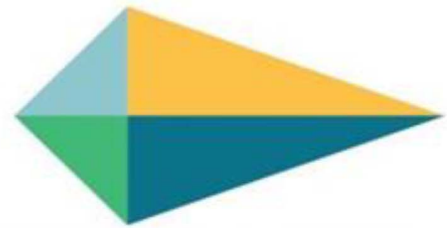




Waveney District Council  
Serving the Community

# WANGFORD Conservation Area



**EASTSUFFOLK**  
COUNCIL

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.

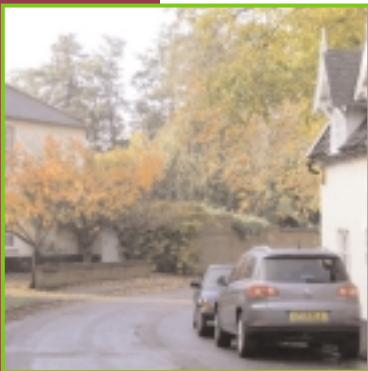
*Written by the  
Waveney District Council  
Design & Conservation  
Team*

*Final, Summer 2009*

## *Character appraisal*



*Church of St Peter & St Paul from south west*



*West end of High Street*



*Little Priory and Church Street from the churchyard*



*Nos 13-31 High Street*



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## *Contents*

- Page 3: Introduction  
Planning policy framework*
- Page 4: Map of existing conservation area and listed buildings  
1839 Tithe map of Wangford*
- Page 5: Assessment of special interest*
- Page 6: Ordnance Survey maps of Wangford*
- Page 8: View of Wangford circa 1900*
- Page 9: Historic development and archaeology*
- Page 12: Map of significant green spaces*
- Page 12: Map of views within, into and out of existing conservation area*
- Page 13: Spatial analysis*
- Page 14: Map showing buildings which make a positive contribution to the conservation area (local list)*
- Page 14: Building heights map*
- Page 18: Prevalent and traditional building materials and details*
- Page 21: Summary of special interest*
- Page 23: Community involvement  
Local generic guidance  
Appendix 1: List descriptions*
- Page 27: Appendix 2: Local list descriptions*
- Page 32: Appendix 3: Bibliography*
- Page 32: Appendix 4: Useful information*
- Page 33: Appendix 5: Glossary*

## *Wangford Conservation Area Character Appraisal*

### *Introduction*

The historic environment is all around us in the form of buildings, landscapes, archaeology and historic areas; it is a precious and irreplaceable asset. Once gone it is gone forever.

Caring for the historic environment is a dynamic process which involves managing change. This does not mean keeping everything from the past but it does mean making careful judgements about the value and significance of buildings and landscapes. Critical to these decisions is an understanding and appreciation of an area's character, including its social and economic background and the way in which such factors have shaped its urban fabric. This should be the starting point for making decisions about both its management and future.

This Conservation Area appraisal:

- describes the character of the area
- identifies its special character
- puts forward a basis for effective control of development
- identifies proposals for its enhancement

### *Planning Policy Framework*

Conservation Areas were introduced through the Civic Amenities Act in 1967 and there are sixteen in Waveney District, two of which are now administered by the Broads Authority. Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The

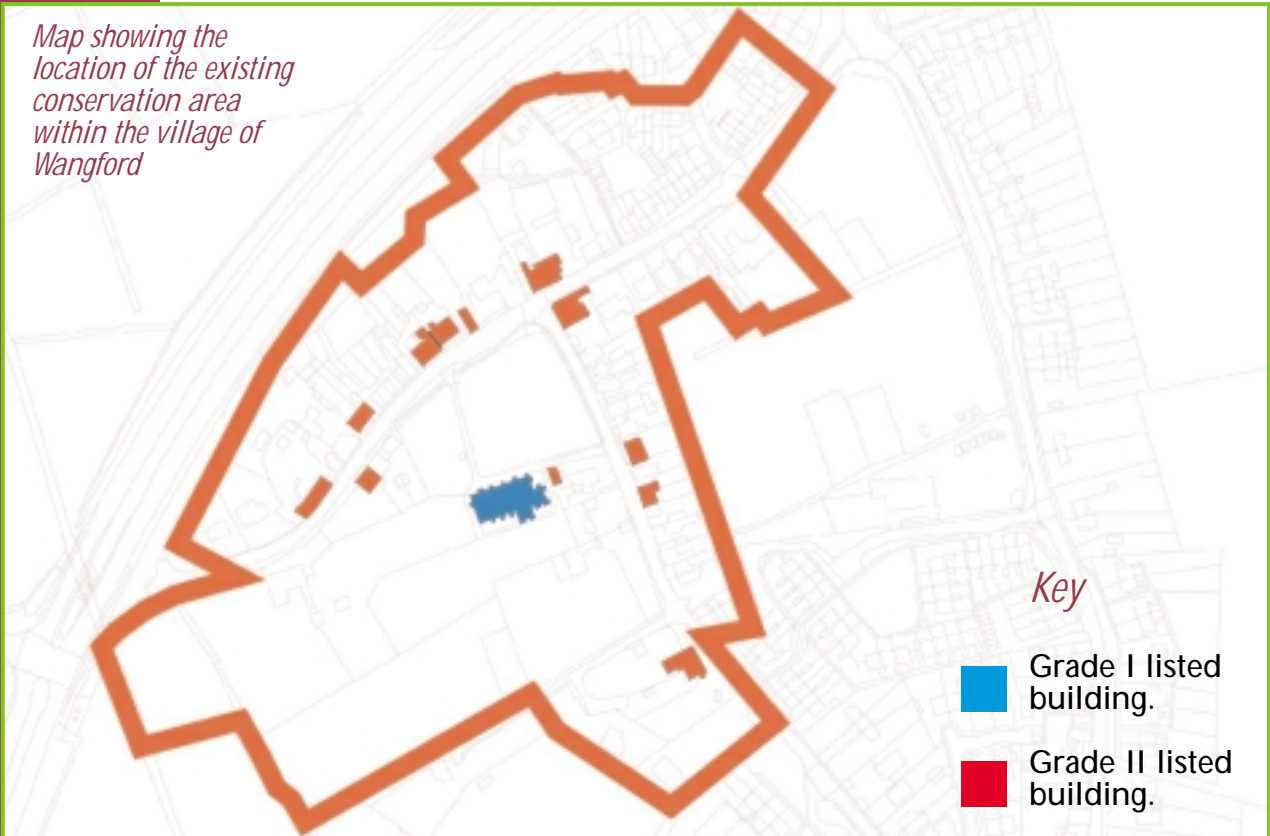
Wangford Conservation Area was designated in 1973.

Designation as a Conservation Area is not intended to prevent new development, or stifle the area's economic life or potential, though it is expected that a high degree of attention will be paid to design, repair and maintenance in such areas and, when exercising planning powers, the Council will pay special attention to the preservation and enhancement of the Conservation Area according to the policies for the built environment set out in the Waveney District Council Core Strategy, adopted 2009, the adopted Local Plan of November 1996, and the Interim Local Plan, May 2004.

In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & Conservation Areas) Act, The Council will continue to formulate and publish proposals for the preservation and enhancement of the Conservation Area and will consult the public on these proposals.



Map showing the location of the existing conservation area within the village of Wangford



1839 Tithe Map of Wangford



## *Assessment of special interest*

### **Location and context**

Wangford (meaning 'ford by the open fields') is a well-kept village situated four miles inland from the east coastal town of Southwold, in north east Suffolk. Surrounded by gently undulating farm- and marshland and bounded on the west side by the River Wang, a tributary of the Blyth River, it is 5½ miles east of the market town of Halesworth, 8½ miles south east of Beccles and 11½ miles south of Lowestoft. It is a quiet rural village with a population of around 600, and is a residential area for the employed and retired, also housing tourists in a number of holiday cottages.

Wangford is well-connected to the road network, having the A12 from London to Great Yarmouth running along its western boundary, intersected by the Southwold to Beccles road which forms the eastern edge of the village. It is served by bus routes to many nearby towns and villages, but has never been connected to the railway network. Although Wangford is lucky to retain an excellent village shop, residents are obliged to travel for many, if not most of their purchases.

The Wangford Conservation Area is small, at approximately 8 hectares in size, and comprises the historic core of the parish surrounding the Church of St Peter & St Paul, including the northern half of Church Street and most of the High Street, stopping just short of Pound Corner. The medieval church and its grounds account for perhaps 20% of the conservation area, and contribute significant trees and open space. The remainder contains an eclectic mix of mostly housing, of generally Georgian, Victorian and more modern construction, and important garden and paddock areas to the south and

west overlooking marshes by the River Wang. Excluded from the conservation area, in addition to many mid- to late twentieth century buildings in Wangford, are significant historic elements of the village, to both north and south:

- Pound Corner – the historic intersection between the London to Great Yarmouth route and roads to nearby market towns and villages.
- Recreation ground and allotments – the site of the pound where cattle were held awaiting slaughter.
- Intersection of Norfolk Road, Hill Road and Church Street – historic gateway to the village from Southwold and the coast.

### **General character and plan form**

A rural village, Wangford developed along the main coaching route from London to Great Yarmouth at its junction with the Southwold to Beccles road, and at its height had five inns and beerhouses to cater for both local and passing trade. The village was bypassed in the mid 1970s.

Modern Wangford is a quiet place, giving little indication of the activity which formerly took place here. It is in a linear form along the High Street, the old north-south coaching route, with a turning towards Southwold at the village centre by the church, and a further intersection to the north, where roads to Southwold, Uggeshall and the A12 meet. These two side streets, Church Street and Norfolk Road, intersect further south enclosing a triangle of land, largely outside the conservation area, which contains the greater part of modern day Wangford.

### **Landscape setting**

Wangford lies in a gently undulating landscape of mixed soil quality, with high

1884 Ordnance Survey  
Map of Wangford



1904 Ordnance Survey  
Map of Wangford



1987 Ordnance Survey  
Map of Wangford



quality farmland to the north, and low to the south west, where the Wangford Marshes, a County Wildlife Site, adjoin the River Wang and intrude slightly into the conservation area. The River Wang forms its western boundary, close to where it flows under the A12. The river is largely inaccessible, and plays no visible part in the life of modern Wangford.

The entire Wangford conservation area forms part of the extensive Kessingland to Southwold Area of Outstanding Natural Beauty (AONB).

To the west of the village is the Henham Estate, designated as a Historic Park and home to successive Earls of Stradbroke.

### **Recent development**

Considerable local authority housing development took place in the centre of Wangford in the mid 1900s, some of it on a site behind the Church Street almshouses, where previously stood Tower Mill.

Since the village was bypassed in the mid 1970s, there has been infill housing development between the High Street and the bypass, now largely obscured from view from the A12 by mature planting.

Further infill development has taken place here and there within the village, most recently to the south east of Norfolk Road.



*View of Wangford High St circa 1900*



*Little Priory*



*Church porch*



*Church tower*



*Stone tablet*



*View south west from rear of church*



*Chancel wall detail*



## *Historic development and archaeology*

### **The origins and historic development of the area**

Wangford takes its name from the ford over the River Wang, said to have been used by the Romans to reach Lowestoft. Recent excavations at Henham quarry, however, suggest that people may have been living in the Wangford area since the early Bronze Age.

In 1066, Wangford was a manor of 2 carucates (1 carucate = 120 acres), held by Thored. Wangford is known to have had a community since before 1085, when it was mentioned in the Domesday Book. At this time the manor belonged to Ralph Baynard and was held by Anbold.

South of the medieval Church of St Peter & St Paul is the site of a Cluniac priory founded by Doudo Asini before 1159 as a dependency of Thetford. It had 3-5 monks when it was dissolved in 1540. The priory buildings are thought to have adjoined the south side of the church, the last portions having been demolished in the late nineteenth century.

Between 1500 and 1549, there were 3 husbandmen and 1 tailor in Wangford; by 1599, there were 3 yeomen, 5 husbandmen, 1 tailor and 1 miller. By the close of the seventeenth century, there were 7 yeomen, 2 husbandmen, 3 cordwainers, 1 tailor, 1 innholder, 1 grocer and 1 blacksmith.

Since 1544, successive generations of the Rous family, earls of Stradbroke since 1821, have been principal landowners in Wangford and nearby Henham. The 1674 Hearth Tax identifies Henham Hall, their seat, as having in excess of 30 hearths, it then being the largest house in Waveney and

one of only twenty of this size in all of Suffolk. At this time, Wangford had 26-50 households, of which more than half were poor. Southwold had in excess of 300 households, more than half of them poor. Henham by contrast had 1-25 households, less than a quarter poor.

Between 1811 and 1851, in common with other villages in the vicinity, the population of Wangford grew by between 33 and 50%. By the middle of the nineteenth century, much of the housing in the Wangford conservation area had been built. Lowestoft and Southwold grew by more than 50% during the same period, while Henham saw a 10-33% decline.

At this time, Wangford was a thriving community and largely self-sufficient. In 1831, there were 70 residents employed in agriculture, 75 in retail, 12 professionals, 19 in domestic service, 1 labourer and 1 other. The records of 1844 give more detail: 2 tailors, 5 victuallers, vet, baker, plumber/glazier/painter, 2 beerhouse keepers, pork butcher, 2 surgeons, bricklayers, 2 grocer/drapers, butcher, glover, wheelwright, timber merchant, saddler, yeoman, corn miller, schoolteacher, 3 blacksmiths, 5 boot/shoemakers, 3 farmers and a maltster.

Between 1851 and 1951, Wangford's population declined by 33-50%. Meanwhile, the populations of Reydon, Kessingland and Lowestoft were growing by in excess of 50%. Records for 1912, and pre-WW2 childhood memories of local residents, give a picture of a very lively village until at least WW2, however. In 1912, there were in Wangford a sub-postmaster, schoolmaster, police officer, surgeon, 3 hotel owners, 3 butchers, 2 bakers, 2 grocers, a rate collector, shoemaker, saddler, smith, registrar, boot



*The village stores, 16 High Street*



*Moulded brick eaves detail, 16 High Street*



*The old post office, 10 High Street*



*Detail of the old post office, 10 High Street*



*Coachhouse, for the Earl of Stradbroke's carriage*



*Coachhouse door hinge detail*

repairer, harness maker, 2 farmers, 3 shopkeepers, 3 beer retailers, hairdresser, cycle agent, wheelwright, miller, refreshment rooms owner, stationer, thatcher, market gardener, artificial manure agent and tailor.

From 1951-1981, Wangford's population remained static while Reydon continued to grow.

The variety and quality of Wangford's built heritage is in part due to its association with successive Earls of Stradbroke at Henham Hall, whose buildings in Wangford include a shop, estate workers' cottages (nos. 61 & 63 Church Street) and almshouses within the village, and the handsome school (built 1853-4) on the east side of the A12 near Henham Estate. There is a family resemblance between the Victorian phase of building on the Henham Estate and some of the 2nd Earl's Wangford buildings of the same period.

### **Archaeology in and around the village of Wangford**

#### *Archaeological sites:*

Med. Priory (CRN 1114)  
Church of St Peter (CR14 1115)  
Ring ditch (RRN 1116)

#### *Stray finds:*

Med. pottery (cR14 1119)  
key (cR14 1123)  
Pal. axe (CR14 9037, 9139)  
Mes. implement (CRN 9140)  
Rom. pottery (CRN 9141)  
bowl (CRN 1121)  
Neo. worked flint (CRN 1122)

#### *Scatter finds:*

Rom. pottery (CRN 1117, 1118, 9036, 1120)  
Med. pottery (CR14 9038, 9138)

Med. animal bone (CR14 9142)

#### *Scheduled ancient monuments:*

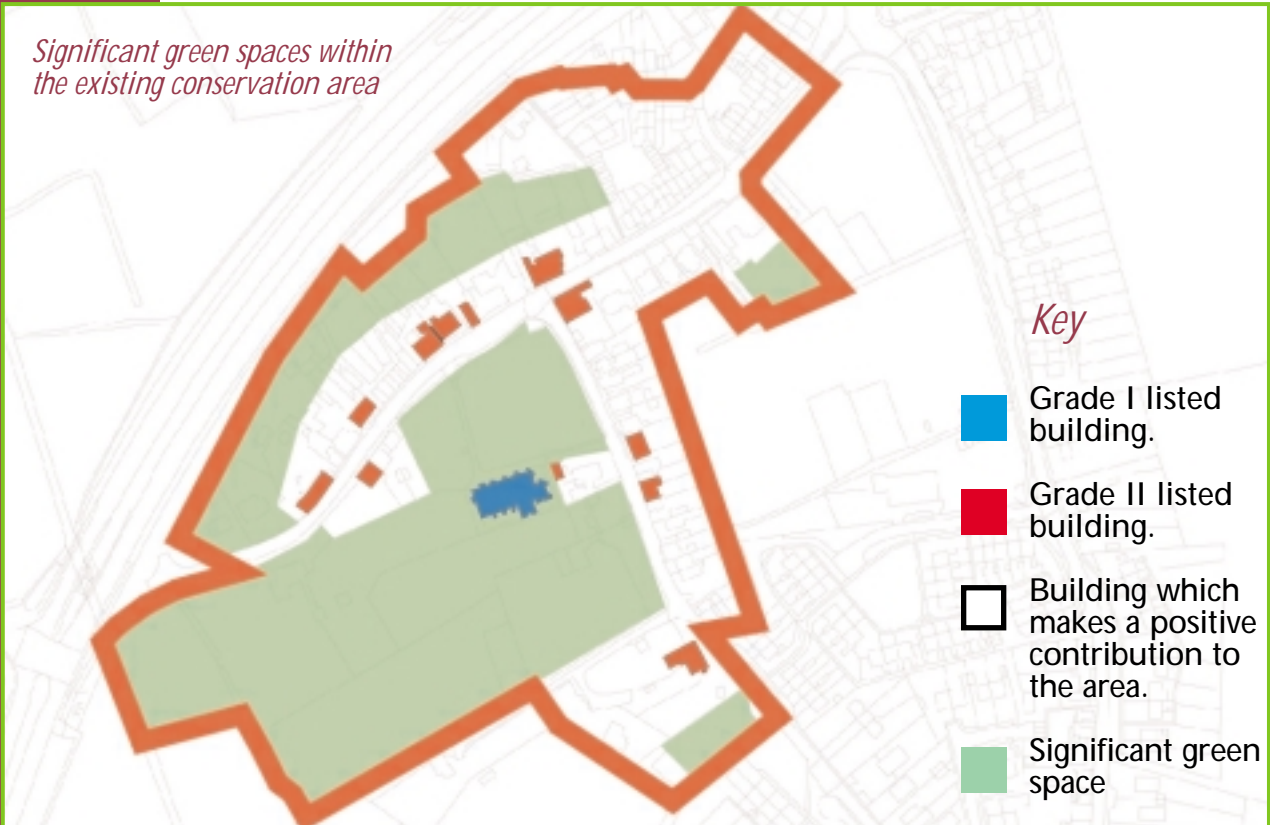
None

#### *Historic parks:*

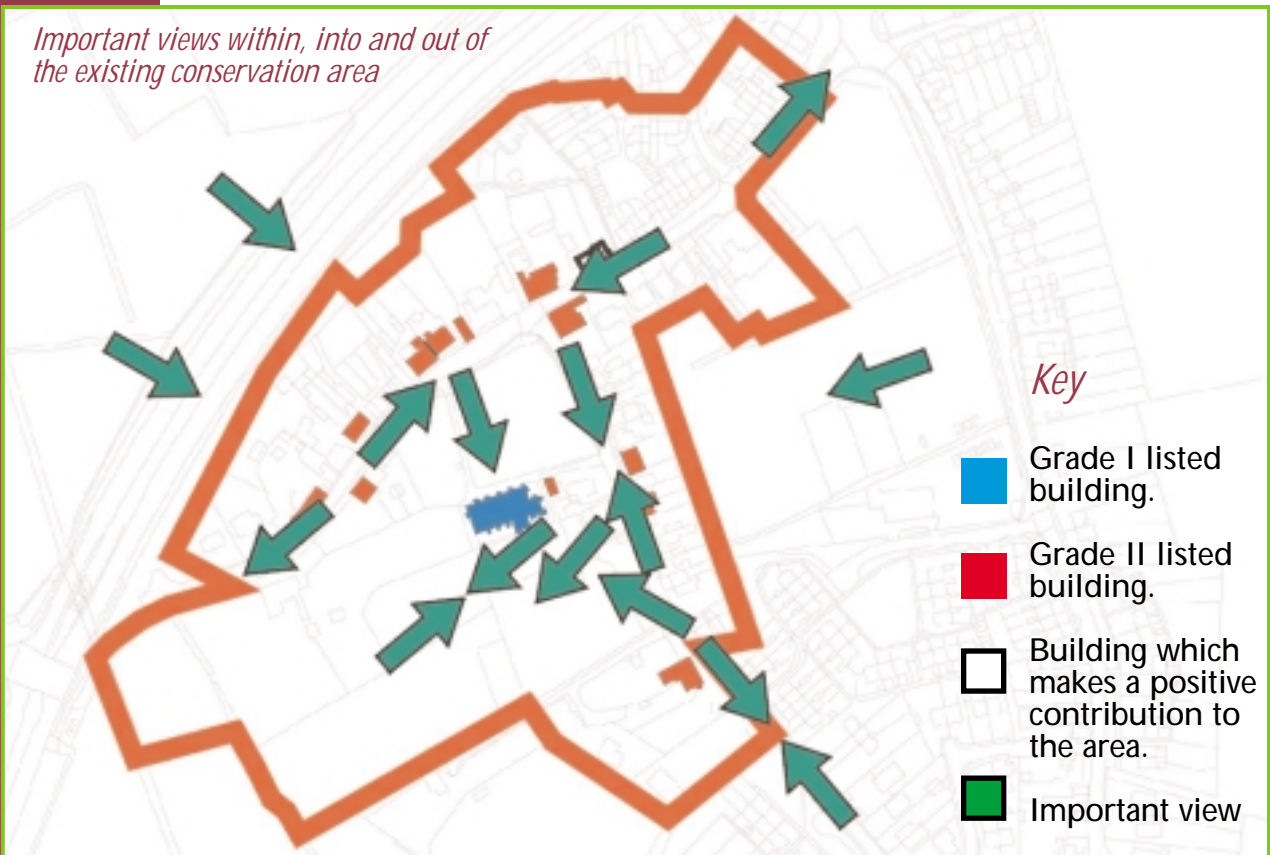
Henham Estate



*Significant green spaces within the existing conservation area*



*Important views within, into and out of the existing conservation area*



## *Spatial analysis*

### **The character and inter-relationship of spaces within the areas**

The principal spaces within the conservation area are linear. Opposite the churchyard, the High Street, the old coaching route from London to Great Yarmouth, is enclosed on the northern side by an attractive assortment of one- to two-and-a-half-storey buildings at or close to the pavement edge; many are former hostelrys or shops, some retaining shopfronts and having outbuildings to the rear. In the past, they faced a crowded terrace of small cottages and shops between the churchyard gate and Church Street; now no. 8 sits in isolation, its neighbours having been demolished during the twentieth century.

Further east along the High Street, modern infill housing development has taken place on both sides of the road, and into Old Priory Gardens, terminating at the recreation ground shortly before Pound Corner.

Further west, the conservation area drops downhill in the direction of the River Wang, ending in a leafy glade at the point where the High Street is truncated by the stretch of A12 which bypassed Wangford in the 1970s. This area is dominated by mature trees and the large and elegant façade of Ford House.

Church Street is enclosed along its eastern side by densely packed one-and-a-half and two-storey cottages, some formerly shops and one or two retaining shopfronts. The west side of the street is much more open, with views across the churchyard at the north end and, to the south of the church, more distant rural views south-westwards out of the village. Further south, beyond a private leafy lane leading towards the

marshes, tall mature trees frame the view along Church Street at the southern edge of the conservation area.

The only publicly-accessible green space within the conservation area is the churchyard, but there are also significant private garden and paddock areas immediately south and west of the churchyard which contribute to important open views out of the conservation area.

Rear garden areas behind buildings on the north side of the High Street are also of significance, as is that of no 16 High Street and the generous front gardens of no 8 Church Street. In many cases, these open areas, shown on the map opposite, also contain mature trees which make an important contribution to the conservation area.

There are no public squares within the conservation area.

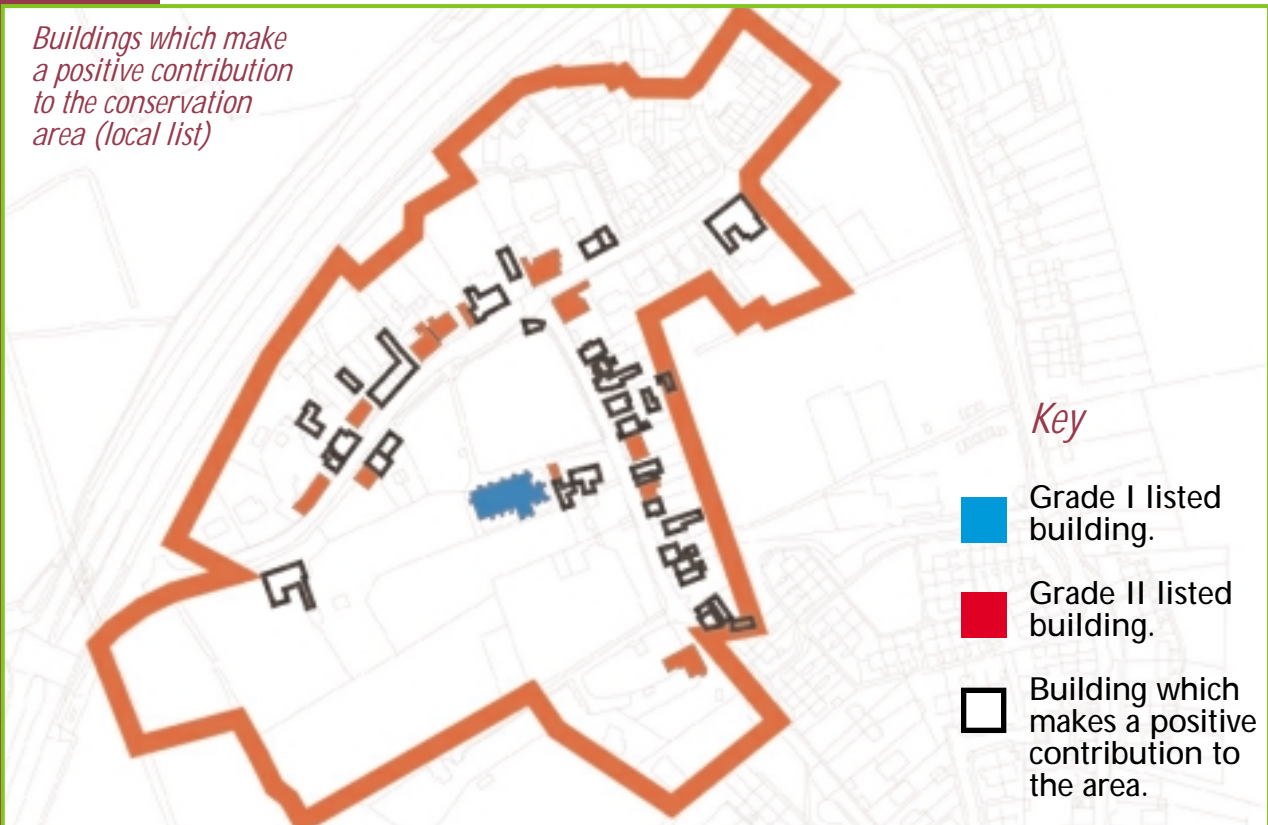
The only public footpath in the conservation area runs north west from the High Street, between nos. 43 and 45. Since the village was by-passed in the 1970s, however, this footpath has been truncated by the new road and by subsequent development, and is now disused.

### **Key views and vistas**

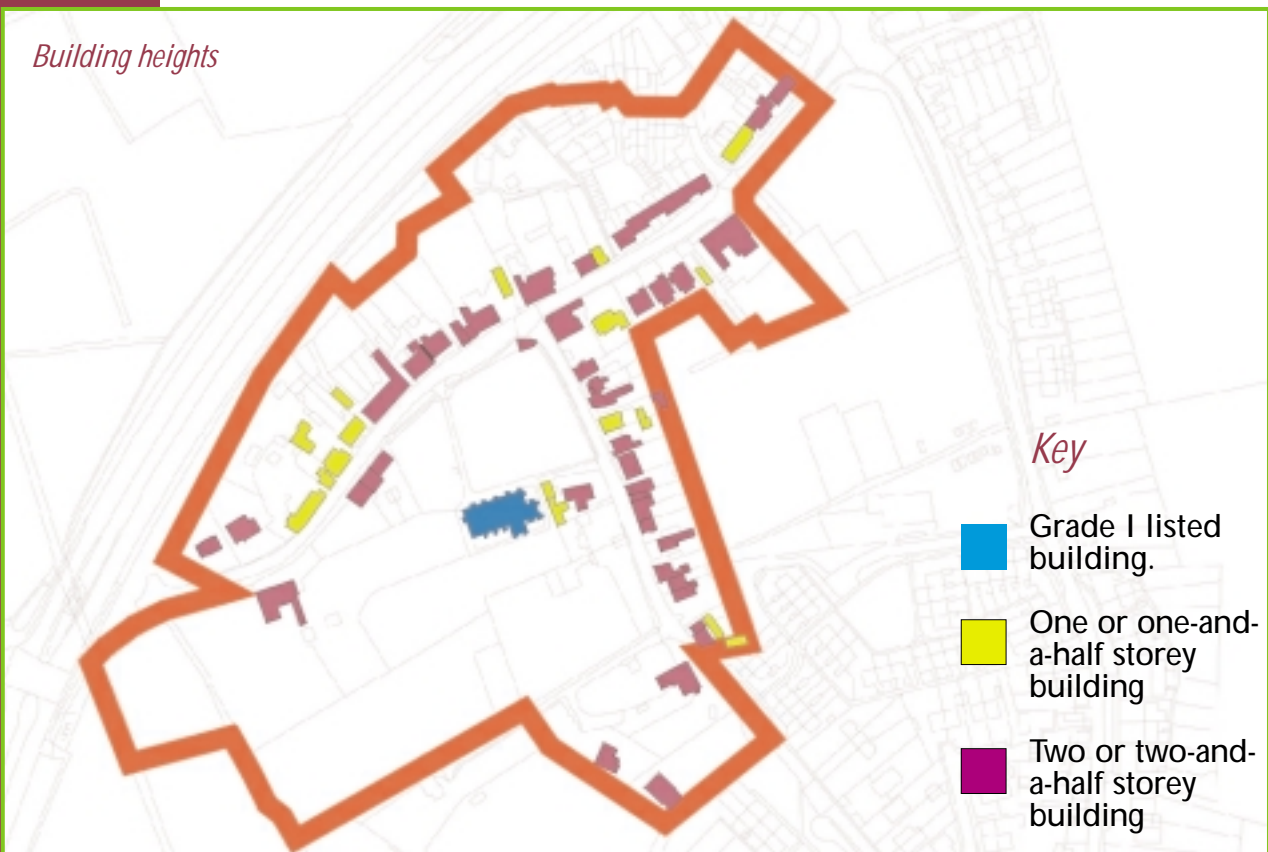
The Church of St Peter & St Paul, and particularly its tower, is a key landmark of Wangford, and there are many fine close views of it to be had from within the conservation area. It also forms part of an important long view into the conservation area from the allotments and Norfolk Road.

Elsewhere, views are somewhat restricted to what can be seen, either from the churchyard, or along roads looking both

*Buildings which make a positive contribution to the conservation area (local list)*



*Building heights*





into and out of the conservation area. Particularly attractive are the views both from and towards the western end of the High Street, where terraces of unspoilt, close packed cottages give way to the mature trees and gardens of Ford House. Views both ways along Church Street are also of significance.

There are important long views south-westwards from Church Street south of the church.

Many smaller, glimpsed views can be had through gaps in the streetscape, particularly north of the High Street and east of Church Street, where in places historic outbuildings and yards sit behind the street frontages.

### **Architectural and historic qualities of the buildings, and their contribution to the area**

Wangford is an attractive village, whose present day air of tranquillity conceals from the casual visitor any inkling of its bustling past. Look a little closer, however, and it is apparent that the sheer variety of its buildings, now mostly in residential use, tell their own stories of past uses: shops, hostleries, forge, bakery, post office...

Of the mostly eighteenth and nineteenth century buildings within the conservation area, many conform to the local vernacular, with red or black pantiled roofs with gable parapets, red brick walls with decorative dentil courses or other decorative detailing at eaves level, and multi-paned vertical sliding sash windows set flush with the surrounding brickwork.

Some of Wangford's buildings, however, are markedly different from the prevailing vernacular; these were built by Henham Estate and bear a family resemblance to the

Victorian phase of building on the Estate itself. They are fashionable buildings characterised by the use of Suffolk white brick, sometimes in combination with red brick and always displaying high quality workmanship and detailing. Their vertical sliding sash windows, being generally mid-to-late Victorian, have horns and fewer panes, and are set back half a brick from the face of the brickwork.

In addition to the above categories of Wangford buildings is the odd one-off, built for commercial purposes but now converted for residential use; the former White Lion Inn at 35-37 High Street is a good example of this category.

Set out in appendix 2 is a detailed description of all unlisted buildings considered to make a positive contribution to the appearance of the conservation area. The full list description of all statutorily listed buildings appears in appendix 1.

Note that descriptions of buildings given in this appraisal are generally limited to architectural character as seen from the public domain.

### **The Public Realm**

The streets of Wangford all have a tarmac finish. Where there are pavements, these also have a tarmac finish with concrete kerbstones. Here and there are grass verges and, along the High Street, attractive small cobbled areas between the road and pavement. Pathways through the churchyard are of compacted gravel or grass.

There is little street furniture: a concrete bench with timber slats in the High Street, a shallow but functional bus shelter neatly tucked into the hedge in Church Street, various unattractive waste bins, one or two street lights of a utilitarian nature and erratic siting.

There are some overhead cables.



*The war memorial in the churchyard*



*Grave markers in the churchyard*



*Milestone in the High Street*



*Topiary at 7-9 High Street*



*Mature trees at no 8 Church Street*



*View south-west from Church Street*

### **Heritage Assets**

The conservation area contains no scheduled ancient monuments. It contains 13 listed buildings (a total of 19 properties). Of these, only the church is grade I listed, the others all being grade II.

This study identifies a number of unlisted buildings that make a contribution to the conservation area, and form the proposed 'Local List'. There are around 40 such properties in the Wangford conservation area and a further 35 in the proposed extensions to it.

In general, Wangford conservation area is well maintained, with rare but quite prominent exceptions. Additionally, one or two fine historic buildings have suffered upvc window replacements which have been highly detrimental to their historic and architectural integrity.

### **Additional assets**

War memorial and grave markers in the churchyard.  
Milestone in the High Street.

### **The contribution made to the character of the conservation area by green spaces; and its biodiversity value**

The contribution of the larger green spaces to the character of the conservation area has been mentioned; however, it is necessary to mention the attractive contribution of smaller garden areas, which add significantly to the interest and vitality of the area, and soften and enhance the built environment. Of particular note are the gardens of nos. 6a, 9&11, and 16 High Street and 25 and 33 Church Street; also the mature trees contained within the gardens of The Old Vicarage and no 6 Church Street.

To the west of the conservation area is part of the Wangford Marshes, a County Wildlife Site and therefore a valuable habitat.

### **The extent of intrusion or damage**

None immediately apparent.

### **The existence of neutral areas**

The telephone exchange between nos. 14a and 16 High Street is a neutral area.

### **General condition**

Wangford conservation area is in good condition. Generally, its owners appear to have both inclination and means to keep their properties in good repair and their gardens well tended. The village shop and Angel Public House give the village a valuable focus notably missing from many villages nowadays.

### **Problems, pressures and capacity for change**

The problems associated with heavy traffic flow through the village, once cause of Wangford's prosperity, but also contributory to the more recent decline in the quality of village life, have melted away since Wangford was bypassed in the 1970s. The resulting lack of through traffic might now be seen as a problem for local businesses, although one gets the impression that the present peaceful environment is much cherished by the residents of Wangford.

The degradation and loss of historic features of the unlisted buildings is cause for concern, and the conservation area would benefit from the imposition of an article 4(2) direction, which would also bring it into line with the majority of conservation areas within Waveney district.

Article 4(2) directions make further restrictions on permitted development rights to residential properties in conservation areas. Once imposed on an area, planning permission is required to make any change of design or material to any part of the property facing a public thoroughfare. The planning application is free.





*Historic 'pintle' window in fishscale-slatted dormer at no 1 High St*



*Bow window and fishscale-slatted door hood at 27 High St*



*Dutch gable at no 4 High St*

## Prevalent and traditional building materials and details

- Suffolk soft red brick laid in the following bonds:  
Flemish, occasionally with burnt headers, English  
monk  
rat-trap
- Suffolk white brick, in Flemish bond, with highly decorative moulded brick detailing
- Render, occasionally ashlarred
- Black glazed, grey and red clay pantile, combined with gable parapets, occasionally with tumbled in brickwork
- Welsh slate, including fishscale slates on door hoods
- Cobble and red brick garden walls
- Stone and flintwork at the church, including flushwork
- Traditional timber vertical sliding sash windows with 6 or more panes per sash, fitted flush with the front face of the brickwork, or with fewer panes and set back by half a brick.
- Early 'pintle' windows with timber frames and metal opening casements hung on pintle hinges.
- Timber doorcases
- Door hoods on sturdy moulded brackets
- External shutters
- Shopfronts, some with bow windows



*Historic garden gate in churchyard*



*Cobble and red brick wall with white brick coping at no 2 Church St*



*Initialed and dated red brickwork at no 13 Church St*



*Detail of historic shopfront at 29 High St*



*Ashlar detailing to 15 Church Street*



*Cobbled verge and historic shopfront at 29 High St*



*Knapped flint 'flushwork' detailing to church buttress*



*Insurance marker at no 19 High St*



*Datestone at no 16 High St*



*Decorative chimney stack at The White Lion*



*Decorative eaves brackets at no 13 High St*



*Shutters at no 15 High St*





*The church tower seen from the south*



*Poor design of replacement windows has a negative impact*



*A scenic view out of the conservation area near The Old Vicarage*



*Bus shelter in Church Street*



*Church Street seen from the churchyard*



*A bench and a bin outside the churchyard*



## Summary

### Positive aspects/strengths

The aspects of the conservation area that give it character and make it a place worth preserving are its:

- **historic significance**
- **architectural quality**
- **open green space and trees**
- **views**

Although many East Anglian villages were busier and more populous in past centuries than they are today, this is particularly the case with Wangford, whose prosperity was as a result not only of farming, but also of its coaching facilities and close connection with the Henham Estate. Its multi-faceted past has provided it with a rich variety of buildings, both within and outside its conservation area, which are generally well cared-for.

The church and churchyard contribute greatly to the conservation area, both in terms of public green space and the architectural and historic significance of the church and the Henham Estate coachhouse in the churchyard.

Other open green spaces offer a welcome contrast to the sense of enclosure created by tightly-packed buildings within the conservation area, and mature trees frame the views.

### Negative aspects/weaknesses

The two most disappointing aspects of the conservation area are:

- **the public realm**
- **the prevalence of upvc replacement windows fitted in historic properties**

The materials and fittings within the public realm are inconspicuous, but scope exists

for enhancement, by means of higher quality products and materials, when opportunities become available. Telephone supply cables are much in evidence, but these do not overwhelm views.

The introduction of upvc in nineteenth and even eighteenth century buildings looks incongruous but is not controlled at present, as it would be in most other conservation areas in Waveney, by an article 4(2) direction requiring planning permission for replacement windows. It is recommended that this be introduced as part of this study.



*1, 3 & 5 High Street*



*33 High Street*



*9 & 11 High Street*



*27 & 29 High Street*



*The Angel Inn, High Street*



*31 High Street*



*4 High Street*

## *Community Involvement*

The draft document was distributed for stakeholder consultation. External consultees included the Secretary of State, English Heritage, Suffolk County Council, Wangford Parish Council, etc. (A full list of consultees is available from the Design & Conservation Department on request).

Additionally, a public exhibition was held, on May 27th 2009, at Wangford Community Centre, where residents were asked to give their written views.

There was strong support for proposals from those who attended the public exhibition, including the proposed extensions to the conservation area. As a result of comments received, a paragraph concerning pedestrian safety was added to the document, but no other changes were made to management proposals. These are incorporated in a separate document referred to as the Wangford Conservation Area Management Plan, which is available as a stand-alone document on the Waveney District Council website.

Full details of comments received during the consultation process, and how these were dealt with, is available at the Waveney District Council Design & Conservation Department.

## *Local Generic Guidance*

Guidance is contained in Waveney District Council's 'A guide for owners and occupiers of properties in conservation areas' and 'A guide for owners and occupiers of listed buildings'. See also the Waveney District Council Core Strategy 2009, and in particular policies CS01, CS02, CS11 and CS17; also ENV 15-24 of the Interim Local Plan 2004.

## *Appendix 1: List descriptions*

(Note that all are grade II listed, except the church).

### **Churchyard**

Church of St Peter & St Paul (grade 1 listed)  
 Parish church. Mid C15 nave, north aisle and north porch; restored 1864-70. Tower of 1864: chancel and south vestry of 1875, all by E.L. Blackburne in a modified Perpendicular style with French Gothic influence. Random flint rubble, stone dressings; pantiled roof to nave, painted roofs to chancel and vestry, all with crest tiles. The tower is at the east end of the north aisle: square, with angle buttresses at the corners and a staircase turret at the south-east angle; various moulded stone string courses; large 2-light bell chamber openings, each with 3 blank quatre foil panells at the base; crenellated parapet with panelled flushwork and crocketed pinnacles. 3-bay aisle with 3-light Perpendicular windows. Simple porch, slightly earlier than the aisle to which it is attached: there is a moulded entrance arch with an empty cusped niche above. C14 moulded to nave doorway. To the west the nave has flanking turrets capped by spirelets and a 4-light window; to the south are 3 3-light Perpendicular windows and 3 flying buttresses. 2-bay chancel; 4-light east window below which is a flushwork frieze and inscription to Johannes Rous, Earl of Stradbroke, dated 1875. Both nave and chancel have flat parapets. Interior. 3-bay aisle arcade, the eastern bay formed in mid C19. Both the nave and aisle are unusually wide. 4-bay C15 nave roof: arched-braced embattled tie beams alternate with high collars; at the apex are large bosses, some in the form of human heads. 3-bay C15 aisle roof. Ornate 4-bay chancel roof with arched-bracing and angels at the foot of each wallpost. C15 octagonal font with quatrefoil panel to each face of the bowl. Fine reading desk and pulpit with much elaborate inlaid work: these were originally part of one C17 structure at Henham Hall. The chancel has good choirstalls and elaborately-carved stone reredos, piscina and sedilia, all of 1875. In the aisle are wall monuments to Sir John Rous (1652) and John Rous (1771); on the south nave wall are monuments to John, First Earl of Stradbroke (1827) by Behnes, and to John Rous (1730): a rococo cartouche against an obelisk, with 3 winged cherubs beneath. Several windows with late C19 stained glass.

### **Coach House in the churchyard**

Former coach house, now used as a store. Mid-late C19, probably for one of the Earls of Stradbroke. Flint rubble, yellow brick dressings; the roof has pantiles to the west and tiles to the east, with crest tiles. One storey. The front gable end has a segmental pointed-arch opening with stone springers and key; boarded cart doors. The side facing the church has 2 groups of 3 unglazed splayed lancet openings. A coach house in this position is shown on Henry Davy's drawing of the church made in 1847. An unusual example of a coach house within a churchyard.

### **High Street odds**

1,3,5 High Street

Row of 3 cottages. Late C18, No.1 possibly a later addition;





10 High Street

No.5 extended to right mid C20. Colourwashed brick, black pantiled roof. One and a half storeys. 6 windows: No.1 has C19 casements under flat arches, Nos. 3 & 5 have mid C20 casements under segmental arches. No.1 has a 4-panel door (the upper 2 panels glazed), Nos. 3 & 5 mid C20 doors. 5 dormer windows with later C19 overhanging bracketed gables with shaped bargeboards, spike and drop finials and slated roofs; the right hand dormer is a mid C20 addition. Brick dentil eaves cornice to No.1. One internal stack and a gable end stack to the left.

#### 9 & 11 High Street

2 cottages. Early C18, the right hand end (No.11) probably a later addition. Colourwashed brick, pantiled roof. One and a half storeys. 3 windows: sashes with glazing bars in flush frames under flat brick arches to No.9, later large-paned sashes under segmental arches to No.11. 2 doorways each with 6-panel door, moulded architrave and small flat hood. 2 gabled dormers to No.9, one half-dormer to No.11. Brick dentil eaves cornice to No.11. 2 internal stacks and a gable end stack to the right.



1 Old Vicarage, Church Street

#### 27 & 29 High Street

2 houses with former ground-floor shops. Early C19 face, probably C18 core. Colourwashed brick, the facade plastered and lined in imitation of ashlar. Slated roof. 2 storeys. 4 windows, sashes with glazing bars in flush frames; over each window is a mid C19 gable with shaped bargeboards and spike and drop finials. No.27 has a 3-light bow shop window with curved, small-pane sashes and cornice; 6-panel door (the upper 2 panels glazed) and later C19 gabled hood on shaped brackets. No.29 has a good double bow shop window, each with 36 panes, and a central panelled door (originally glazed); there is a continuous fluted frieze and a cornice with dentils and modillions.



15 Church Street

#### 31 High Street

Formerly the Swan Inn, now a private dwelling. Late C18. Colourwashed brick, pantiled roof with glazed black tiles at the front. 2 storeys. 3 windows: large late C19 tripartite sashes under segmental arches on the ground floor, small C19 casements on the first floor. 6-panel entrance door with the upper 2 panels glazed. Brick dentil eaves cornice. Included for group value.

#### 33 High Street

House, standing gable end onto the road. Late C17/early C18 with later alterations and additions. Brick, mostly with smooth render, otherwise colourwashed; glazed black pantiles. 2 storeys and attic. Various windows, mostly of mid C20; on the left hand return there are sash windows, with one painted dummy window, and 2 glazed doors. At the rear is a Dutch gable with integral stack. Included for group value.



21 Church Street

#### 39 High Street (Angel Inn)

Former coaching inn, now a public house. L shape plan with various rear additions. Early C19 facade, C18 core. Mostly timber framed, but probably partly rebuilt in brick, all plastered; hipped roof of glazed black pantiles. 2

storeys. 5 windows, inset sashes with glazing bars. Central doorway with mid C20 4-panel door (the upper 2 panels glazed) and rectangular fanlight; heavy Tuscan pilasters and entablature in stucco. To the left of the door is a modern semi-circular headed window, and to the left of this a second doorway now blocked. The right hand return has the remains of a plaster cove eaves cornice. Now Known as Angel Inn.

### High Street Evens

#### 4 High Street

House. Early C18 with later work to rear forming a double pile plan. Red brick, with some burnt headers; roof of black pantiles. 2 storeys and attic. One window, sashes with glazing bars in flush frames: these are later insertions, the original smaller openings now blocked. Doorway with inset 6-panel door, moulded architrave and slated gabled hood on shaped brackets. Brick band at first floor level. Dutch gable end to right, with a 2-storey lean-to addition: the gable end has small paired windows at attic level (one blocked) and a brick band below; integral stack.

#### 10 High Street

House and shop, occupying a prominent corner site. Dated 1879 in a gable over the main entrance, with the words 'Post Office' below. Colourwashed brick, slated roof. 2 storeys and attic. The facade is symmetrical about the corner, with a total of 5 bays, the windows arranged 2:3:1:3:2; the corner bay is set forward and chamfered to form the main entrance to the shop. The bays are divided by brick pilasters, rusticated on the ground floor. Moulded cornice at first floor level; overhanging eaves on shaped brackets. Large-paned sash windows under broad segmental stuccoed arches with keys. Each bay has one gabled half-dormer with a semi-circular headed sash window. The bays each side of the entrance have cast iron shop fronts, each with 3 arched lights divided by barley sugar columns with acanthus capitals and openwork ornament in the spandrels; embellished cast iron frieze. Twin half-glazed entrance doors with segmental fanlight over. Included for group value and for good quality shop fronts of the period.

### Church Street

#### 1, 2, 3 The Old Vicarage, Church Street

House, previously the vicarage. early C18 with considerable C19 alterations and rear additions; the earlier ranges from an L shape plan. Colourwashed brick; the roof of the front range is slated, the remainder pantiled (glazed black tiles). 2 storeys with attics to the front range. 4 windows to road facade, sashes with glazing bars in flush frames under cambered arches; evidence for a 5th bay to the left, now blocked. Asymmetrical doorway with 6-panel raised and fielded door, plain rectangular fanlight, pilasters and mid C20 bracketed hood. There is a stucco band at first floor level and a moulded brick eaves cornice. The north wing has C18 mullion and transome windows with small panes, some blank panels and a brick dentil eaves cornice. Heavy internal stack to each wing. The front range has one fully panelled room: the panelling is mainly C19 except for a small amount of imported C17 material.

#### 15 Church Street

House. Early C19 facade, probably to C18 core. Brick, with stuccoed facade lined in imitation of ashlar; pantiled roof, with glazed black tiles to the front. 2 storeys. 3 windows, slightly inset large-paned sashes; the windows to the right hand bay are narrow, the other 2 bays being symmetrical about the entrance bay which is set slightly forward. Lobby entrance with 6-panel door (the upper 2 panels glazed). panelled pilasters and entablature with bracketed cornice. Moulded eaves cornice and flat parapet with a shallow pediment over the entrance bay. Internal stack of grey brick. Parapet gable ends.

#### 21 Church Street

House. Early C19. Red brick; pantiled roof with glazed black tiles to the front. 2 storeys. Symmetrical 3-bay facade: sash windows with glazing bars in flush frames under flat brick arches. Central doorway with 6-panel door (the upper 2 panels glazed), frieze and cornice on shaped brackets. Brick dentil eaves cornice. Parapet gable ends with integral stacks.



*5a High Street*



*35-37 High Street*



*7 High Street*



*41 & 43 High Street*



*13, 15, 17, 19 High Street*



*Ford House, High Street*



*21, 23, 25 High Street*



*6a & 6 High Street*



## *Appendix 2: Descriptions of buildings that make a positive contribution to the conservation area (Local List)*

Note that this list may not be exhaustive, and descriptions of buildings are necessarily limited to architectural character as seen from the public domain.

### High Street Odds

5a

A modern one-and-a-half storey dwelling of painted brick with a grey pantiled roof. This has an attractive corbelled corner detail.

7

Single storey painted brick former Henham Estate blacksmith's forge, with a red clay pantiled roof with a small remnant of decorative ridge tiling.

Outbuilding to rear of 7

Single storey, L-shaped red brick outbuilding with red clay pantiled roof, hipped at front.

Outbuilding to rear of 13

Single storey, red brick converted outbuilding.

13-19 (odds) and 21-25 (odds)

This is a historic group, unlisted but remarkably intact. It has red brick elevations with rendered plinths, largely 8/8 unhorned sashes, two per cottage, flush fitted, beneath rubbed brick flat arches at ground floor level, and black pantiled roofs, part glazed. Although the roofscape suggests two attached terraces (13-19) and (21-25), the brickwork to front elevations is individual except for (15-17) and (21-23). A likely scenario is that (15-17) was once detached, with a central large chimney stack, and (21-23) a semi-detached pair, both since extended and joined. Nos 15 and 21 have two-panelled shutters to ground floor windows, most have 6 panel front doors, but 17 has a 9-panel door. 19 has a rare Guardian insurance marker. Windows to no 23 are modern top-opening lights, with 8/8 panes. No 25 has a small shop window with fascia, pilasters and multiple panes. 13-19 has bracketed eaves soffit to street elevation and is double pile. No 13 has randomly positioned burnt headers in its front elevation and timber capping to the roof verge, nos 19 and 25 have parapet gables and 25 has an external chimney stack.

35-37 (White Lion Court)

A large dwelling with hipped slate roof and chimneys at either end, that to north east matching the smooth- and roughcast-rendered elevations beneath.

Double-fronted and having the character of a much-modified former public house, the front elevation has loosely paired, rendered giant pilasters with roughcast render between and smooth-rendered plinth. Larger than average dentil detailing (in timber?) to all eaves, central balcony and canopies over ground floor windows. Three

flush fitted windows at first floor consisting of paired, horned 4/4 pane vertical sliding sashes, with similar triple sashes to ground floor beneath shallow canopies. First floor windows have dentil detailing, incorporating leaf decoration, beneath sills. Central panelled double doors, half glazed, with 2/4 stained glass vertical sliding sash sidelights. Shallow balcony over, with simple iron balustrading and white lion statue, is supported on large metal brackets. To left side of front elevation is a single-storey, flat-roofed link to no 33 with paired, horned, 4/1 pane vertical sliding sash windows. To right side of front elevation is a secondary, stained glass door with porch canopy supported on timber brackets. Side elevation to north east has a further pair of giant pilasters to the left (front corner) with very narrow, paired, horned, 2/2 pane vertical sliding sash windows between. At ground floor level, towards the rear, a canted bay window and pair of part-glazed, panelled doors sit beneath a canopy supported on timber brackets, with a small modern window above. A modern stone tablet featuring a coat of arms is set into the wall.

Outbuilding to NE of White Lion Court

Single storey.

41

Two storey double-fronted eighteenth century cottage, of red brick with south west gable parapet and black glazed pantile roof. Probably originally detached, but later extended to the north east (no 43). Internal chimney stacks on gables, dentil course beneath moulded brick eaves cornice. Shallow canted two-storey bay windows to either side of central modern door in historic timber doorcase of simple design. Flush fitted nineteenth century style 1/1 pane vertical sliding sash windows. Rendered gable end wall and picket fence enclosing small front garden.

43

Until at least the 1970s, this was the village butchers shop, with a slaughterhouse to the rear. It is a later, one-and-a-half storey addition to no 41, of some age, the front rendered beneath a brick dentil eaves detail, with black glazed pantile roof. Its red brick gable end has two inserted windows with soldier courses. The full dormer has a catslide roof. 1/1 pane unhorned vertical sliding sash windows to both floors have margin lights. Six panel door is in a modern upvc doorcase.

### High Street Evens

Ford House

Detached, double pile, flat-fronted ashlar-rendered house with slate roof, 3 large 8/8 pane sashes at first floor and one small casement. Pair of 3-panel doors with fanlight over and pedimented doorcase. Set back behind cherry trees and gravel driveway, ridges parallel to street.

6

Historic two-storey cottage of painted brick with black glazed pantile roof. Three 8/8 pane upvc casement windows at first floor with two 6/6 pane with 2/2 pane



*8 High Street*



*7 Church Street from the rear*



*16 High Street*



*9 Church Street*



*1 Church Street*



*11 & 13 Church Street*



*3 & 5 Church Street*



*17 & 19 Church Street*

margin lights to ground floor, either side of a fishscale-slatted gabled hood on shaped brackets of similar detailing to those at 4 and 6a.

6a

Modern two storey red brick house with matt black pantiled roof. Dutch gable to north east elevation and vehicular access to rear under segmental brick archway with accommodation above. Three timber 6/6 pane vertical sliding sash windows to first floor with 6/6 pane with 2/2 pane margin lights at ground floor with segmental arches over. Part-glazed front door with fishscale-slatted gabled hood on shaped brackets of similar detailing to those at 4 and 6. Hoop railings on low retaining wall to front.

8

Two storey rendered brick building of irregular shape with dentil eaves detailing and black pantile roof, hipped to north east. Flush fitted multi-pane casement windows, top hung at first floor level. Glazed front door with sidelight and gabled hood on timber brackets.

16

Village shop, no longer incorporating the post office. Built in 1879 by the Henham Estate, as a shop with living accommodation, the date set into a stone tablet above the front door. Suffolk white brick elevations with decorative moulded brickwork to eaves cornice, string course and window surrounds, and hipped black pantile roof. All windows are inset 2/2 pane, horned vertical sliding sashes with shallow arched heads. Two magnificent ridge chimney stacks, and one smaller to the north east elevation, all in moulded Suffolk white brickwork to match the building. Domestic accommodation is double fronted, with three windows at first floor level and the bays either side of the front door and central window above set back by a brick width. The shopfront is at the north east end and is modern, with two windows above, in a wider bay set back by a brick width. Pretty front garden contains Salix trees.

### Church Street Odds

1

Two-storey red brick house, formerly a shop, built up against back edge of pavement, with hipped, black pantile roof with sprocketed eaves. White brick eaves detailing and chimneys. Multi-pane timber shopfront with stall riser and fascia with cornice and console brackets. Modern multi-pane door. Upper windows are inset upvc 2/2 pane top-hung casements.

3 & 5

Nos. 3 & 5, perhaps once one detached cottage, are now split one third/two thirds. The building is red brick with largely black pantiled roof with parapet gables and sprocketed eaves. No. 3 has an original, unhorned, flush fitted vertical sliding sash windows, 4/8 pane at first floor and a much larger 8/8 pane at ground floor with rubbed brick flat arch above. There is a small lean-to extension to the side. There is a large ridge stack, central to no. 5, which now has pebble-dashed elevations and modern, multi-light

side-hung casement windows. Modern red brick extension with pantiled roof to front south corner with multi-pane windows and door. Various rendered elements to south. Shallow front gardens.

7

This detached cottage sits behind no 9 and is accessed by a wide gravel path from Church Street. It is two storeys, originally probably of exposed red brick, but now rendered. It has a dentil course, gable parapets and a black glazed pantile roof with off-centre chimney stack. It has timber, side-hung casement windows of various ages and a two-storey painted brick extension to the front, creating an L-shaped plan form.

Porch Cottage, rear of 9  
 Single storey.

9 (Church Cottage)

Detached, one and a half storey, double pile, rendered cottage with central chimney stack, black pantiled roof with sprocketed eaves and timber bargeboards and cappings. Modern, multi-pane windows, flush fitted.

11 & 13

Red brick, two-storey house, attached to no. 15. Formerly a pair, with black pantile roof with central transverse chimney stack and gable parapets. Plain brick frieze between moulded brick cornice and string course, timber soffit. Three slightly inset, upvc, top-hung, multi-pane casement first floor windows of vertical sliding sash proportion interrupt frieze. At ground floor, three windows – one probably in an earlier door opening – under rubbed brick flat arches, and a small brick and black pantile porch. To right of porch are double plank doors with brickwork above inset by a brick width, possibly a slightly later infill between nos. 13 and 15. Shallow front garden.

17 & 19

A pair of two storey, semi-detached red brick houses, attached to no 21, with dentil eaves cornice and black pantiled roof with gable parapets, no 19 now rendered. No. 17 has gable chimney stack. Modern, timber, slightly inset, top-hung multi-pane casements, one per floor, 8-pane at first floor, 16 at ground under flat arch. Four panel front door with upper panels glazed. No. 19 has a similar front door and flush fitted, vertical sliding sash windows with horns – 4/4 panes at first floor and much larger 12/12 at ground. Both have shallow paved front gardens.

23

Attached to 21, no. 23 is a tiny double-fronted two storey red brick house with red pantile roof. Dentil eaves cornice and flat brick arches to ground floor. Two modern, flush fitted, 6/6 pane, horned, vertical sliding sash windows at first floor interrupt the dentil course, their panes of slightly landscape proportion. At ground floor, brickwork has replaced an earlier shopfront and 6/6 pane horned sashes are fitted either side of a modern timber 6-panel door. Flat-roofed two storey, and lean-to single storey, extensions can





*23 Church Street*



*35 & 37 Church Street*



*25 Church Street*



*Little Priory, Church Street*



*27 Church Street*



*29 & 33 Church Street*

be seen to the rear on the southern side, all in Flemish bond brickwork. Shallow paved area to the front and gated vehicular access to the south.

25

Detached, two-storey, white brick house with hipped, concrete tiled roof, set back behind cast metal railings on dwarf red brick wall enclosing pretty cottage garden. One flush fitted, 3/6 pane, horned vertical sliding sash window at first floor over 8/8-pane, unhorned sash under flat brick arch at ground floor. Blind window at first floor, above 6-panel front door which has semi-circular rubbed brick header arch enclosing fanlight. Two further windows and two blind windows to south elevation. Gated vehicular access to south side.

27

Set forward of no. 29, to which it is attached, no. 27 is a two storey, red brick, double fronted, double pile cottage with corbelled brick eaves cornice, and rubbed brick flat arches over ground floor windows. Flush-fitted, multi-pane side-hung casement windows, two at each level, and small red brick gabled porch with semi-circular brick arch enclosing fanlight over modern timber door with integral fanlight. Gables with parapets and integral chimney stacks. Shallow front garden behind dwarf wall. Vehicular access to north leading to small red brick coach house.

29 & 33

A pair of houses, originally three; connected to no. 27, although set further back from the street behind white brick garden walling and picket fencing enclosing attractive gardens. Two storey, red brick with moulded brick corbelled eaves cornice similar to no. 27. L-shaped with wide curve at corner, and curved, hipped plain-tiled roof with two brick ridge chimney stacks aligned with doors. All windows flush fitted, with brick flat arches to ground floor openings. No 29 has upvc multi-pane fixed lights with narrow top-hung opening casements, one at each level, and a upvc 4-panel door. No. 33 faces sideways and is double fronted, with three upvc multi-pane side-hung casement windows at first floor, and two at ground floor either side of the 6 panel upvc front door. Wide side garden to south with gravelled vehicular access.

35

Small, two storey red brick cottage with dentil eaves brickwork and red pantile roof. Centrally positioned, flush fitted first floor window is 4/8 pane unhorned vertical sliding sash. 4-panel bead and butt front door and 8/8 pane unhorned sash at ground floor sit beneath segmental header arches. Chimney stack may be shared with no 37, which is attached. Shallow front garden with picket fence.

37

Two storey, white painted brick house of irregular shape with curved corner and red pantiled, hipped roof. Front has two flush fitted, 8/8 pane, unhorned vertical sliding sashes at first floor, and two below plus modern plank door, at ground floor beneath flat arches. Similar windows to side, one per floor. Vehicular access to south.

Outbuilding to rear of 37  
Single storey.

### Church Street Evens

Little Priory

House, originally north facing onto churchyard, now east onto Church Street, has recently undergone an extensive and sympathetic programme of restoration by Wangford builders, T & S Clarke. Two-and-a-half storey, red brick with painted moulded brick dentil eaves, originally with a single storey south range. Two storey pinkish-yellow brick extension added to south east in nineteenth century to house east-facing front door and straight staircase, and upper floor added to south range at this time. Black glazed pantile roofs with gable parapets and large, tall axial ridge stack aligned with north front door.

The north elevation has three first floor, equally spaced, unhorned, 8/8 pane vertical sliding sash windows, flush fitted, and aligned with three small historic gabled roof dormer windows, each with a timber 2-pane fixed light and a 2-pane metal side hung casement. At ground floor, there is a large, flush fitted, tripartite vertical sliding sash window with 2/2, 8/8, 2/2 panes at the east end under a rubbed brick flat arch. Two narrower tripartite windows with 2/2, 6/6, 2/2 pane sashes sit either side of the front door, one with and one without a flat brick arch. The door is of 6 panels, the top two glazed, and has a simple doorcase with timber brackets and cornice. A lawned garden fronting the churchyard is enclosed with willow fencing.

The east elevation contains inset, horned 2/2 pane vertical sliding sash windows under segmental arches, some original to the Victorian modification of the building. An enclosed parapet gabled porch has recently been added, using bricks of both colours reclaimed from the site, and incorporating a six panel door with top panels glazed.

Red brick, cobble and black pantile single storey outbuildings to the west of the site have recently been converted to provide further accommodation, and brick and cobble boundary walls repaired and modified to allow vehicular access to the site.

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### *Appendix 4: Useful information*

English Heritage:  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Institute of Historic Building Conservation  
[www.ihbc.org.uk](http://www.ihbc.org.uk)

The Society for the Protection of Ancient Buildings  
[www.spab.org.uk](http://www.spab.org.uk)

Ancient Monuments Society  
[www.ancientmonumentsociety.org.uk](http://www.ancientmonumentsociety.org.uk)

Council for British Archaeology  
[www.britarch.ac.uk](http://www.britarch.ac.uk)



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[www.c20society.org.uk](http://www.c20society.org.uk)

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[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)

The Garden History Society  
[www.gardenhistorysociety.org](http://www.gardenhistorysociety.org)

### Legislation:

Planning Policy Guidance: Planning and the Historic Environment  
PPG 15, 1994, HMSO.

Waveney district Article 4(2) directions, available from the planning department at a cost of £7 each.

Waveney Interim Local Plan,  
May 2004.

## Appendix 5: Glossary

bracket: A projection from a wall designed as a light-duty support, eg. for a hood over a door.

casement: Hinged light, hung at the side unless specified as top hung, traditionally made of wrought iron in this part of Suffolk.

catslide roof: One which has a pitch very much longer than the other, usually coming close to the ground.

coping: A course of stone, brick or cast iron laid on top of a wall.

cornice: The uppermost of the three main divisions of the Classical entablature. Often used in isolation above an opening.

flint/pebble: Arranged in rows, as with brickwork.

dentil: A small square block tightly packed in series, in the cornice of the Ionic and Corinthian orders just above the frieze. May refer to header bricks employed in this way in a band or cornice.

dog's tooth corbelling: A corbel is a projection from a wall or reveal designed to support a weight. Dog's tooth corbelling refers to a course of brickwork which projects outwards in a series of forty-five degree angles, resembling dog's teeth.

dressings: Precise work often in a different material, surrounding the openings and protecting the vulnerable parts of an exterior.

English bond: A brick bond created from alternate courses of headers and stretchers.

Flemish bond: A brick bond where alternate headers and stretchers are used in each course.

flush sash box: The outer wooden housing of a sliding sash window, where it is mounted level with the outer surface of the building.

gable: The triangular section of wall supporting a pitched roof.

horned sash window: One in which the stiles of the upper sash are prolonged down below the meeting rail as horns.

hipped roof: One without gables, in which the pitches are joined along a line which bisects the angle between them.

mullion: The upright dividing the lights of a window.

monk bond: A brick bond which is a variation of Flemish bond, with two stretchers in place of one between each pair of headers.

parapet: A low wall at the top of a wall, ie beyond the eaves line (which the parapet conceals) or in a similar position.

'pintle' window: See casement. A pintle is a type of hinge, most commonly seen nowadays on a gate.

rat-trap bond: A brick bond which is a variation of Flemish bond, but with the bricks laid on edge instead of on bed. The resultant wall has a cavity between each pair of stretchers.

rendering: The effect or surface produced by covering a wall with a uniform surface.

rubbed brick arch: An arch, usually flat both top and bottom, made from soft bricks which have been sawn and then rubbed to the required shape.

segmental arch: A curved arch the shape of a segment, formed by its centre far below the springing line of the arch.

soldier course: A course of headers, laid on their sides.

tumbled-in brickwork: Courses of brickwork laid at ninety degrees to the slope of a buttress, chimney, gable or other feature and tapering into the horizontal courses; used instead of a coping.

vernacular: Unpretentious, simple, indigenous, traditional structures made of local materials and following well-tried forms.



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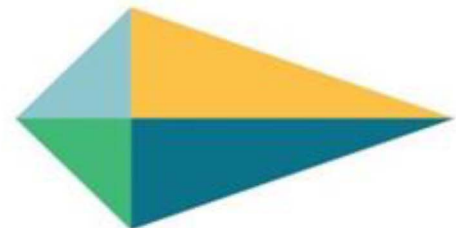
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Waveney District Council  
Serving the Community

# *WANGFORD Conservation Area*



**EASTSUFFOLK**  
COUNCIL

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.

## *Management proposals*

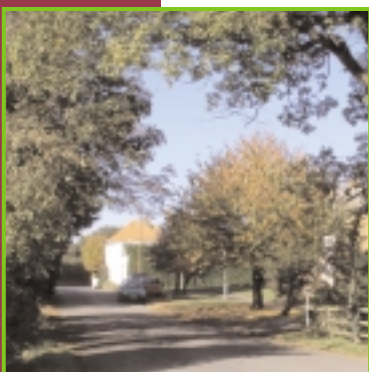




*Church tower from the allotments*



*View south from junction of Hill Road and Church Street*



*View north along Church Street from almshouses*



*Well at 38 Church Street*

## ***Wangford Conservation Area Management Plan***

This plan aims to address the issues and recommendations for action that have arisen from the conservation area appraisal undertaken in 2008/9. A dated photographic survey has been completed, and change will be regularly monitored.

### ***Contents***

- Page 2: Introduction*
- Page 3: **Maintenance and conservation***
- Page 4: Map of Wangford showing proposed revisions to the boundary of the conservation area, and buildings which make a positive contribution to the area (local list).*
- Page 5: **Boundary revision***
- Page 6: Maps showing significant green spaces, important views and building heights within proposed extensions to the conservation area*
- Page 7: **Action***
- Page 9: Appendix 1: Addresses within proposed extensions to, and removals from, the Wangford Conservation Area.*
- Page 9: Appendix 2: List descriptions of listed buildings within proposed extensions to the Wangford Conservation Area*
- Page 9: Appendix 3: Local list descriptions within proposed extensions to the Wangford Conservation Area*

## *Maintenance and conservation*

### **Prevalent and traditional building materials and details**

All new development within the conservation area should demonstrate an awareness of vernacular forms, materials and details. For reference, a selection of these is shown on pages 18 & 19 of the Wangford conservation area appraisal.

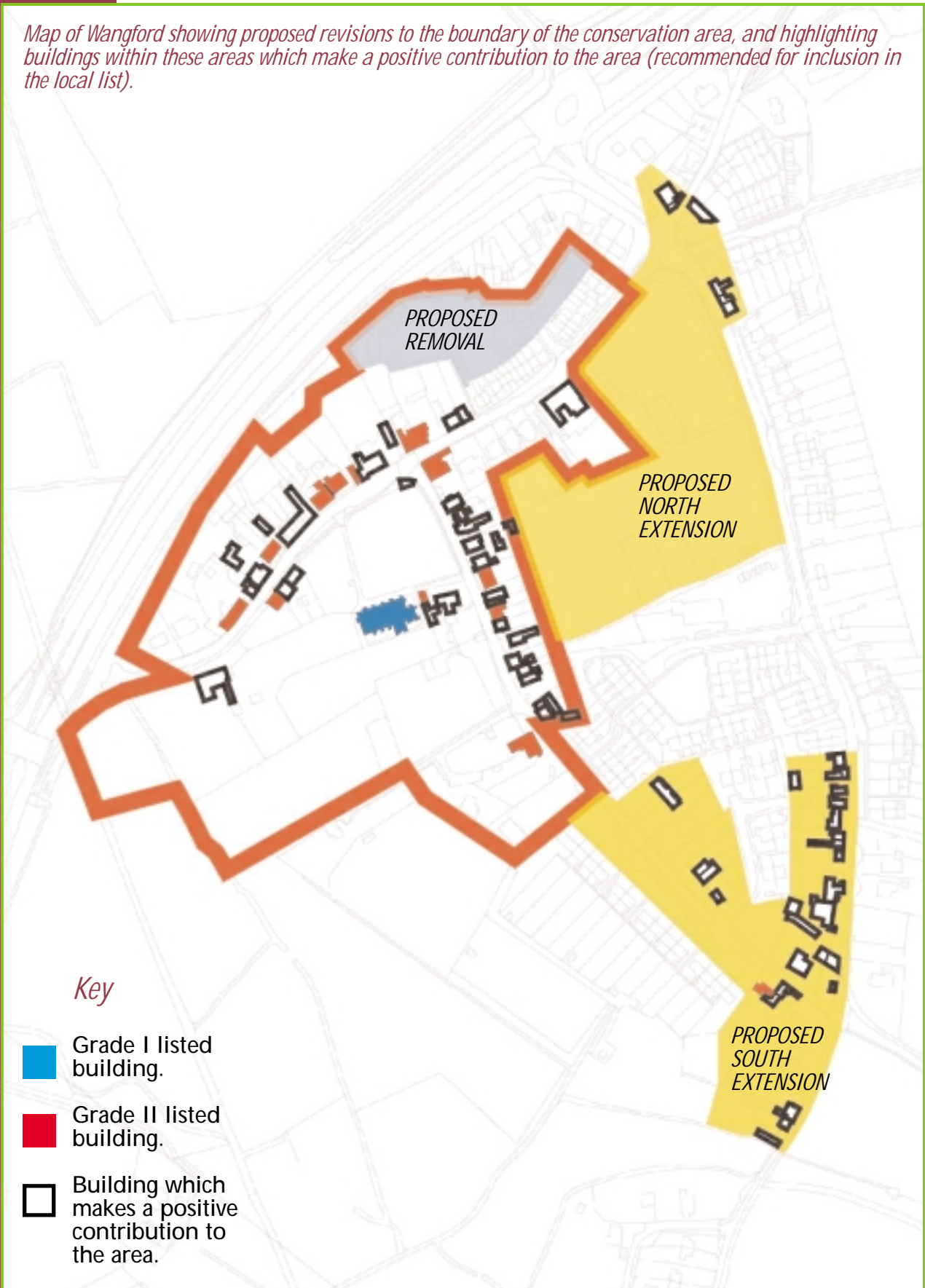
### **Condition and buildings at risk**

Generally the buildings of Wangford are well cared for. There are no significant buildings thought to be at risk.

### **Green Spaces and trees**

It is desirable to preserve these important spaces in an undeveloped form. They are shown coloured green on the map on page 6.

Map of Wangford showing proposed revisions to the boundary of the conservation area, and highlighting buildings within these areas which make a positive contribution to the area (recommended for inclusion in the local list).





## *Boundary Revision*

### **Suggested boundary changes**

Excluded from the conservation area, in addition to many mid- to late twentieth century buildings in Wangford, are significant historic elements of the village, to both north and south:

- Pound Corner – the historic intersection between the London to Great Yarmouth route and roads to nearby market towns and villages.
- Recreation ground and allotments – the site of the pound where cattle were held awaiting slaughter.
- Intersection of Norfolk Road, Hill Road and Church Street – historic gateway to the village from Southwold and the coast, and site of many historic properties.

It is therefore recommended that the conservation area be extended to include these areas; this would also give added protection to significant green spaces and important views. See maps opposite and overleaf.

It is also recommended that Old Priory Gardens, fully developed since the conservation area was originally designated, should now be removed from the conservation area.

### **Article 4(2) directions for extensions**

It is recommended that the article 4(2) direction, needed to bring the Wangford conservation area protection in line with most other conservation areas in Waveney, be imposed also within the proposed extensions to it. (See 'Further Protection through an Article 4(2) direction' on page 7).

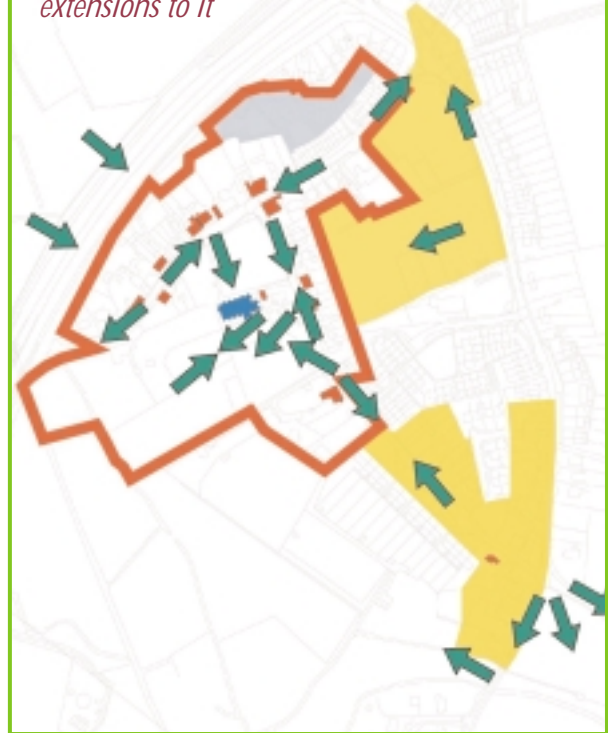
### **Proposed locally listed properties within extensions to the conservation area**

Shown on map opposite and described in appendix 2.

*Significant green spaces both within the Wangford conservation area and within proposed extensions to it*



*Important views both within the Wangford conservation area and within proposed extensions to it*



*Building heights both within the Wangford conservation area and within proposed extensions to it*



### Key

- Grade I listed building.
- Grade II listed building.
- Building which makes a positive contribution to the area.
- Significant green space
- Important view
- One or one-and-a-half storey building
- Two or two-and-a-half storey building

## *Action*

### **Further protection through an Article 4(2) direction**

In Wangford, the degradation of elements of the façades of buildings, which is not prevented by the standard conservation area legislation already in place, in particular of doors and windows, is cause for concern, and serious consideration should be given to the provision of added protection through an Article 4(2) direction. This is already in place in all the towns, and many of the village conservation areas in Waveney.

Article 4(2) directions make further restrictions on permitted development rights to residential properties in conservation areas. Once these have been imposed in an area, it means that planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare. Because these controls are a removal of what would otherwise be 'permitted development', the planning application is free. Elevations of a property not visible from a public place are not affected and these enjoy the normal 'permitted development' rights for a conservation area.

### **Spot list candidates**

None.

### **Policy for locally listed properties**

As part of its ongoing programme of conservation area appraisal work, Waveney District Council has identified buildings which make a positive contribution to its conservation areas, and any proposed extensions to them, either for their architectural or historic interest, and sometimes both. These buildings are referred to as 'locally listed', and work is underway to develop appropriate policies for their protection.

### **The Public Realm**

The use of higher quality paving materials should be considered, perhaps aiming to give the appearance of pedestrianisation of certain central parts of the conservation area, in combination with better quality street furniture and lighting.

### **Future development**

Policy CS11 of the Waveney District Council Core Strategy 2009 directs most housing development to the main towns of Waveney, with only limited development opportunities within larger villages, such as Wangford, and these generally on brownfield sites. See also policies CS01, CS02 and CS17.

### **Overhead cables**

Opportunities for undergrounding cables should be taken as and when they occur.

### **Parking**

There is an occasional parking problem in the Wangford conservation area, at times when holiday homes are fully occupied, as some homes have little or no off street parking. No obvious solution exists; however, if supported by residents, it may be possible to address this, perhaps by creating a small off street parking area if a suitable site can be found.

### **Pedestrian Safety**

There is local concern about the lack of pavement on the west side of Norfolk Road, and the speed of passing traffic. Opportunities for improving pedestrian safety in this area should be taken as and when they occur.





*1 & 2 Pound Corner*



*61 & 63 Church Street*



*The Old Forge, Pound Corner*



*Outbuilding to south of 63 Church Street*



*1-3 Sawyers Cottages, Norfolk Road*



*69 Church Street*



*Almshouses at 55, 57, 59 Church Street*



*71 Church Street*

## *Appendix 1: Addresses within proposed extensions to, and removals from, the Wangford Conservation Area.*

### **NORTH EXTENSION**

#### **High Street Evens**

18

#### **Pound Corner**

1 & 2, The Forge, Veterinary Surgery

#### **Norfolk Road Odds**

Pip's Cottage, 1, 2, 3 Sawyer's Cottages

### **SOUTH EXTENSION**

#### **Church Street Odds**

55, 57, 59, Wangford Surgery, 59a, 61 & 63, Renby, 69 (Ivy House), 71

#### **Church Street Evens**

38 (The Well Cottage), 40, 42, 44

#### **Norfolk Road Evens**

18, 20, 22, 24 (rear of 20 & 22), 26 (The Old Courtyard) 28 (Bay Cottage), 30, 32, 34, 36, 40, 42 (Oak House) 44 (Jessamine Cottage), 46, 50

#### **Hill Road**

Essenden, Birds Nest, Barnside, Thatch End, Iselnat, Willow Creek

### **REMOVALS FROM THE CONSERVATION AREA**

#### **Old Priory Gardens**

1, 2, 3, 4, 5, 6, 7, 8, 8a, 8b, 9, 10, 11

## *Appendix 2: List descriptions of listed buildings within proposed extensions to the Wangford Conservation Area*

### **38 Church Street (The Well Cottage)**

House. Early or mid C18. Timber framed and plastered, pantiled roof. One and a half storeys. 2 windows, 2-light casements; plank door in an early wide, heavy frame; 2 gabled dormers. Parapet gable ends with integral stacks. The date 1622 on the north gable is entirely spurious but a date of 1755 previously in this position could have authenticity.

## *Appendix 3: Proposed locally listed buildings within the Wangford Conservation Area Extensions*

### **NORTH EXTENSION**

#### **Pound Corner**

##### **1 (Hadfield Cottage)**

The front elevation of this semi-detached cottage is of modern red brickwork in Monk bond, and appears to be of relatively new build. However, it is likely that a modest cottage similar to its neighbour has been extended to form a T-shaped plan and re-fronted or largely rebuilt. It has a red pantiled roof with two chimney stacks of both red and Suffolk white brick, bargeboards and timber joinery beneath segmental header arches. Windows are 8/8 pane unhorned vertical sliding sashes, flush fitted. A 6-pane half-glazed door sits beneath a pantiled hood on timber brackets.

##### **2 (Farthing Cottage)**

This small cottage is attached to no 1. It has an external end chimney stack and red pantiled roof. Visible elevations are of rendered brick, and there is a pargetted panel dated 2006 at the front. It has 10/10 pane unhorned vertical sliding sashes and a 9-pane half-glazed front door.

##### **The Old Forge**

A single storey, red brick building in Monk bond with dog's tooth cobelling at the eaves and segmental header arches to all openings. The black glazed pantile roof is hipped to the north and has a small chimney stack to the rear. Windows, doors and garage doors are modern and of timber.

#### **Norfolk Road Odds**

1-3 Sawyer's Cottages stand on the site of the Sawyers Arms public house and, whilst substantially remodelled/rebuilt, show signs of containing elements of the earlier buildings on the site.

##### **1 and 2**

No 1 is a two-storey cottage of painted modern brickwork in stretcher bond, with eaves dentil course, and segmental header arches to ground floor openings and timber windows. It has a single storey entrance porch to the side with a plank door. It shares its red pantiled roof with no 2, which is a similar but smaller cottage with upvc windows. There is a single, possibly shared chimney stack. The brick front elevation of no 2, although mostly of stretcher bond, shows signs of having been modified and contains at least two types of brick.

##### **3**

No 3 is a slightly taller building, still of two storeys, with a black pantiled roof with plain verges but signs of earlier gable parapets, and a small central chimney stack. Its painted brick front elevation appears, from its differing brickwork at ground and first floor levels, to have been raised from a single storey in the past. All windows are upvc, those at ground floor having segmental header





*40, 42, 44 Church Street*



*28 Norfolk Road*



*18 Norfolk Road*



*30 & 32 Norfolk Road*



*20 & 22 Norfolk Road*



*34 & 36 Norfolk Road*



*26 Norfolk Road*



*40 Norfolk Road*



arches. The side elevation is rendered, and its asymmetrical gable suggests past modification.

## **SOUTH EXTENSION**

### **Church Street Odds**

55, 57, 59

Red brick almshouses with hipped, thatched roof. E-shaped plan. Symmetrical façade, 5-bay front, central bay two storey, elsewhere single storey. Central and end bays have smaller projecting bays with simplified dutch gable parapets and ocular windows with tiled keystones. Large, decorative central chimney stack with one similar but smaller either side. Tablet set into brickwork between ground and first floor central windows. Windows are modern (upvc?) 1, 2 and 3 light side-hung casements with leaded light detailing, flush fitted, with brick soldier courses with tile keystones. Large lawned front garden has shingle driveway and mature oak tree.

61 & 63

A pair of late nineteenth century white brick houses, said to have been built for Henham Estate workers. Red brick quoins and dressings, black pantiled roof with handsome, central red and white brick chimney stack. Decorative eaves brickwork with dog's tooth corbelling which wraps around onto gable ends. Deep roof verge overhang, with expressed purlins on gable ends and plain bargeboards forming effect of an open pediment. Doors have fishscale-slatted hoods on moulded timber brackets. Door to no 61 is an original timber plank door with two glazed upper panels, 63 is upvc. Windows to both properties are now flush fitted upvc, to 61 multi-pane side-hung casements, to 63 top-hung one light casements. Both have cottage gardens enclosed by picket fencing and hedges.

Outbuilding to south of 63

South of 63 sits a red brick, single storey outbuilding with white brick dressings and black pantiled roof. It has the same brick detailing as nos. 61 and 63, although the colours are transposed. There is a parapet to the NW gable with ocular window beneath. This building used to belong to no. 63, but the SE gable end has now been modified to create garaging for the infill bungalow (Renby) behind it.

69 (Ivy House)

Two storey, double-fronted, double pile red brick house well set back from the road, with black glazed pantile roof with end chimney stacks. Tumbled in brickwork on gable parapets. Dentil eaves cornice of brick used on edge. At first floor three flush fitted unhorned vertical sliding sash windows, 6/6 pane to centre above door and 8/8 pane to side windows with similar below. Six panel door has top two panels glazed and a simple unpainted doorcase with fluting. The porch has a concave metal hood and wirework sides. Generous front and side gardens are enclosed by red brick walling, railings, fencing and hedges.

Understood to be a timber framed building remodelled circa 1800.

71

Attached, double fronted, two-storey cottage of painted

brickwork, with a black pantiled roof with sprocketed eaves and end chimney stacks. Two 6/6 pane, inset vertical sliding sash windows to first floor and two below, all under painted flat brick arches. Door has six panels and a semi-circular metal hood with wirework sides. Set very well back from the road behind an attractive cottage garden.

The north (rear) elevation is also of colourwashed brick but has a red pantile roof. The catslide-roofed outshut has a flat-roofed dormer window. There are two further small lean-to extensions, and windows are mostly modern timber casements.

### **Church Street Evens**

40, 42, 44

One, two and two-and-a-half storeys, with mixed red, grey and black pantiled roofs and rendered elevations, the main range (no.40) side onto and directly fronting Church Street, and having a steep hipped roof with hipped, black plaintiled roof dormers to side and front with side -hung 2-light casement windows. To ground and first floor this range, and the one and two storey ranges along the roadside to the south (no. 42), have modern, multi-pane timber windows. The north west elevation of no 40 is blank save for a rooflight and a large chimney stack. A two storey range to the south west (no.44) has a much shallower roof pitch and end chimney stacks. On the elevation facing Hill Road, there are two flush fitted horned 8/8 pane vertical sliding sashes, with two below, and an inset doorway.

### **Norfolk Road Evens**

18

Previously 'Chapel Cottages', a pair of semi-detached white brick cottages, raised several steps above road level, with modern red brick retaining wall with flintwork panels. Slate roof and shared red brick ridge chimney stack. Dentil course at eaves, interrupted by two flush fitted, horned, 2/2 pane vertical sliding sash windows. At ground floor two further sash windows aligned with those above, and a modern timber door with fanlight detail sit beneath white brick flat arches. Planting hides all trace of the second front door, presumably now bricked up.

20 & 22

Set with its asymmetrical gable onto the street, this pair of colourwashed brick, one and a half storey cottages has upvc casement windows and gabled porch, and three full dormer windows on its south facing roof slope. It has an eaves dentil course, a red pantiled roof with gable parapets and two ridge chimney stacks, and a low brick garden wall.

24, rear of 20 & 22

A small cottage of painted brick with modern fenestration and black glazed pantiled roof with rear catslide.

26 (The Old Courtyard)

A two-storey cottage of colourwashed brick with dentil eaves detail, set gable onto the street, and now extended to the rear. Red pantiled roof with plain verge and ridge chimney stack. Large fixed pane 6-light window set flush in front gable. Further modern timber 4-light casement



42 Norfolk Road

windows to side, and plank door in rear extension. Picket fence enclosing small front garden.

#### 28 (Bay Cottage)

Pebble-dashed, two-storey cottage, formerly detached, with red pantiled roof with gable parapets and single end chimney stack. Dentil eaves brickwork. At first floor, one central modern timber window with 4 pane side hung casements. Below is a small flat roofed oriel window with similar casement windows and fixed panes to sides. Four panel front door, the upper two panels glazed, has a decorative plain tiled gabled hood supported on timber brackets. A picket fence encloses a shallow front garden.

#### 30-32

A pair of two storey cottages built in red monk bond brickwork, possibly now combined as one dwelling. The building has been extended to the north in Flemish bond brickwork, and is now attached to no. 28 Norfolk Rd where previously it may have been detached. Shared ridge chimney stack, dentil eaves course, narrow flat arches to ground floor windows and doors. Four first floor flush fitted upvc horned top hung casement windows, in imitation of 2/2 pane vertical sliding sashes, and four similar but taller at ground floor. Front doors have simple timber and plaited gabled hoods on timber posts. Paved front gardens are enclosed by modern hoped steel railings.



44 Norfolk Road

#### 34 & 36

A pair of two storey red brick cottages with shallow slate roof and central shared chimney stack. Dentil eaves detailing is interrupted by flush fitted vertical sliding sash windows, one per cottage, 2/2 pane to 34 and 3/6 pane to 36. Ground floor windows are aligned but deeper, under fine rubbed brick arches, 2/2 pane to 34 and 6/6 to 36, all horned. Front doors are six panel, bead and butt, the upper two panels glazed. The flat arch above the door to no. 34 is now rendered. The shallow front gardens are enclosed by a low wall to no. 34 and a picket fence to no. 36.



Thatch End and Iselnat, Hill Road

#### 40

Two storey red brick cottage, now rendered, with red pantile roof with gable parapets and two chimney stacks. Originally may have been smaller and detached, now extended to the north to join no. 36 (north chimney marks original north gable position). Three historic six-light windows at first floor comprising timber frames with side hung metal opening casements on pintle hinges. Below are similar nine-light windows and one modern to the north. Modern door sits in modest gabled timber, brick and tile porch, also modern. To south is vehicular access and some historic brick and pebble walling.

#### 42 (Oak House)

A two storey white brick house of more than one build, the main slated gabled range parallel to the street and set back behind a small front garden enclosed by metal railings and gate and a section of modern low brick walling. This range has three first floor upvc vertical sliding sash windows with margin lights, flush fitted under painted stone or rendered flat arches with keystones. At ground floor is a large canted bay window, with slate roof and similar upvc windows. The



Willow Creek, Hill Road

front door has two lower panels, and is glazed above, with margin lights.

This range appears barely connected to a second, lower and possibly earlier, hipped black pantiled range, end on to the street to the north. This was the Loyal Oak public house and had a shopfront which has since been removed and replaced by a pair of inset upvc horned vertical sliding sash windows with margin lights, beneath somewhat incongruous looking red tile soldier courses with narrow keystones. The two first floor windows in this range are flush fitted historic vertical sliding sashes with horns. To the south side of this range is a front door in a simple timber doorcase with bracketed cornice and sundial above. At first floor is an unusual flush fitted, 4/4 pane unhorned vertical sliding sash window, the lower panes elongated.

There are three solar panels to the slated roof and two white brick chimney stacks, one per range.

From the north, a further range can be seen to rear and a single storey garage block. The character changes as all visible roofslopes are red pantile and elevations are painted brick. There is further flush fitted historic joinery to this elevation.

#### 44 Norfolk Road (Jessamine Cottage)

A double-pile, double-fronted red brick cottage with slate roof and end chimney stacks. Dentil eaves detailing and plain bargeboards to gables. Two upper windows are flush fitted, unhorned, 6/6 pane vertical sliding sashes. Unusually, the lower windows are inset, giving a greater width of glass than those above, in the same width of structural opening. This may have been a modernisation of the important ground floor rooms only. These windows are also considerably taller than those at first floor and have flat arches above. A central 6-panel bead and butt front door now has the four upper panels glazed. A simple but heavily fluted and reeded timber doorcase has consoles supporting a cornice. A single storey element to the north connects with no. 42. The lawned front garden is edged with white brickwork, some moulded, and lost its cast iron railings and gate to the war effort.

A later single storey hipped extension to south, of slightly paler brick with slate roof, has one very large, flush fitted, unhorned 6/9 pane vertical sliding sash to front elevation. A further, later single storey extension retains a 2/2 pane horned vertical sliding sash window but no roof. A fine Regency wrought iron gate in a red brick garden wall opens to the rear of no. 44 and to no. 46, which appears to be a converted outbuilding. There is also a small roadside parking area and rear vehicular access for 69 Church Street.

#### Outbuilding to rear of 44

Single storey Suffolk white brick outbuilding with black glazed pantiled roof. Attached to no 46.

#### 46

A single storey, red brick converted outbuilding with hipped, pantiled roof.

#### 50

No 50 Norfolk Road is attached to no 71 Church Street. It is rendered, with a hipped, red pantile roof with chimney

stack. The front (south) elevation has vertical sliding sash windows and one round window to the upper floor with a door and French windows below. To the east and north are modern flush-fitted casement windows with top-opening lights and a complex pantiled roof.

#### Outbuilding to south of no 50

The last building on the west side of Norfolk Road is a small outbuilding which is of red brick in rat trap Flemish garden wall bond at low level with a white brick dentil course. It has a red pantiled roof with a gable parapet to the north gable.

### Hill Road

#### 4 Hill Road (Thatch End)

This is a two-storey, attached cottage, built hard up against the road edge, its timber frame now encased in colourwashed brick. It has a thatched roof with decorative ridge and eaves, barge boards and a central, red brick chimney stack. It has two wide, modern, flush-fitted multi-pane casements to first floor with timber shutters and, aligned at ground floor, two modern oriel windows, each will four, multi-pane casements. Four narrow segmental brick arches for earlier openings, now blocked, are visible above the flat roofs of the oriel windows. A large mature willow tree which can be seen from the road is a feature of the rear garden.

#### Iselnat

A 'chocolate box', attached, two storey, double-fronted red brick cottage with black pantiled roof with plain roof verge. Two storey, red brick lean-to to the rear. Two flush-fitted, unhorned, 8/8 pane vertical sliding sash windows at first floor with two slightly deeper below under rubbed brick flat arches. Four panel, bead-and-butt front door in a simple timber doorcase with a small frieze and cornice. The modified brickwork to the south east corner and rendered south elevation give clues to the earlier presence of another cottage, now demolished. Very shallow front garden enclosed by simple metal railings and pedestrian gate with scroll decoration. An attractive pebble and brick rear garden wall can be seen from the road.

#### Willow Creek

Detached cottage, gable end onto the road, converted from an outbuilding. Small two-storey front range with single storey to rear. The front range is red brick with rat-trap bond to eaves level and Flemish bond above. It has dentil eaves detailing and a red pantile roof with gable parapets. It has several circular cast iron tie rod ends, small, woodgrain finish upvc casement windows and a plank stable door with timber gabled porch. There are two pairs of upvc French windows to the rear range. A timber farmyard gate encloses a shingled drive.



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