



UFFORD

with part of Melton

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 9 responses were received which led to 19 changes to the draft appraisal and conservation area management plan prior to adoption in March 2016.

INTRODUCTION

The Conservation Area in Ufford was originally designated by East Suffolk County Council in 1972, extended by Suffolk Coastal District Council in 1977 and further extended and confirmed by redesignation in 1990. It now comprises the bulk of Lower Ufford, but not the distinct hamlet of Upper Ufford which is located near to the A12.

The Council has a duty to review its Conservation Area designations from time to time, and this appraisal examines Lower Ufford under a number of different headings as set out 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 Lower Ufford's built environment in conservation terms and is followed by a gazetteer describing the village in detail.

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

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



Village sign



Lower Road junction

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.

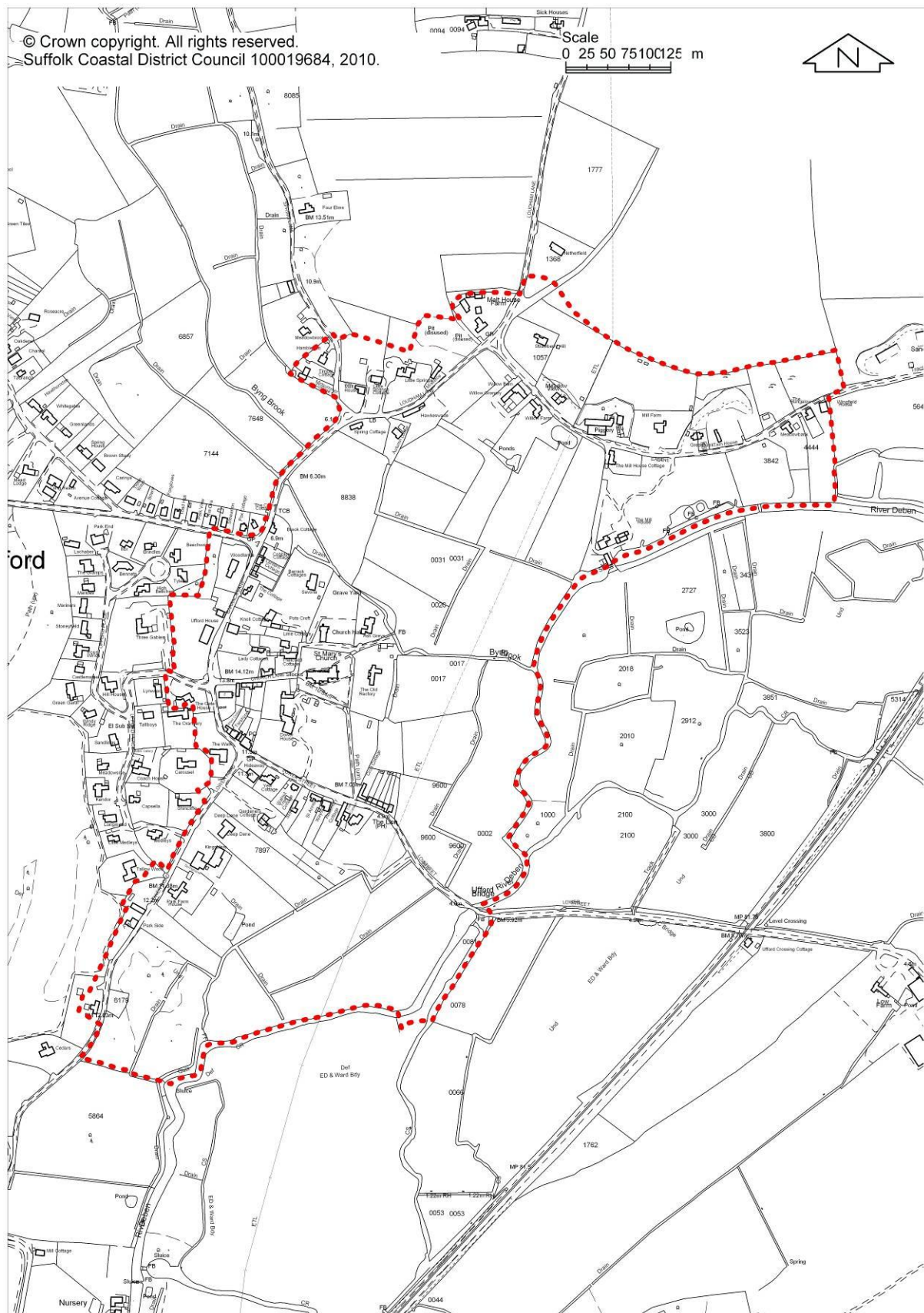
As part of this commitment, there is a need to ensure there are the means available to identify what is special in the historic environment and to define through the development plan system their capacity for change. Such changes can act to help to address environmental quality in addition to achieving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



Ufford Conservation Area

2 GENERAL CHARACTER SUMMARY

There are two distinct parts to the village of Ufford: the western part, where development is centred on High Street (which was, until the by-pass was built, part of the A12 trunk road) and the original core of the village; Lower Ufford. The two parts of the village are now linked by the ribbon development along School Lane.

Ufford Conservation Area encompasses most of Lower Ufford. It is centred upon St Mary's Church and the historic buildings that are grouped around Church Lane, Lower Street and Barrack Lane. The rest of the Conservation Area incorporates the surrounding water meadows and the more scattered properties along Lower Road, Loudham Lane and East Lane.

Lower Ufford can be described as being a particularly attractive enclave of vernacular buildings, which is somewhat hidden away. There are no main roads through this part of the village and, up until the Second World War it remained relatively isolated and under-developed. There existed just a group of cottages and a small number of larger houses clustered around St Mary's Church, and a few more isolated dwellings and farm complexes scattered around the surrounding area. Ufford Place, a substantial Georgian and late Victorian country house, was demolished in 1956. Evidence of its extensive grounds, outbuildings and boundary walls remain, with surviving features abutting the western boundary of the Conservation Area.



Lower Ufford: Aerial View 2001

3 TOPOGRAPHICAL SETTING

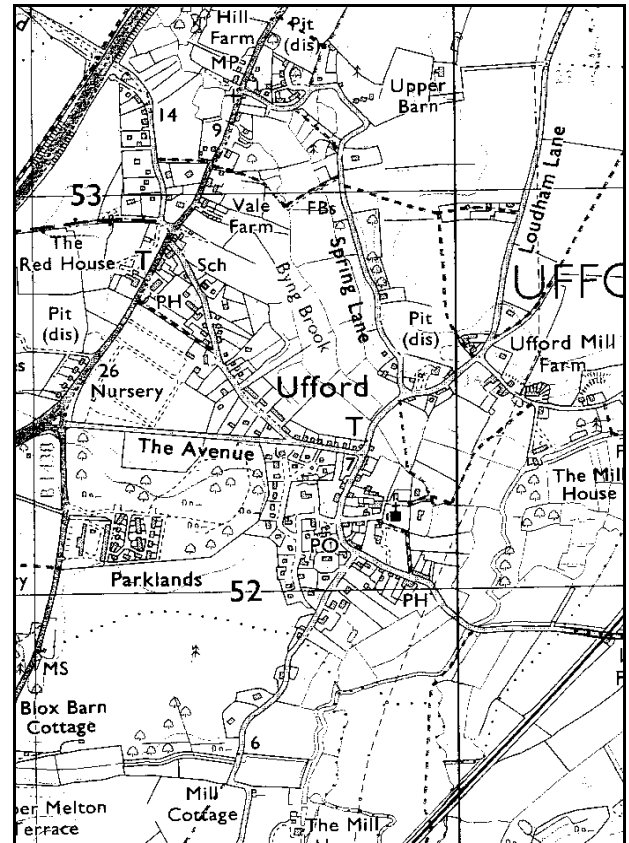
Ufford is a small village in east Suffolk about two and a half miles north-east of the market town of Woodbridge and two miles south of Wickham Market. The village lies on the north-west bank of the River Deben about a mile upstream from Melton. Downstream from Wilford Bridge at Melton the estuary runs a further eleven miles before reaching the North Sea. Historically the river was navigable at least as far as Wickham Market, but has long since become too silted up above Melton. At Ufford the river is joined by a small tributary, the Byng Brook.

In the eighteenth century the road through Ufford, from Woodbridge to Wickham Market and Saxmundham, was turnpiked by the Ipswich to South Town (Great Yarmouth) Turnpike Trust. This became the main A12 east coast route, which now by-passes the village a quarter mile further to the north-west. An almost separate settlement Higher Ufford developed along this road, linked to the historic core of the village by School Lane and Spring Lane. The presence of the extensive parkland of Ufford Place to a considerable extent acted to restrict development in between these two historic settlements.

The Avenue is one of the area's most important landscape features, a fine tree-lined thoroughfare. Created in the early nineteenth century by the Brooke family of Ufford Place, it provides a memorable approach to Lower Ufford. The route of Lower Road was also modified in the early nineteenth century.

Since 1859 the East Suffolk Railway line from Ipswich to Lowestoft has provided an alternative means of communication. The line runs past Ufford on the other side of the river, but there are stations at both Wickham Market and Melton.

The Conservation Area encompasses the bulk of Lower Ufford including the Church, watermill, and a small part of what was once the historic park of Ufford Place.



Extract from Ordnance Survey Map



The Avenue, Ufford c.1910

The village is sited in Valley Meadowlands with some peripheral areas in Rolling Estate Sandlands, as identified in the Suffolk Landscape Character Assessment.

The village is sited on the western edge of the coastal 'Sandlings' strip, adjoining the 'High Suffolk' clay lands further west. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.

4 ARCHAEOLOGY AND HISTORY

The Suffolk County Historic Environment Record lists more than fifty sites of potential archaeological interest within the parish of Ufford. The earliest of these are a Palaeolithic flake tool, some Mesolithic and Neolithic flints and a Neolithic leaf shaped axe head indicating a long, but not necessarily continuous, human occupation of the area.

There are also some Neolithic pits and a couple of undated earthwork mounds which may be of Bronze Age origin. Also listed are Iron Age/Roman pottery scatters and some Saxon stray finds. Saxon inhumations, spears and bronze ornaments were found at Ufford Place in 1819. A cruciform brooch of late 6th century date was also found at Ufford in the same year.

The parish was listed twice in the Domesday survey of 1086 as 'Uffeworda' and 'Usforda', a manor of 60 acres held jointly by St Etheldreda's and Robert Malet. There were 4 acres of meadow together with a mill, which at that time would have been a watermill.

More recent entries include the early medieval Church of St Mary and the site of the Sogenhoe Chapel west of the village. A moated manorial site was recorded on early maps of Ufford lying near the Sogenhoe Chapel site. The sixteenth century Crown Farmhouse, Old Rectory and Ufford House are amongst the village's earliest surviving domestic buildings.

Until its sale and breakup in 1930 the Ufford Place Estate controlled much of the village's social and economic life. Many of the surviving cottages were designed and built for the Estate, and many of the fine mature trees on the edges of the village were planted by its owners, the Brooke family. Ufford Place itself was a substantial eighteenth century classical mansion which was remodelled and extended at the end of the nineteenth century for Edward Brooke. Map evidence appears to suggest that many of the

surviving trees and other landscape features also date from that time. The Estate was broken up in two sales in 1921 and 1930 and the house itself was demolished in 1956. Although its pleasure grounds have since been built over, its fine park survives, albeit in a degraded state. During World War Two it was requisitioned by the army, the bases of former military huts can still be found scattered within its parkland. The house's remarkable late eighteenth century octagonal walled garden survives as the boundary to a modern property 'Carousel', immediately to the west of the Conservation Area.



St Mary's Church



Ufford Bridge

5 QUALITY OF BUILDINGS

The Grade I medieval Church of St Mary of the Assumption is built of flint rubble and stone dressings with a slate and lead roof. It was sympathetically extended in 1830. Nearby are a fine row of late seventeenth century brick almshouses.

Outside St Mary's Churchyard, a set of stocks and whipping post are listed Grade II, as are two early nineteenth century red brick bridges to the south-east where Lower Street crosses the river and a parallel stream in quick succession.

Further upstream the eighteenth century former watermill is also Grade II listed. Timber-framed and weather-boarded, it has a gambrel roof with pan tiles and plain tiles on the shallow and steep pitches respectively. The adjoining Mill House is also grade II listed, of Suffolk white and red brick with a slate roof.

The other listed buildings are all Grade II houses, cottages and farm buildings of a more domestic scale. These are generally either in Suffolk red brick or timber-framed and rendered, sometimes with a more recent brick facing. Roofs to these are variously thatched, plain tiled or pantiled.

A number of architecturally interesting early nineteenth century former Estate worker's cottages survive within the Conservation Area, although many of these have suffered greatly from recently introduced unsympathetic replacement doors and windows. The most memorable group are those at the junction of Barrack Lane and The Avenue.

The impressive late Victorian additions to Ufford Place were swept away with the rest of the house. The Conservation Area does however retain a number of modest later Victorian and Edwardian structures of merit including the charming c.1900 Church Hall and 'Wayside',

In the twentieth century a number of substantial suburban villas have been built within the village, whilst most have been

built on infill sites, the mid twentieth century Little Springs occupies the site of an historic farmstead. Little Springs and Yew Cottage are arguably the best of these early to mid-twentieth century villas. Ash Greys, Church Lane, is an interesting house of c1970. Just outside the Conservation Area boundary in Ufford Place, are a number of other interesting 1960s houses by John Penn and Cedric Green.



South Porch of Saint Mary's Church



Knoll Cottage, Barrack Lane



Red brick and plain tile



Red brick and plain tile



Pargetting, pantile and plain tile



Red brick and pantile

6 TRADITIONAL BUILDING MATERIALS

The listed buildings in the village exhibit most of Suffolk's diverse palette of vernacular materials, ranging from the flint and stone of St Mary's Church, through timber-framing with a rendered finish, sometimes with pargetting patterns, to the later use of soft Suffolk red brick.

Roof materials are similarly varied with thatch, plain tile, pan tile and slate all fairly common. Thatch was until the later nineteenth century more common, its decline coinciding with the more common use of slate.

Weather-boarding is used at the water mill and on farm and outbuildings. The harder Suffolk White or Gault brick is relatively scarce around the village, appearing on the early nineteenth century Malt House, unusually with a red pantile roof.

Additionally evident are black glazed pantiles, as might be expected in an east coast river valley; slate used as eaves coursing on an otherwise plain tiled roof; and exposed timber framing, most notably on Crown Farmhouse in Upper Ufford, where it is infilled with herringbone pattern brick nogging. Corrugated Iron, a slightly less traditional material, can be found on the Church Hall, painted green on the walls and black on the roof.

Particularly decorative detailing seems to be a feature of the village with a number of buildings exhibiting carved bargeboards and elaborate chimneys of various designs.

A number of unlisted cottages around the village were originally Suffolk red brick. However, many have since been rendered or painted, diluting the effect and sometimes breaking up the continuity of terraces.



Flint and ashlar at St Mary's Church



Church Hall, corrugated iron

7 CHARACTER OF SPACES

The village is essentially in two parts both on the north-west side of the river, but separated by about half a mile. Upper Ufford, further up the valley side, comprises ribbon development along the old route of the A12. From here, School Lane, with its mainly twentieth century development on both sides, heads south-eastwards down to Lower Ufford.

The Conservation Area comprises the majority of this lower settlement, mainly as a tight-knit cluster of historic buildings around St Mary's Church, but also as further ribbon development along a series of lower roads roughly following the river.

The central part of these lower roads is Barrack Lane, where the road down through School Lane arrives in Lower Ufford. To the north-east, upstream, Barrack Lane becomes after a while Loudham Lane, off which Spring Lane heads back north-westwards to Upper Ufford and a little further along East Lane heads off south-eastwards past Willow Farm down to the Mill adjoining the river.

South-west of The Avenue junction, Barrack Lane itself turns gently to the south-east before splitting into two further roads. Lower Road goes off in a south-westerly direction still following the river downstream, whilst Lower Street heads on south-eastwards to cross the river at Ufford Bridge(s).

The Church itself lies east of Barrack Lane secluded at the end of the cul-de-sac that is Church Lane. It forms a little enclave tucked in behind the varied development along Barrack Lane and Lower Street, which has nothing to its east save fields leading down to the river.

The western edge of the settlement is still defined by the straight formal roads and brick built park walls of the former Ufford Place Estate, although since its breakup in the 1950s the special character of this part of Lower Ufford has begun to erode.



Church Lane



Barrack Lane

8 TREES AND GREEN SPACES

East of Lower Ufford, the field boundaries of the flood plain abound with typical wetland trees of alder, willow and poplar, with a quite substantial area of wet woodland to be found just across the river, outside the Conservation Area.

On the slightly higher ground of the settlement the trees are oak, ash, lime, plane and horse chestnut, many growing within the grounds of the larger houses, such as The Dower House and Old Rectory, along with some ornamental species. These two large gardens are themselves important to the setting of a number of listed buildings including the Church, Old Rectory, Dower House, and other Church Lane properties. The old and new churchyards also play an important role in the Conservation Area, having, aesthetic, ecological and community value. To the east, where a number of sandpits reveal the underlying geology, there is a striking boundary strip of tall Corsican Pines around the extensive grounds of The Mill House.

Further west and mainly outside the Conservation Area, the development of Ufford Place has been undertaken within an area of historic parkland which was formerly the grounds of a now demolished country house. This area is subject to a very large Tree Preservation Order, no.31 put in place by the former East Suffolk County Council. The memorable but now sadly much degraded line of trees flanking The Avenue were formerly part of this important designed landscape. The T.P.O contains such species as oak, ash, beech, sycamore, cedar Wellingtonia and pine.



Pines in East Lane



Trees in Barrack Lane

9 COUNTRYSIDE SETTING

The position of Lower Ufford adjoining the River Deben's flood plain has precluded development to the east, providing it with a wetland riparian setting. The whole river valley here is part of The Deben Valley Special Landscape Area (as designated in the Suffolk Coastal Local Plan) and parts of the marshes are still put down to grazing. This local designation indicates the high quality of landscape that forms the important countryside setting to the village.

To the west most of the linear development off the lanes is but one plot deep, so that most of this has fields to the rear. It is only around the central historic core off Church Lane, that buildings back onto each other, but even here the central island of the churchyard provides a green oasis.

Like many a village, the church is the focal point for routes into the countryside. To the west, these have largely been upgraded to roads: Lower Road, The Avenue, School Lane and Spring Lane in turn around from south-west to north-west.

Definitive footpath no. 13 heads southwards from the Church to Lower Street, from where between the two bridges footpath no. 12 heads on further southwards. Lower Street with its river crossing is the only upgraded route to the east.

North of the church, footpath no. 19 links across to the start of Spring Lane, whilst to the north-east footpath no. 18 heads to near the Mill and East Lane.

Much of the countryside to the west of Ufford was, until the break up of the Ufford Place Estate in 1930, parkland; it still retains the vestiges of planned vistas, and other carefully designed features.

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



Grazing on marshes



Footpath no. 13

10 FORMER USES

The growth of Lower Ufford around its church has been historically restricted by both the river to the east and the parkland on the higher ground to the west leading up to Upper Ufford, which itself has grown along the old main road. The result is that each settlement has developed as a small linear agriculturally-based village street.

Early seventeenth century records for Ufford as a whole indicate 8 yeomen, 5 husbandmen and 2 millers present, along with 4 weavers, a tailor and a spinster involved in the cloth industry. There were also 3 carpenters and interestingly a ship's carpenter.

The Tithe apportionment of 1843 refers to two separate mill sites, the watermill near the river in Lower Ufford and a windmill, believed to have been a brick tower mill, near the top of Spring Lane at the north end of Upper Ufford.

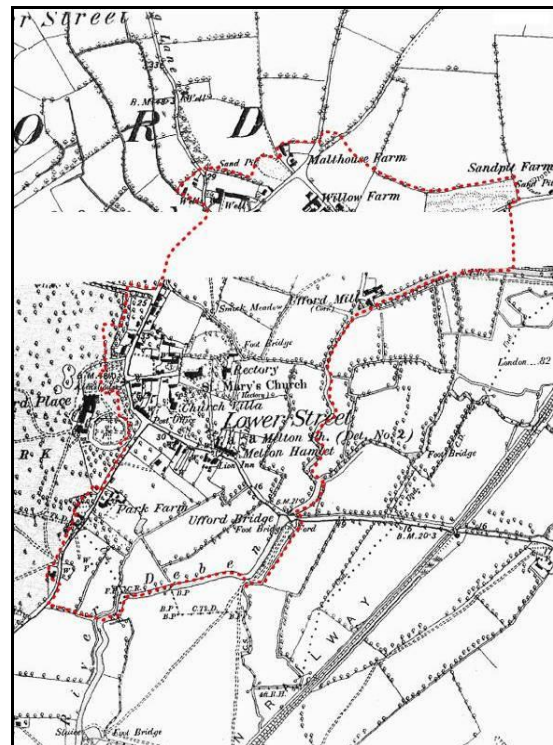
Back in Lower Ufford at the south end of Spring Lane there was a 'Malting Office, House &c.', the house part of which remains as Malt House.

Other activities indicated by the tithe records include various extractive industries with 'Claypit Field' towards the southern end of Upper Ufford, 'Sand Pit Hill' off East Lane and 'Gravel Pit Marsh' near the river in Lower Ufford. Extensive sandpits are also marked on early Ordnance Survey maps of East Lane.

Currently the village has fewer commercial activities than in the past, largely a result of the proximity of Woodbridge. The White Lion and business premises on East Lane on the site of the former piggery are now the only commercial concerns in the Conservation Area.



Ufford Mill



19th Century Map

11 PROPOSED ENHANCEMENTS

The concentration of listed buildings in the enclave off Church Lane has meant that this area remains relatively unspoilt by modern intrusions, although a few cottages have lost decorative features such as bargeboards and finials which were added in the late nineteenth century by the Brooke Estate. The reinstatement of these lost features could serve to reinforce the village's historic character and visual coherence. Elsewhere the mainly unlisted buildings are more at risk of losing their traditional features and setting.

Some cottages have been extended at both ground and first floor level in unsympathetic ways with flat roofs and oversized dormers. There are also a few examples of uPVC windows incorporating asymmetrical designs and other historic cottages have had their fenestration radically altered.

The park walls of the former Ufford Place Estate are an important feature in the Conservation Area but have been altered or removed in places over the years. Any further losses or unsympathetic rebuilding works could potentially cause significant harm to the Conservation Area's character, as could the loss without suitable replacement of further mature parkland trees.

Along East Lane the former slaughterhouse and piggeries are screened from view, but unfortunately by some overlarge and unsightly gates.

Only one house on East Lane has highly visible solar panels.



Altered fenestration

**12 STREET BY STREET
APPRAISAL**

12.1 Lower Road



Lower Road with the park wall of the demolished Ufford Place on the right.

Lower Road leads through to Lower Ufford from north of Melton. A winding, narrow road, it meets the southern boundary of the Conservation Area close to Thatched Cottage. Here, the road is closely following the edge of the flood plain of the River Deben. Rising onto the higher land as it heads north to Lower Ufford, the east side falls away towards the river, whilst the western side continues to bank upwards. There are grass verges on both sides.

To the east there are views across the flood plain of the river, with meadows and clumps of trees - mainly willow but with some other broad leaf trees and hedgerows. A number of drainage channels have been cut through the meadows and many of these have rushes and other marginal aquatic plants growing out of them. The whole scene is pastoral and very attractive.



Thatched Cottage, Lower Road

On the northern side is **Thatched Cottage** Overlooking the valley opposite, Thatched

Cottage is a distinctive landmark at the entrance to the Conservation Area. Formerly a pair of Estate cottages it has white rendered walls, curved headed casement windows, splendid decorative chimney stacks and a thatched roof with decorative bargeboards. The frontage hedge is exactly the right boundary treatment in this rural location.



Parkside, Lower Road before the loss of the tiles on the street façade

Beyond Thatched Cottage is a tall hedge, and then brick walls which enclose the garden of **Parkside**. There is a reasonable gap between the two houses, with trees, shrubs, soft verges and hedges on both sides of the road. Parkside was an Ufford Place Estate farmstead and retains much of its vernacular character, with its brick walls, clay plain tiled roof with slate along the eaves and a massive chimney stack cleverly constructed with angled brickwork. The main body of the house is a long, narrow range with a steeply pitched roof, which has a gable end, located right on the edge of the road.

The brick outer cladding appears to date from the late eighteenth or early nineteenth century but may hide an earlier core. The first floor of the gable end was originally tile hung but has now been rendered. A lower wing fronting the street postdates the 1882 Ordnance Survey map, and was possibly added in the late 1890s when considerable sums were spent on properties within the Ufford Place Estate. The tile hanging and chimney may also date from that period. The windows are mainly casements. Unfortunately some plastic replacements have been installed.



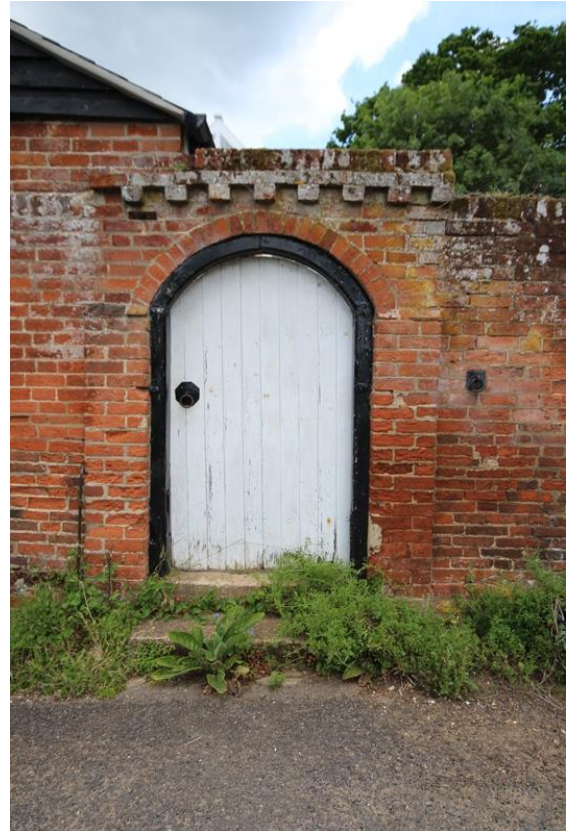
Parkside, Lower Road

High brick walls line the street frontage; that to the south has a delicate sweep. Within the northern section is a door contained within a break forward, crowned with a decorative dentilled cornice. This section links to a large weather-boarded workshop/barn, which has a clay pan tiled roof and looks as though its gable end was built off the boundary wall.



Outbuildings at Parkside

The two storey barn, along with a similarly attractive weather-boarded outbuilding which is set back from the road, form a pleasant small courtyard. Both structures appear on the 1884 Ordnance Survey map. The frontage wall, beyond the driveway, incorporates some flint work and continues for some distance along the road frontage linking onto some taller, curved brick walls which are an attractive feature to this part of the Conservation Area.



Garden gate at Parkside



Detail of garden wall at Parkside



Park Farmhouse, Lower Road

Opposite, **Park Farmhouse**, behind a hedge and grass verge, is the first building on the eastern side of the road. Park Farmhouse is a particularly attractive Grade II listed building, with a two-storey wing which projects towards the road. Behind this, at right angles, is a shorter, two-storey range. Attached to the left, are one-and-a-half storey and single storey extensions. The two storey ranges have plain tiled roofs, the extensions are pantiled.

Timber-framed and rendered, the property is a multi-phased structure, the earliest part of which dates from the sixteenth century. It was extended in the seventeenth century and extended in the nineteenth. The house has white painted, rendered walls, painted wooden sliding sash and casement windows, decorative bargeboards, dormers and chimney stacks. The seventeenth century part of the house has a particularly fine stack with two circular shafts.



Rear view of Park Farmhouse

Beyond Parkside there are no other pre-1960 properties on this side of the road, for until the demolition of Ufford Place, this area was parkland, or the mansion's spectacular kitchen gardens. The detached houses which now occupy this area largely date from c1970. Between Park Farm and Gardener's Cottage opposite, all of the houses are again later twentieth century infill.



Deep Dene, an example of 1970s development

Whilst these twentieth century houses are pleasant and largely discreetly sited they do not contribute to the character or significance of the Conservation Area. Importantly, the overall streetscene still retains a mature landscaped character, although, with the recent planting that has taken place, even this has begun to appear less rural and more suburban.

There are remains of the high, red brick wall, which used to form the boundary to Ufford Place on the western side of the road. It is an important feature in this part of the village, although gaps in it provide glimpses of some of the 1970s houses which were built in the former parkland and pleasure grounds of the now demolished country house.



Gardener's Cottage

Close to the junction on the east side of the road, **Gardener's Cottage** is a small one-and-a-half storey brick dwelling with gabled dormers set well back from the road. It appears to have been originally built as two small dwellings. This simple Estate cottage with its long front garden, presently laid to lawn, is an important feature at the end of Lower Road. It is unfortunate that the roof is now covered in brown concrete tiles.

Right on the corner of Lower Road and Lower Street is a large late-twentieth century house with a long, shallow-pitched concrete tiled roof and white horizontal cladding to the first floor. The house is very prominent and, as a result, appears as an intrusive feature amongst the traditional buildings. It sits rather uncomfortably next to the attractive thatched roof cottage in Lower Road.



The former Post Office and the Church Tower

Approaching the junction with Lower Street, the former Post Office is prominently located, facing south at the end of Lower Road. Above the roof amongst the trees, there is an important view of the medieval tower of St Mary's Church.

12.2 Lower Street - North Side

Lower Street runs downhill from the junction of Church Lane and Barrack Lane, towards the bridge over the River Deben.



Church Lane end of Post Office Cottages

At the upper, Church Lane end, the road bends fairly sharply and, built right up close to the edge of the road, are a group of cottages, **(Nos. 1 to 4 Post Office Cottages)**. The Post Office formerly occupied part of the two buildings at the Lower Road end.



Southern end of Post Office Cottages

The cottages occupy a key site in the centre of the village and have a highly picturesque skyline. They are built of brick, and of one and a half and two storeys, with gabled dormers.

At the Church Lane end is a pair of early nineteenth century semi-detached cottages with painted brick facades. The window openings of the right-hand cottage have been altered. The left hand cottage's front door has been replaced by a window. They

retain their decorative dentilled eaves cornice.



Central part of Post Office Cottages

The central house again was originally a semi-detached pair of cottages. Its fenestration has been unsympathetically altered.

To the right hand end is the former Post Office itself. Its appearance remains largely unaltered save for the insertion of two slightly incongruous uPVC bay windows to replace the former shop fascia.



Post Office Cottages c1910

The roofs are a mixture of slate and clay plain tiles, some of the red brick walls have been painted. The flat roofed garage, with up-and-over door, at the right hand end adjacent to the former Post Office is also a fairly prominent, non-traditional feature.



Lower Street

Travelling south down Lower Street from the Lower Road junction, much of the eastern frontage is bounded by the attractive, high red brick wall to **Dower House** (formerly Red House) . This wall, with the trees towering above it, is an extremely important feature in the street scene.



Garden Wall to the Dower House

The grounds of the Grade II listed Dower House are a major open space in the centre of the Conservation Area, forming a visual link with the churchyard and other open spaces to the north. The driveway up to the house is flanked by brick piers and attractive metal railings and gates. Beyond

the driveway a lower, slightly battered wall is topped by a well-maintained holly hedge. Above this can be seen various trees, including some large mature specimens.



Dower House

The name Dower House is a twentieth century innovation as this property was called Red House for much of the twentieth century, and before that Church Villa. It was originally built as a Rectory in the early to mid-eighteenth century for Jacob Chilton, but was extensively altered and extended in the nineteenth century. The Dower House is built of red brick with a double-pitched, gabled, plain tiled roof. It has a symmetrical principal façade of classical proportions. There are three flat roof dormers in the roof; the first floor has two tripartite sash windows either side of a single sash window. Below these, on the ground floor, is a central doorway with six panelled door, radial fanlight and broken pediment supported by scroll brackets. Either side are two canted bay windows with hipped roofs. The bay windows are nineteenth century additions.



Entrance gate to the Dower House

Beyond the extensive grounds of Dower House is a footpath that runs from Lower Street, along the eastern boundary hedge of Dower House and links through to the churchyard. It appears to have once been the principal entrance drive to the Dower House and adjoining former Rectory on Church Lane. It is pleasantly rural and mainly of grass, and this visually links beyond the simple timber post and rail fence to the meadows, which allow views across the Deben valley.

The Dower House Granary between the house and the church is a nineteenth century brick outbuilding which has now been converted to holiday accommodation. It contributes positively to the setting of both the house and the Grade I listed church.



Croft Cottage

Croft Cottage, adjacent to this path, has a simple brick frontage to Lower Street and a more elaborate Gothick façade with decorative bargeboards to the former driveway; it was possibly constructed in the early nineteenth century as service buildings for the Old Rectory (see Church Lane). It has a shallow-pitched pantiled roof and parapeted gables. To the rear is a long single-storey range which incorporates a brick gable with a semi-circular window. The windows on the front elevation are flush fitting casements with glazing bars. The door is six panelled with a simple twentieth century leaded canopy supported on metal brackets above.



Croft Cottage and No.s1-4 Melton Hamlet

Next door is a row of four one-and-a-half storey rendered cottages, (**No.s 1 to 4 Melton Hamlet**) with a clay tiled mansard roof and slated catslide dormers. Most of the windows are traditional casements with glazing bars and each has a timber boarded door. The terrace appears as a pleasant, unspoilt composition which retains much of its historic character and charm.



No.s 1-5 Melton Hamlet

Appearing like a book-end to these four, **No. 5 Melton Hamlet**, is built alongside, with a gable end to the road and a long roof slope covered with clay pan tiles facing the river to the east. To a degree, the large flat roofed dormers on the eastern roof slope and the tall modern casement windows undermine the otherwise very traditional composition. However, the relationship between the terrace of four and the two cottages at either end is very attractive, especially viewed from some distance to the south and east.



Bridge over the Deben

Melton Hamlet is the group of last houses before the built-up part of Lower Street gives way to open countryside and the pleasant landscape of the flood plain of the River Deben. The Conservation Area boundary encompasses some of this landscape as part of the important setting of the village and also incorporates the pair of identical early-nineteenth century brick **road bridges** spanning the river. These bridges are both listed Grade II, have attractive curved parapets with simple ashlar stone copings, and form an important feature in this part of the Conservation Area. By the bridge is a ford.

12.3 Lower Street - South side and Ufford Place



The White Lion Public House

Turning around and travelling west along the south side of Lower Street, the first building, forming an appropriate stop to the village, is **The White Lion Public House**. With a two storey flank elevation facing the countryside to the east, it reads as a strong, robust building. Its scattered fenestration, incorporating tall sash windows, provides it with an unpretentious air.



Rear Section of the White Lion

The White Lion is actually two abutting structures: a taller, longer brick wing of c1870 to the east and a smaller, much earlier, timber framed and plastered wing to the west. It has reputedly been a pub since at least the late seventeenth century. Both sections have steeply pitched roofs with staggered gables facing the road, the

rendered one is set back with a slate roofed lean-to extension occupying the recess. Mid to late nineteenth century photographs reveal that this wing was once thatched and that the Victorian range replaced a much earlier structure. The lean-to structure on the street frontage of the earlier range appears on early photographs of the inn.

Apart from a flat roofed extension to the rear, The White Lion is an extremely attractive, unspoilt village inn which retains the bulk of its historic features, including sash windows, nineteenth century doors, decorative bargeboards, chimney stacks and some very interesting, quite rare, white clay tiles on both roofs. The inn's remaining outbuildings and a gravelled forecourt sit well with its edge of countryside location. The introduction of formal landscape features and clutter in the form of further fences and signage should be avoided.



Arishmell

Adjacent to the Pub on its western side is a long, narrow, 'L'-shaped range is a much altered former cottage, **Arishmell**. A boundary wall encloses a small courtyard to the west and there are attractive gabled dormer windows which overlook it. The dormers have wooden casement windows with small panes of glass and there is a large red brick chimney stack along the ridge. Unfortunately, the roof is covered in brown concrete plain tiles. There is a lower range closest to the road, with a brick gable and pantiled roof. This is a garage with vertically boarded doors. Fortunately, the building has a traditional character and

appearance, as a modern double garage in this location would be very intrusive.

Between here and Lower Road, apart from the modern house on the corner, there is a group of houses and cottages, all set slightly back from the road, which forms a particularly pleasant group. Varying in ages, style and form, they are largely unspoilt and most retain their original or traditional detailing. The front boundary treatments are a reasonably pleasant mixture of traditional low brick walls, iron railings, fences and hedges.



Wayside, Lower Street

Wayside is a symmetrical late Victorian detached villa with two storey canted bay windows and its original plate glass sashes. It was constructed in the years between the publication of the 1882 and 1904 Ordnance Survey maps. The roof is hipped and covered with unusual clay double roll pantiles. The tall chimneys have attractive brick detailing. All the sash windows survive on the front elevation, as do the highly decorative nineteenth century cast iron railings around the small front garden. The four panelled half glazed door is recessed behind a semi-circular arched opening. Unfortunately, most of the original red brick on the front elevation, which has some decorative banding, has been painted over.



St Annes

Next door, to the west is **St Annes**, a one-and-a-half storey rendered house which was three cottages until c1983. It has an attractive orange clay pan tiled roof which has a half hip on one end and a gable at the other. To the left is a single storey lean-to; to the right is a lower one-and-a-half storey extension. There is a small enclosed gabled porch on the front elevation and two small gabled dormers in the roof. It has been greatly extended to the rear; a few timber casement and sash windows survive which may predate the conversion.



Stowe

Stowe is set well back from the road behind some interesting brick walls (built in "Rat trap" bond), a gravelled drive and a pleasant, small, timber clad outbuilding with clay pan tiles on the roof. The house itself is 'L' shaped with hipped clay pan tiled roofs, painted brick walls and a mixture of new and old timber casement and sash windows.



Walnut Tree Cottage

Walnut Tree Cottage is set forward and occupies a slightly elevated position. Originally a pair of early nineteenth century estate cottages similar to those on Barrack Lane. It retains its hipped pantiled roofs. There is a massive centrally placed red brick chimney stack at ridge level. The windows are mostly flush fitting timber casements. The twentieth century entrance porch is on the left hand flank wall. Its adjoining remodelled oversized garage block does not contribute positively to either the house's setting or the Conservation Area.



Yew Cottage

Yew Cottage is set behind a tall yew hedge. It is a picturesque detached house of early to mid-twentieth century date with hipped roofs covered in reed thatch and rendered walls. The few windows that can be seen from the road are timber casements.



Late twentieth century infill development on Lower Road

Beyond the Lower Road junction, the frontage opposite the row of cottages and the former Post Office, as it follows the hill round the bend, appears undeveloped. High banks, trees and a hedge provide an important screen to a large, modern house.

Around the corner, this screen gives way to the brick walls and gate piers, which mark the entrance to Ufford Place. This former drive way was created in the late nineteenth century to align with the church tower. (It does not appear on the 1882 map, but was there by the time of the 1904 Ordnance Survey). The entrance screen was however substantially remodelled when a housing estate was built within the park. It still however serves as an impressive termination to Church Lane.



Gates to Ufford Place

Ufford Place was a substantial Georgian country house, remodelled in the late nineteenth century. It was demolished in 1956.



The Gate House & The Orangery, Ufford Place

The Conservation Area includes one substantial detached property on Ufford Place itself **The Gate House**, together with the handsome mature trees in its gardens. The Gate House is a distinguished dwelling of c.1970 constructed in the classical tradition. The adjoining dwelling known as The Orangery (by John Penn) is not within the Conservation Area's present boundary.



The Gate House from Church Lane

12.4 Church Lane

The view down Church Lane towards the Church is one of the most picturesque in the District. The church terminates the vista which is framed by historic buildings and mature gardens.



Rear elevation of Nos.1-3 The Almshouses

On the right hand (south) side, is a row of three **Almshouses** fronting onto a grassed area with a low brick boundary wall. Thomas Wood, Bishop of Lichfield, left funds for their building in his will c.1690. They were altered c.1959. The most memorable features of these Grade II listed almshouses are the curved brick Dutch gables at each end. These incorporate massive chimney stacks and there is a similarly detailed stack along the ridge. The roof is steeply pitched and is covered with plain tiles. The front elevation is in red brick with black headers. The fenestration comprises simple casement windows with leaded lights. There is a central opening with a brick arch, which forms a recessed entrance porch.



No.3 Church Lane

To the east, at right angles to the road with a long elevation facing the grassed area in front of the almshouses is a narrow nineteenth century timber framed house, with a shallow pitched clay pantiled roof (**No.3 Church Lane**). This listed building is very prominent in relation to the view towards the church. Above its high tarred plinth, the building is rendered with pargetting in the form of simple rectangular shapes. There are some simple rectangular timber casement windows and two red brick chimney stacks. Unfortunately it has lost its later nineteenth century bargeboards with their tall central finial, and also the decorative porch which are visible on early photographs.



Street façade of No.3 Church Lane



No. 6 Church Lane

Next door, No.s 5 and 6 Church Lane, (again both Grade II listed buildings) are an abutting pair with a very different appearance. **No.5 Church Lane** is a two storey house, which dates from the seventeenth century. With its painted brick facade, tall casement windows and a steeply-pitched plain tiled roof, topped with a large decorative chimney stack, it contrasts pleasantly with the small thatched cottage next door.



No.6 Church Lane

No.6 Church Lane is single storey, sixteenth or seventeenth century timber framed and rendered cottage. It has a reed thatched gabled roof, decorative nineteenth century thatched porch, bargeboards and casement windows with glazing bars and decorative arched heads. The tall chimney stack along the ridge is similar to the one on No. 5 next door and elsewhere, and is probably a standard Ufford Place Estate feature. There is a small attic window on the eastern gable.

In between these dwellings and the churchyard, is an attractive, high, red brick wall, which contributes strongly to the setting of the adjoining listed buildings. Beyond the wall there are glimpses of the roof of a small outbuilding, which is in the grounds of Dower House (see Lower Street).

A large open space with shrubs and trees occupies much of the road frontage from the Barrack Lane end on the northern side. The undeveloped character of this space is a particularly important feature in the Conservation Area.



The western gable to No.1 Church Lane

No.1 Church Lane is a painted brick dwelling with a clay pan tiled roof, decorative bargeboards and chimney stacks, and casement windows. Along with its single storey extensions and attractive weather-boarded garage, it makes a strong positive contribution to the area. The decorative chimneystacks to its gabled ends are a particularly attractive feature.



Church Lane looking west

Further back, almost behind No.1, with an access driveway past its western gable, are **Lady Cottages No.s 2 & 3 Church Lane**. A small one-and-a-half storey, Grade II listed, timber framed and rendered building, it has a pantiled roof and gabled dormers.



Lady Cottages, No.s 2 & 3 Church Lane

Lady Cottages are of sixteenth or early seventeenth century date but were refaced in the nineteenth century. They probably had a thatched roof up until then. There is a massive decorative chimney stack along the ridge and two gabled porches.



Church Cottage, Church Lane

Adjacent to Lady Cottages, running across the end of the back garden of No. 1 Church Lane, is the early nineteenth century single storey weather-boarded and pan tiled wing of **Church Cottage** (formerly Thatched Cottage). Church Cottage is a Grade II listed timber framed-structure of seventeenth century or earlier date, which was remodelled and extended in the early nineteenth century. Until recently it was two cottages, and its external appearance has been carefully preserved during restoration works. Church Cottage is a highly picturesque structure which plays a critical role in the setting of the adjacent Grade I listed church

Church Cottage has pleasantly undulating rendered walls, a thatched roof, simple planked doors, casement windows with curved heads and thatched gabled dormers. There is a large central red brick chimney at ridge level and the gable end facing the road has richly decorated bargeboards. A simple, unpainted, timber picket fence encloses an attractive cottage garden. Behind is a large weather-boarded barn.



Lime Cottage

Behind Church Cottage, almost touching it is a small house (**Lime Cottage**) with a mansard roof and a rear lean-to. A flat-roofed extension, concrete roof tiles and some modern windows undermine the appearance of an otherwise pleasant cottage. Adjacent to Lime Cottage is the weather-boarded gable end of a thatched barn which forms a particularly attractive feature close to the Church.



Potts Cottage

One further house can be seen from the end of Church Lane, to the north-west, before it becomes more of a driveway serving the Village Hall and the two dwellings beyond. **Potts Cottage** appears as a rambling complex of chimneys, thatched roofs and red brick walls. It has a very secretive, inward-looking layout surrounded by attractive gardens. This is typical of the whole area around Church Lane and St Mary's Church, a series of delightful spaces with largely vernacular houses and outbuildings, intermingling with the landscape in a very ad hoc fashion.



Former School Room attached to St Mary's Church

The Grade I listed **Church of St Mary of the Assumption**, with its massive, square, flint tower terminates the view along Church Lane, with a brick boundary wall flanking decorative Moorish style timber gates.



Village Stocks

St Mary's Church has eleventh century remains but the magnificent tower and porch are of later fifteenth century date. Attached to the northern side of the church is a charming Gothic former school room of 1830 which is now used as a sacristy. It is built of flint with gault brick dressings.

The churchyard surrounding the gates contains many interesting eighteenth and nineteenth century memorials and is surrounded by mature trees.



Churchyard Gates and No.1 Church Lane

Next to the churchyard gates are the painted oak **village stocks and whipping post**. A real eye-catcher, they were either made in the eighteenth or early nineteenth century and are now Grade II listed.



Churchyard Gates

Around the church there are some important trees. Trees and shrubs almost screen the small **Village Hall**, located just to the north of the Church. A very characterful building, with green corrugated iron walls and black roof, it has pleasantly proportioned, white painted windows. The hall appears on the 1904 Ordnance Survey map. Relatively few buildings of this kind now survive in such a complete state. Village Halls like this may not provide the standards of accommodation of the large, new, purpose-built facilities that many villages have recently acquired, but they make up for it through their quaintness and charm and is well worthy of retention for its very good contribution to the character and appearance of the Conservation Area.



The Village Hall
(photo taken prior to recent extension)

Behind the Village Hall, to the north, is an open grassed area, surrounded by mature trees. This is the extension to the churchyard and has notable landscape qualities. It contains a number of Commonwealth War Graves; the village war memorial is however within St Mary's Church.



The Village Hall, from the Churchyard
(photo taken prior to recent extension)

The Byng Brook has tree-lined banks as it forms the northern boundary of the graveyard. It sweeps down from the north-west, forming a physical and visual barrier to development in this part of the village.



The Old Rectory

Behind the Church, on the edge of the flood plain of the River Deben, are two dwellings of very different character and appearance which sit within extensive mature landscaped grounds.

The Grade II listed **Old Rectory** dates possibly from the late fifteenth or early sixteenth century and is known to have been a priest's house before the Reformation. It was altered and extended in the early to mid-nineteenth century and again more recently. Part timber-framed and part brick built with pargetted and colour-washed render, the house retains a hipped, thatched roof, although there are taller slate roofed extensions. The windows are a mixture of leaded casements, sliding sashes and some interesting windows with ogee heads. There is a shallow pitched, hipped roofed nineteenth century veranda on the entrance front with wooden trellis supports. In all, it is a particularly attractive building, where changes over the years have increased its charm and architectural interest.



Ash Greys, Church Lane

The other dwelling, **Ash Greys**, is an interesting 1970 detached house which was reputedly designed by J Nelson Clark of Ipswich. Clark's design is certainly one of the most interesting of its date in the area and makes a positive contribution by virtue of its quality to the Conservation Area. The house has a highly distinctive entrance façade with a combination of flat roofs and very shallow monopitches. Its garden façade is more formal, the main range being embellished with a huge walk-in window split into three sections by simple brick pilasters.

The house was built in the former vegetable garden of the Old Rectory; it is quite a low building thus it is reasonably well-screened. Ash Greys gardens are themselves of an inventive and interesting design. Its detached outbuildings are later in date and are of less intrinsic interest. Ash Greys' grounds border those of the cemetery.

Beyond the Old Rectory to the east there are views across the water meadows to the point where the Deben and the Byng Brook converge.

12.5 Barrack Lane - West Side

Barrack Lane is a continuation of Lower Street beyond the Church Lane junction. From Church Lane northwards the road falls downhill. It has the character of a narrow country lane with trees and hedgerows restricting the views of buildings to glimpses until, often suddenly, they come into full view.



Ufford House, No.6 Barrack Lane

On the western side of the road the well wooded grounds of **Ufford House (No.6 Barrack Lane)** have some very large mature trees, which form a major element in the Conservation Area at this point. The house historically backed onto the parkland of Ufford Place and stands by the original entrance to the park, which was abandoned in the late nineteenth century. Ufford House itself is a very attractive, listed, timber framed and rendered house, with clay plain tiled gabled roofs, set not far from the edge of the road.

The main part of the house has a long front elevation with casement windows and panelled doors near each end. The left hand doorway has simple pedimented projecting porch supported on slender fluted columns. The roof has two gabled dormers with decorative timber work and a large central chimney stack. This part of the house is probably late sixteenth or seventeenth century.

To the left is a short two storey extension, which is either of late eighteenth or early nineteenth century date. The ridge height of this addition is similar to earlier part of

the house, but the roof has a shallower pitch so the eaves are slightly higher. The fenestration consists of two tall casement windows above two nineteenth century sash windows. There is a tall chimney in the brick gable end.



Converted outbuilding north of Ufford House

Further north, down the hill, beyond a hedge and trees, is a rather unusual converted outbuilding with a steeply pitched roof, which sweeps down to a very low eaves line that appears to be built off a boundary wall along the road frontage. The brick gables stop short and the triangular space is filled with mullioned windows. Although the building retains much of its historic character, the large triangular windows are a bold late twentieth century intervention, and are perhaps not entirely suited to this prominent location.

The frontage wall gives way to a hedge which, in turn, opens out to a gravelled driveway. There is then another driveway which serves a new, modern house (Woodlands) located behind a continuation of the hedge.

The use of the name 'Barrack' locally may potentially be derived from association with the provision of military accommodation at the time of the Napoleonic Wars, known also in Woodbridge.

12.6 Barrack Lane - East Side

The east side of Barrack Lane is more built-up than the western side, although there are still significant open spaces between buildings, where mature planting forms a major element in the street scene.



Knoll Cottage, Barrack Lane

On the corner of Church Lane, a wide grass verge, with shrubs and small trees beyond a timber post and rail fence, links through to the large grounds of **Knoll Cottage**. Bounded by a brick wall and hedges, Knoll Cottage is located quite close to the road frontage in a slightly elevated position with its extensive gardens wrapping around it to the north and south.



Knoll Cottage

This substantial early-nineteenth century dwelling is built in red brick and has a symmetrical front elevation with five small paned sash windows surrounding a central panelled door with a semi-circular radial fanlight and a panelled front door. The brickwork on the front elevation has been

painted over. The roof is particularly pleasant; black pantiled, with a chimney and large ornamental bargeboards on each gable. There is a later nineteenth century rear extension, which has lower eaves with dormers that have matching bargeboards, (a characteristic late nineteenth century Ufford Place Estate feature).



The Cottage

Further down the lane is a pleasant rendered cottage (**The Cottage**) with a clay pan tiled roof. Its front elevation comprises four casement windows surrounding a central doorway with boarded door. There is a gabled canopy over supported on decorative timber brackets. The dwelling has been extended at the rear in a reasonably sympathetic manner. This lower wing has a gabled dormer. Beyond are a garage and some traditional outbuildings.



No.s 5 & 6 Barrack Lane

To the north, close to the junction with The Avenue, are a group of dwellings which form a short, almost continuous frontage, set very close to the edge of the road

(Cobblers Cottage and No.s 3 to 6 Barrack Lane). They were probably built by the Ufford Place Estate in the 1820s when The Avenue itself was created.



No.s 4 & 5 Barrack Lane

Over recent years, these early nineteenth century cottages have undergone modernisation, although thankfully, some of their original character and attractive detailing have been retained. All have rendered walls and attractive clay plain tiles on the roofs. No.s 5 & 6 retain some very attractive arched headed casement windows.



Cobblers Cottage and No.3 Barrack Lane

Cobblers Cottage, No.3, & No.4 Barrack Lane were originally two pairs of symmetrical semi-detached Estate workers cottages which probably date from the early nineteenth century. Their window frames are recent replacements but the original window openings have been retained unaltered. Cobblers Cottage and No.3 stand in a prominent location at the head of The Avenue next to the village sign.



Additions at Brook Cottage, Barrack Lane

Brook Cottage is the last house on the eastern side of the road, just past The Avenue junction. Set slightly away from the row of cottages to the south, Brook Cottage was originally a very simple, narrow span; brick built dwelling, probably dating from the late eighteenth or early nineteenth century. The house was 'L' shaped. One wing, with simple planked front door and traditional fenestration, had its gable to the road and faced up Barrack Lane. The rear wing was parallel to the road, its wall forming a continuation of the gable end.



Brook Cottage, Barrack Lane

A sloping boundary wall was attached to the northern end which masked a small lean-to extension. This pleasant vernacular cottage has been renovated and extended with quite a large and inventively designed new structure being constructed adjacent to it. The juxtaposition between the two is an interesting one and successful. There is an adjacent single storey brick and clay tile range set back to the south of Brook Cottage. This provides a visual link between the cottage and those further up the road.



K6 Telephone Box

Between Barrack Lane and Loudham Lane, beyond The Avenue junction, the road travels northwards and crosses the Byng Brook and its relatively narrow flood plain. The character is one of a rural leafy lane with trees and hedges both sides. Simple white concrete posts and metal rails mark the edges of ditches and where the road crosses the brook. Views beyond the roadside vegetation are of meadows with clumps of trees and hedgerows.

A red 'K6' telephone box is located close to Brook Cottage on the other side of the road, visually so much better and more appropriate than their modern replacements.

12.7 Spring Lane and Loudham Lane

Beyond the Byng Brook, to the north, there is a small triangular area of grass, which marks the junction of Spring Lane and Loudham Lane. Spring Lane follows the Byng Brook northwards and winds its way to join up with High Street and the other half of Ufford village.



Mid Summer Cottage and Timber Cottage

The Conservation Area encompasses a small part of Spring Lane and incorporates three vernacular dwellings and their curtilages. The Grade II listed **Mid Summer Cottage and Timber Cottage**, probably dating from the sixteenth century, have the appearance of a typical Suffolk farmhouse.

Long, narrow, two storeys, timber-framed and plastered, the building has a steeply pitched plain tiled roof with some slate at eaves level and a massive chimney stack on the ridge line. There is another tall stack to the right hand gable. The windows are simple flush fitting timber casements. The cottages are set back from the road with a backdrop of mature trees and there are attractive front gardens with a simple unpainted picket fence and hedges.



Hambledon

Alongside Timber Cottage is the thatched **Hambledon**, set at right angles, the backdrop of trees frame both buildings. Single storey with windows in the gables to serve the attic space, this cottage is timber-framed and rendered with a large red brick chimney along the ridge. It has a fenestration of mainly traditionally designed timber casement windows. The house has a small single storey brick outbuilding to the north with a pan tiled roof and tall chimney. This has been linked to the main house by a flat roofed extension with a large modern window.



The Malthouse

Facing the grass triangle at the junction of Spring Lane and Loudham Lane, on the north-east side is **The Malthouse**. A Grade II listed early nineteenth century white brick building it has sash windows with glazing bars on the front elevation and a clay pan tiled hipped roof. The entrance façade is embellished with pilasters. There is a parallel red brick extension to the rear, with gables and a lean-to roof which creates an interesting juxtaposition with the front wing.



Little Springs Cottage, Loudham Lane

Little Springs Cottage adjacent to the Malthouse is a tall, two storey painted brick building with a clay pantiled gabled roof with two modern dormers. It is probably a mid-twentieth century property, constructed with the neighbouring Little Springs on the site of a substantial farm complex which is marked on early twentieth century Ordnance Survey maps. There is a central projecting brick gabled porch with a semi-circular brick arch. The casement windows are fitted with leaded lights. Beyond, to the east, and opposite are further dwellings, which together form a widely spaced group. Some are built very close to the road; others are set back with spacious grounds around them. Mature trees and shrubs form a backdrop to attractive garden spaces.



Spring Cottage

Spring Cottage, on the south side of Loudham Lane at the junction with Spring Lane, is one of those built close to the road. One-and-a-half storeys with a large hipped, thatched roof and four eyebrow dormers, Grade II listed Spring Cottage is a long, narrow building.



Spring Cottage from the lane

Timber-framed and rendered with casement windows, it was built either in the sixteenth or seventeenth century on quite a low-lying site thus, from the road, it appears to crouch down behind the front boundary hedge. At the rear of the property is a large flat roofed extension which is highly visible from certain points on Loudham Lane.

Beyond is a recent weather-boarded structure which stands in front of a mid twentieth century brick villa known as **Autumn Lodge**.



Outbuilding in front of Autumn Lodge



Hawkeswade

Travelling eastwards along Loudham Lane there is a bungalow on the right set back from the road frontage. At this point the view to the north east is dominated by a long, two storey dwelling, which is built right up against the edge of the road. Rendered, with a shallow pitched clay tiled roof with chimneys on gables at each end, **Hawkeswade** seems to step up and twist as it follows the road, although the ridge and eaves line remain constant. It is an attractive composition and appears to retain much of its original fenestration. It has traditionally designed painted timber casement windows and a very low single storey extension at its north-eastern end.



Little Springs, Loudham Lane

Opposite is **Little Springs** a substantial and well detailed Vernacular Revival style red brick house with a plain tiled roof and prominent chimneystacks. It was probably built in the early twentieth century, and along with its neighbour **Little Springs Cottage**. Both replaced a demolished farm complex. The house is set well back from the road behind hedges and trees.



Mistletoe Cottage

Further east is **Mistletoe Cottage** located quite close to the road but behind a tall hedge. Mistletoe Cottage is a long one-and-a-half storey, brick-built dwelling which has been altered, extended and modernised. A pair of cottages is marked on this site on the 1882 Ordnance Survey map. It has a clay pan tiled roof with three small gabled dormers. The windows are modern timber casements. At the far end there is a small gabled extension, which projects towards the road.



Malthouse Farm

The road is climbing out of the valley here and, by the time it reaches the East Lane junction, it has become comparatively steep. **Malthouse Farm**, opposite East Lane, is a group of historic former farm buildings. Set behind a frontage hedge, a gravelled driveway approaches the side of a one-and-a-half storey cottage with a clay pantiled roof, large chimney stack at ridge level and two small gabled dormers. The walls are rendered and there is a shallow-pitched lean-to next to the driveway.

Behind this, set at a slight angle, is a larger, two storey range in the same materials,

which is cut into the hill side. Close by, on the higher ground, are a weather-boarded cart lodge and a barn with a hipped roof covered in corrugated asbestos cement. The house and outbuildings have been modernised but the complex still retains considerable positive character.



Strawberry Hill, Loudham Lane

This part of Loudham Lane is very rural in character with trees, hedges and belts of woodland enclosing the road. The land is undulating and looking southwards and just beyond the East Lane junction, there is an attractive view of St Mary's Church tower across the valley, which is taken advantage of by **Strawberry Hill**, a mid-twentieth century detached house with rendered and weather-boarded walls. Its original composition has suffered somewhat through the introduction of, occasionally poorly designed, replacement windows.



Junction of Loudham Lane and East Lane by Strawberry Hill

12.8 East Lane

East Lane is a narrow, rural lane providing access to a small number of cottages, farm buildings and a water mill and mill house. The boundary of the Conservation Area follows the line of East Lane, just to the north.

Like the junction with Spring Lane, there is a small triangular green where East Lane links up with Loudham Lane. To the north, on higher ground, is a grassy bank with a high hedge and trees. The house beyond is fairly well-hidden from the road, being set back within quite a large curtilage.

On the southern side of the lane, on the edge of the river valley and water meadows, is **Willow Farm**. Willow Farm has a Grade II listed farmhouse and a large group of historic farm buildings, including a large threshing barn and some long, single storey ranges in brick with pan tiled roofs. Along the road frontage, is an attractive low wall in red brick and flint.



Willow Farmhouse

The listed farmhouse dates from either the sixteenth or seventeenth century. A typical Suffolk two-storey vernacular building, it is timber framed and rendered with a steeply pitched gabled roof covered with plain tiles. Various extensions to the side and rear have been added, as well as a front porch, however, the long narrow plan form of the original building is still very evident. Despite the house being modernised over recent years and most of its windows being replaced with new timber casements, the

building does appear to retain most of its patina of age and its historical and architectural character.



Willow Barn

Most of the farm buildings, including **Willow Barn** adjacent to the farmhouse, have been renovated and converted to residential use, with some of the brick outbuildings forming garages. Although still retaining much of their historic form and character, new domestic-style windows and doors have been installed and many of the roof slopes now display quite a number of large modern roof lights. The latter, in particular, being unduly prominent when viewed both from the road and across the water meadows, from the south and west.



Converted farm building at Willow Farm



No.s 1 & 2 Meadow View in winter

Almost opposite Willow Farm, on the north side of the Lane, sitting on top of a grassy bank and partially screened by a frontage hedge, is a particularly attractive one-and-a-half storey pair of cottages. **No.s 1 and 2 Meadow View** enclosed by a high bank to the rear and surrounded on both sides by vegetation, have mellow, old red brick walls, a clay pan tiled roof and four gabled dormers with decorative bargeboards and chimneys. The dormers have very attractive, curved headed casement windows and there are similar windows on the ground floor with simple brick arches over. There are two matching boarded doors with vertical cover strips.

Although there are some unattractive flat roofed extensions at the rear, these dwellings retain virtually all of their original traditional detailing at the front and it is the sort of building whose character could very easily be spoiled by further unsympathetic changes. In the summer months these houses are almost invisible due to the density of planting along their street frontage.

Travelling east along East Lane, on the north side, there is a large, intrusive, modern industrial building built very close to the road, although it is screened to some degree by the trees and hedges which characterise most of East Lane. Extensive sand extraction pits appear on historic Ordnance Survey maps in this area.



Mill House Cottage

Opposite is **Mill House Cottage**, a small low-key dwelling which comprises an interesting grouping of plain tiled, steeply-pitched roofs above rendered walls. Mostly single storey with some attic accommodation, the roofs have differing eave and ridge heights. There are two tall chimney stacks on the north and east facades. The windows are simple timber casements. A five bar gate, post and rail fences and hedges make an appropriate boundary treatment.



Mill House

South of Mill House Cottage, right next to the River Deben itself, is the listed **Mill House**, together with an eighteenth century **Water Mill**. The Mill House dates from either the late eighteenth or early nineteenth century. It is a large building set amongst a well tree-ed landscape adjacent to the water meadows. Red brick, with casement and sash windows and a slate roof, it has a symmetrical classical principal façade, rear extensions and further outbuildings, which have clay pan tiled roofs.



The Water Mill

The water mill itself is timber framed and weather-boarded. It has a gambrel roof, with plain tiles to its lower pitch and pan tiles to the top. Two storeys with an attic, the mill is quite hidden away behind the house and screened by trees from East Lane, although there are glimpses of it from the public footpath up river to the east.

Back on East Lane itself, there are a small number of dwellings beyond Mill House Cottage before the road becomes a dead end.



First on the northern side there is a later twentieth century bungalow on quite an open site on the higher ground.



Greenbank and Sunnyside

Then comes a mid-nineteenth century pair of two storey red brick cottages with a pantiled roof. They were formerly known as Sand Pit Cottages and may have been built for labourers at the sand pits which were located just to the west. One of these has had plastic windows fitted (**Greenbank**), the other (**Sunnyside**) has lost its shallow arched brick lintels which have been replaced with soldier courses.



Ophir

Finally, on the north side, still on higher ground, there is a large 'L' shaped two storey house with a gable overlooking the road (**Ophir**). The earliest part is a nineteenth century brick cottage which is now rendered. This house has a later red brick rear wing with boarded garage doors and an angled gabled brick porch at the junction between the two wings. There are some unusual double roll clay tiles on the roof. The timber windows are modern with a brown stain finish.

Apart from Mill House Cottage and Willow Farm close to the Loudham Lane junction, the south side of East Lane has no other buildings fronting onto it until right at the eastern end. Here, there are two late eighteenth or nineteenth century houses with a modern bungalow in between them.



Meadowbank

The first is **Meadowbank**, which is a brick built dwelling with a steeply-pitched clay plain tiled roof and a central chimney stack. There is a tall lean-to extension to the right hand side with a pan tiled roof and, at the rear, a long rendered two storey extension. This extension has an attractive clay plain tiled roof and modern painted timber casement windows. The street frontage still retains its flush fitting casement windows.



Bungalow, East Lane



Wingfield House

Beyond the bungalow is **Wingfield House**, a rendered house with a double-pitched gabled roof covered in modern concrete tiles. The house is positioned at right angles to the road and the quite attractive front elevation faces westwards, back down East Lane. This was probably the original part of the house, with its pair of gable chimneys and five casement windows surrounding a part glazed front door. However, like a number of the buildings in this part of the Conservation Area, the house has been modernised and extended.

The western boundary of the Conservation Area is drawn close to the back of Wingfield House and links south to the River Deben. The river forms the eastern and southern boundary of the Conservation Area, although the opposite bank and remainder of the flood plain and to the east are all very much part of the attractive landscape setting of the Conservation Area.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Ufford 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 retains 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 and hedgerows also 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. These include the intrusive overhead wires and their supporting poles, which exist in many locations. Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historical interest of the Conservation Area. Detrimental change can take many forms, from inappropriate infill with poorly-designed new houses, to modern replacement windows and doors in older buildings.

Other undesirable changes can include alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, 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 and windows, as it invariably appears as a particularly discordant feature in an area where the tradition of using white paint forms an important unifying element in the street scene.

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

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

13.1 Alterations to existing buildings

The particular character of Ufford 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 Ufford 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. Suggestions for consideration arising from the public consultation include: land behind Vale Farm and Crown Farm leading down to Lower Ufford.

13.4 Demolition

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

13.5 Enhancement opportunities

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

