door to Ivy House is a modern house with an integral garage, which was built on the site of a blacksmith's shop. Up the hill, **The Old Post Office** is a single storey rendered property with numerous gables with bargeboards and clay pan tiles on the roof. It was until very recently a shop and post office and sometime previously it had been a workshop associated with the smithy.



No.s 1 & 2 Rose Cottage

Adjacent and located behind a pleasant grass bank topped with a hedge and a less attractive fence, **No.s 1 & 2 Rose Cottage** were constructed as a mirrored pair of two storey semi-detached cottages in the early nineteenth century. Their principal façade has been preserved reasonably, although substantial rendered additions have been constructed to the rear in recent times. The principal façade has four sash windows with glazing bars and two doorways which have lost their original doors. The shallow pitched gabled roof is covered in pantiles with gable stacks.



Post Cottage

Post Cottage to the west has been a shop since the late nineteenth century and bakery and post office during the early twentieth century. It is now a two storey dwelling located very close to the edge of the road behind some old decorative, iron railings. With painted brick walls, a shallow pitched hipped roof covered in pantiles and a variety of new and old sash and casement windows, it still retains much of its early nineteenth century character. There is a long, sweeping pantiled roof

over a single storey extension to the left hand side and, interestingly, a boarded access doorway to the left hand end of the first floor. This provided access from the street to the first floor by ladder for the storage of flour because the business also included a bakery for a time. To the right is a garden area bounded by a brick wall, which abuts a low mono-pitched outbuilding with clay tiles on the roof, rendered walls and a pair of boarded doors. Above is a view of The Old School House high up on the bank.



Granary Cottage

On the north side of The Street, **Granary Cottage** is a small single storey dwelling set down below the level of the road, which can hardly be seen behind the hedge and shrubs. It has an attractive shallow pitched pan tiled roof and rendered walls and its windows are timber replacements.



Well Cottage

A continuation of Granary Cottage forms a single storey extension to **Well Cottage**. This extension has two attractive twelve

light sash windows with architraves and glazing bars. The windows on the main cottage have been replaced. The main part of the house is an attractive two storey composition with chimneys in each gable and a black clay pan tiled roof. The walls are roughcast render and there is a central lean-to porch.



Granary House

Behind Granary and Well Cottage is **Granary House** with its rendered walls and long, shallow pitched pan tiled roof. The property is located fairly close to the front pair and when viewed from The Street there are very few windows visible. The entrance is in the left hand gable where there is an enclosed porch which is reached via some steps from the gravelled driveway.

Granary House dates from the later eighteenth century. The west end room was an office for checking the goods being dispatched from the brickyard which existed behind. The rest of the upper floor was a granary, whilst the lower floor was workshops and stables. The brickyard to the rear dates back to at least 1771 and covered approximately four and-a-half acres. There were three kilns and both red and white bricks were made as well as floor tiles, pan tiles, pots and drainage pipes.

After the closure of the brickyard in 1903 the upper floor of Granary House was used as a village hall and reading room, whilst in the lower rooms pigs were slaughtered and prepared. In 1934 the Salvation Army took the building over as a Mission Hall which accommodated about 200 people.



Brickfield House

Just west of Granary House, at the lower eastern end of a long terrace, is an attractive hipped, slate roofed house with white painted brick walls and sash windows. Again it is odd that the roof is slated because **Brickfield House** was constructed for the brickyard owner/manager Mr Luff. Being at the end of the terrace, the house is very prominent. Fortunately, both the elevation facing The Street and the longer return front elevation, which faces east down the hill, retain their original sliding sash windows with glazing bars. Although the front door is a modern brown stained replacement, the door surround is original, with fluted pilasters and entablature.



Gable Cottage, Porch Cottages and Tudor Cottage

Next to this house, to the west, is a row of three, one-and-a-half storey Grade II listed cottages, which predate all the other buildings in the group. **Nos.1 and 2 Porch Cottages and Tudor Cottage** were originally one large dwelling which has a medieval core. The house was altered in the sixteenth century and probably

subdivided in the nineteenth. The central section originally contained the open hall of the medieval house. The three dwellings now have an attractive pantiled roof with gabled dormers and similarly styled open gabled porches, supported on wooden posts. They have plastered walls and retain their nineteenth century small-pane casement windows and boarded doors.



Dove Cottage, Gable Cottage, and neighbouring properties

Immediately to the south west is **Gable Cottage** a rendered small dwelling with a plain tile roof and a boarded door. Adjoining is a row of three two storey one bay cottages which probably dating from the early nineteenth century but now considerably altered. The brickwork of **Dove Cottage** the centre property of the terrace has been painted.



Gable Cottage and Porch Cottage



The Old School House & St Martin's Church

Just before the Westerfield Road junction on the south side of The Street is the access to the former school off the steep driveway to St Martin's Church. This has wide splays on The Street frontage which are often used for car parking. The pine trees on the grassy bank are an important feature in the street scene and contribute to an important area of green space between The Street and the church.



Entrance façade of The Old School House

The Old School House was built on former Glebe land in 1861. It was originally a National School and school master's house and was constructed largely at the expense of the Rev Henry Paton who also embellished the church. It replaced a smaller school established in 1840. The school closed in 1971 and is now a house. It is an imposing red brick building with plain tiled gabled and lean-to roofs, decorative chimney stacks and Gothic arched casement windows. There is a simple lean-to entrance porch on the front elevation with a boarded door and leaded window. The building makes a very good contribution to the Conservation Area.



The approach from the church looking towards The Street



The Old School House from the Churchyard

Visually, **The Churchyard** is linked with the adjacent large landscaped grounds of The Old Vicarage beyond the wall to the south. The churchyard contains some notable Georgian table tombs which in addition to their own intrinsic significance make a strong contribution to the setting of the Grade I listed church. There are also some important large trees in this part of the Conservation Area.



The Churchyard



St Martin's Church from the south east

The medieval grade I listed **St Martin's Church**, with its plain tiled roof, flint and rendered buttressed walls and its square tower, is not only a dominant feature in this part of Tuddenham, but is also a major landmark over a much wider area. From numerous vantage points, it can be seen towering above the other buildings in the village.

St Martin's Church was altered and restored by the Ipswich architect Henry Ringham 1844-45 and again altered in 1861. The south porch and vestry are notable early c20th works by the talented Ipswich architect, John Corder. The porch has however recently been altered and adapted to the designs of Rodney Black Design Studios. The architect and historian Henry Munro Cautley also worked on the church in the 1940s.



The church vestry of 1920 by John Corder



St Martin's Church from the north east

On the western side of the driveway to the Church, wedged between the Churchyard and Tuddenham Road, there is a terrace of four small early nineteenth century

cottages. Virtually hidden from the road because of the high bank and hedges, their attractive orange clay pan tiled roofs are virtually all that can be seen from the Churchyard.



No.s 1-4 Church Hill Cottages

No.s 1 to 4 Church Hill Cottages is an attractive two storey terrace with red brick walls and a shallow pitched roof with two large chimney stacks along the ridge. The front elevation comprises a mixture of blind openings, traditional sliding sash and casement windows and some modern replacements. The original openings had gauged arches above but some have been replaced with soldier courses. No.2 has had a small lean-to brick porch added and No.1 has been modernised and extended towards the driveway to the Church.



White Cottage & No.4

Abutting No.4, to the west, **White Cottage** is located rather precariously high up on the bank on the inside of the bend of the road as it travels uphill. A quaint little white painted rendered cottage, it is largely

unspoilt. It has a black plinth, clay pan tiled roof, overhanging eaves and simple bargeboards. The front elevation has two traditional casement windows with central opening lights to the left of the boarded front door. The picket fencing on top of the bank at the front is an appropriate boundary treatment.



Cottages on High Street

The northern side of the western end of The Street is dominated by one of the most notable features of the village. A group of approximately thirty mostly nineteenth century terraced cottages interspersed with a few far earlier buildings, fronts onto the road as it climbs up the valley. Built on a gentle slope, these houses step up every now and then, as they follow the line of The Street into High Street.

12.6 High Street

Mostly nineteenth century one-and-a-half and two storey cottages, these dwellings have walls of red brick, painted brick and render. Their roofs are clay pantiles except for seven together opposite the Church, which are slated, and most have quite substantial chimney stacks. Some retain their nineteenth century windows and doors, although many have had modern replacements fitted and some have small porches. All the houses are set back slightly from the back edge of the footpath, behind small front gardens bounded by brick walls, railings, picket fences and hedges.



Cottages on The Street

The cottages with slate roofs are mid nineteenth century; the Tithe map of 1838 shows a gap, yard or pightle where these dwellings now stand. The fact they have slates on the roofs seems odd as pantiles were made a few yards away.



Cottages on High Street

Like elsewhere in the village, many of these houses have been 'improved' and 'modernised' over the years. New windows and doors have been installed and some original facing brickwork has been painted or rendered over. Thankfully, they have retained their original roof coverings, the clay tiles and natural slates being an extremely important feature of these attractive cottages.

It is important in the future that, where older windows and doors remain, every effort should be made to retain them. When replacement is unavoidable, the design of the new should match the original. Where poorly designed replacements have already been installed, the appearance of the group would be improved by the installation of more appropriate versions.



Hill Crest

At the western end of this large group, the gable wall of the last house, when viewed from the west is virtually hidden by hedges and trees. The Conservation Area boundary crosses High Street here and incorporates **Hill Crest** and its long, narrow garden on the south side. Hill Crest is a two storey red brick house, with parapet gables and a plain tiled roof, built right up close to the edge of the road. It probably dates from the late eighteenth or early nineteenth century. Each gable rises to form a chimney stack and there is a simple lean-to extension to the left hand side. The windows which are visible from the road are all plastic replacements.



Former Independent Chapel

East of Hill Crest, occupying a very prominent location at the junction of The Street, High Street and Tuddenham Road, is the former **Tuddenham Independent Chapel** which is now a coffee shop. It has had a chequered history which has included use as a grain store. A chapel building is shown on the Tithe map of 1838, although the current building dates from c1892. It is a pleasant, simple, single storey brick building with a clay pan tiled roof. There is a gable end facing The Street, which incorporates two tall mullion and transom windows, located either side of a small gabled entrance porch. The porch itself has two small windows, one on either side, along with decorative brickwork above the boarded door and stepped buttresses.

The principal façade has suffered somewhat from the loss of its original elaborate bargeboards. There are no openings in the north wall which is built right up against the road. The south wall abuts the garden of the adjacent cottage where there are two windows which are similar to those on the entrance gable. There is a small forecourt in front of the entrance porch with a low brick boundary wall. From High Street, Tuddenham Road and The Street, as it travels up the hill, the former chapel, with its long, narrow, single-storey form, appears as a particularly attractive structure in the street scene.

The western gable end of the former chapel is screened from High Street by a short section of high brick wall which incorporates a boarded gateway. Between this and Hill Crest is a short frontage

comprising a tall hedgerow and trees, through which is a driveway, providing vehicular access to the rear garden of the adjacent cottage.



Rear and side elevations of the former chapel

12.7 Tuddenham Road

The Street becomes Tuddenham Road around a corner past the High Street junction (which itself becomes Westerfield Lane after only a short distance). This part of Tuddenham Road is very much like the entrance to the village from the east, via Grundisburgh Road. High banks, hedges and trees tower over the road as it drops down the valley towards the village. They are slightly different, though, in that here there are sharp bends both at the top, and at the bottom close to the High Street junction.



The Manse and the former chapel from the High Street.

In Tuddenham Road, a property located at right angles to the chapel, is also a prominent feature when viewed from both directions. Now called **The Manse**, it has a narrow red brick gable and a lean-to extension facing Tuddenham Road. The white painted front elevation faces east towards The Street. An attractive two storey rear extension is located at right angles to the main part of the house at the northern end. The original form of the house, with its pantiled roof, large chimney stack, traditional detailing and narrow rectangular shape, made it an appropriate neighbour to the chapel. However, large roof lights have been installed in the roof of the lean-to extension and modern bricks have been used on the end wall which faces Tuddenham Road.

The original building was constructed in 1744 and was occupied by a wheelwright. It was a general store from the late

eighteenth century until the 1950's and was latterly the minister's house for the chapel.

At the top of the hill, the road bends sharply to the west. Behind the Church to the south, and back towards Church Farm eastwards, the character of the Conservation Area is very different to that further down the valley, around The Street. Here, the landscape dominates, buildings appear as objects within large open spaces, set amongst hedgerows, shrubs and trees.



Tuddenham House

There are a number of driveways located on the outside of the bend in the road at the top of the hill. One serves **Tuddenham House**, located behind a tall brick wall, timber entrance gates and a high roadside woven fence. Tuddenham House is a very pleasant Tudor vernacular style brick house, with leaded windows. Its formerly thatched roof has been replaced with plain tiles. The house was built c1938 and was reputedly designed by the Ipswich architects Hooper and Garrard. It has been extended in a sympathetic style.

Green Lane runs south alongside Tuddenham House, then there are two other driveways: one with some attractive white metal gates serving the Old Vicarage; the other serving as an access route down to Church Farm and St Martin's Cottage.

12.8 South of the Church



St Martin's Cottage

St Martin's Cottage is a large detached property, with pronounced overhanging eaves, a plain tiled roof, rendered walls, and mock half-timbered cladding, which was probably built during the early to mid-twentieth century. Despite the plastic replacement windows, the pleasing design of the house and its landscaped garden both make a positive contribution to the character and appearance of the Conservation Area.



The Old Vicarage

Likewise, the extensive mature grounds of **The Old Vicarage**, which abut the Churchyard and the eastern side of Tuddenham Road as it climbs the hill, are a major feature of the village. The entrance to the Old Vicarage is marked by short, white brick walls with piers at each end, a five bar gate and a gravelled drive. The house itself is set back behind mature trees. Alongside, abutting the public footpath is an attractive range of early nineteenth century red brick outbuildings

with shallow pitched slate covered roofs. It ceased to be a vicarage in 1956; on old maps it is named Tuddenham Lodge.



Outbuildings at The Old Vicarage

The house also has shallow pitched, hipped, slated roofs. There are large red brick chimney stacks with attractive white clay pots. The walls are rough cast render. The front elevation, which faces west, has traditional sash windows of differing designs and a steeply pitched gabled entrance porch covered in clay pan tiles. At the side and rear are some later flat roofed extensions.



Footpath to east of The Old Vicarage

Beyond the brick outbuildings, a public footpath runs all the way from the top of the hill eastwards, down behind the farm buildings at Church Farm and back onto The Street, not far from the bridge over the river. This is a particularly attractive feature in the village and hidden away from the main road, it has a very pleasant atmosphere. For the most part it has the

character of a green lane with hedgerows, banks and trees occupying both sides.

A flight of steps provides access to the Churchyard and beyond here the path continues down to where the traditional agricultural buildings of Church Farm come into view. Lower down, these buildings back right onto the footpath and opposite is the boundary wall of Well Cottage. The gable end of Well Cottage marks the end of this pleasant, narrow part of the footpath. From here the view opens out and, surrounded by vernacular buildings, the path follows the driveway from Church Farm back to The Street.

13 CONSERVATION AREA MANAGEMENT PLAN

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

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

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

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

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

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

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

13.1 Alterations to existing buildings

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

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

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

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

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

13.2 Design of new development

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

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

13.3 Conservation area boundary

On completion of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review.

13.4 Demolition

Tuddenham has a finite quantity of historic buildings which are integral to the character of the Conservation Area. Their loss, through unwarranted demolition or neglect, would erode the special status and distinctive character of Tuddenham and undermine the Conservation Area. The National Planning Policy Framework at paragraph 138 states that *"loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area ... as a whole."* A brief checklist of characteristics which make a positive contribution can be found in Historic Scotland's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011, under revision). Further, the Council is publishing the criteria that it uses to identify non-designated heritage assets which will include those identified in this appraisal as making a positive contribution.

13.5 Enhancement opportunities

Opportunities to enhance the conservation area have been identified by the appraisal particularly overhead wires. Where possible the Council will work, through its enforcement role and in conjunction with utilities framework providers to promote the visual improvement of the conservation area. The Council will also work to ensure that in terms of the highway, footpaths and open spaces, the distinctive character of Tuddenham is maintained and protected.

13.6 Landscape and Trees

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

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

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

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

13.7 Contacts

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

Design and Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural and Landscape Manager

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

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

14 REFERENCES & FURTHER INFORMATION

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

