



WESTLETON CONSERVATION AREA APPRAISAL

June 2010



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 5/11/09 and 28/2/10 and included writing to the Parish Council and providing printed copies; placing the draft on the Council's website; including a request for views via the Council's public magazine 'Coastline'; issuing a press release; making available printed copies at SCDC's planning reception; and inviting responses from Suffolk County Archaeology and the Suffolk Preservation Society. A total of 2 responses were received which led to 5 additions, amendments and alterations to the draft appraisal, summary map and management plan prior to adoption in June 2010.

INTRODUCTION

The conservation area in Westleton was originally designated by East Suffolk County Council in 1973 and confirmed by redesignation by Suffolk Coastal District Council in 1991.

The Council has a duty to review its conservation area designations from time to time, and this appraisal examines Westleton under a number of different headings as set out in English Heritage's 'Guidance on Conservation Area Appraisals' (2006).

As such this is a straightforward appraisal of Westleton's built environment in conservation terms and is followed by a street-by-street appraisal describing the village in more detail.

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

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



Village Sign



The Garage viewed from Reckford Road

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.

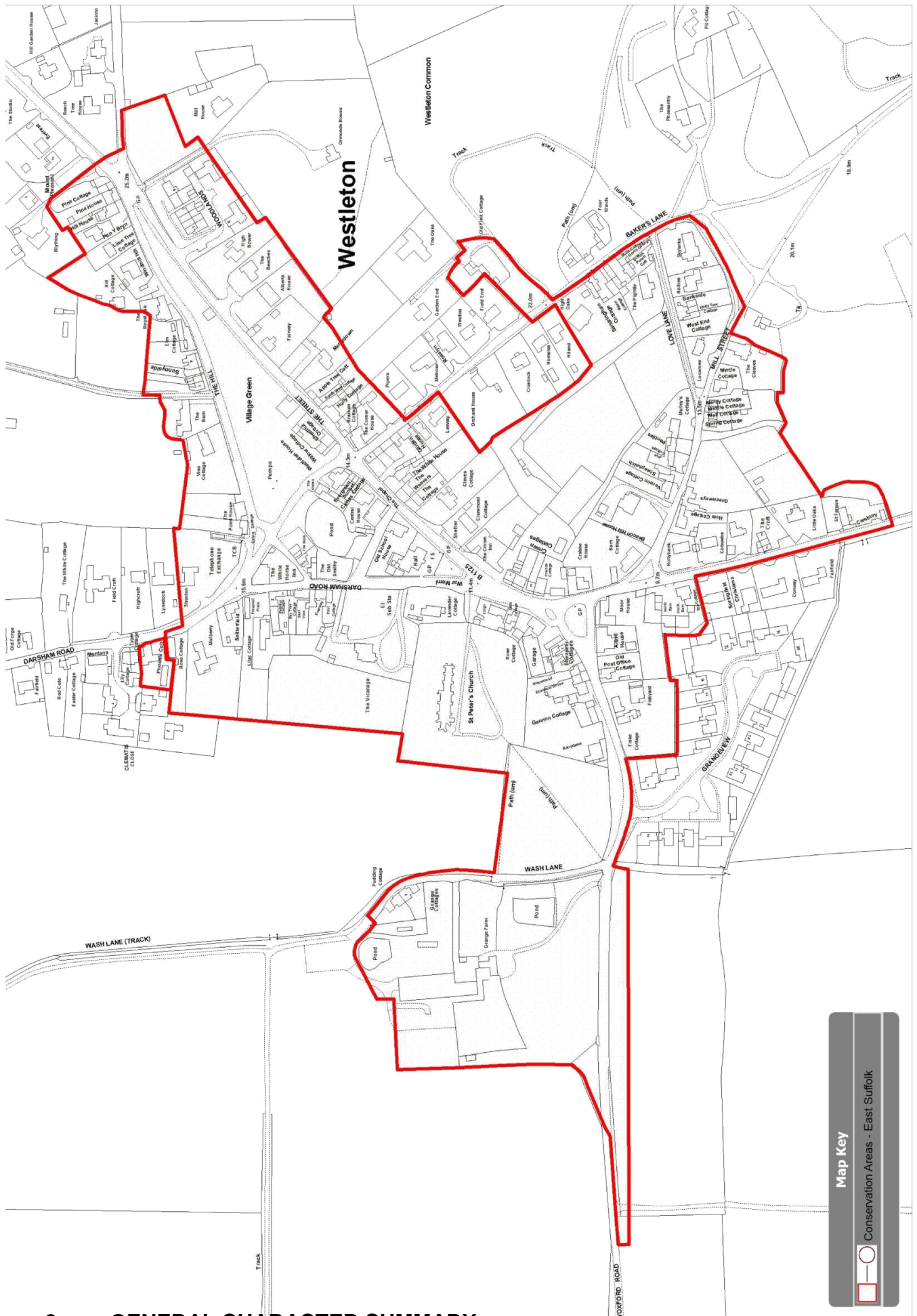
National planning advice on the identification and protection of historic buildings, conservation areas and other assets of the historic environment are set out in Planning Policy Statement 5: Planning for the Historic Environment; and PPS 5: Historic Environment Planning Practice Guide (both March 2010).

At the regional level, the East of England Plan (May 2008) includes Policy ENV6 'the historic environment'. This policy encourages local planning authorities, in their plans, to 'identify, protect, conserve and, where appropriate, enhance the historic environment of the region'.

At the District and local level, the approved draft (as at June 2010) of the Local Development Framework (LDF) 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 LDF 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, topography and archaeology
- a description of the area's history, development and current status
- a guide to managing future change



2 GENERAL CHARACTER SUMMARY

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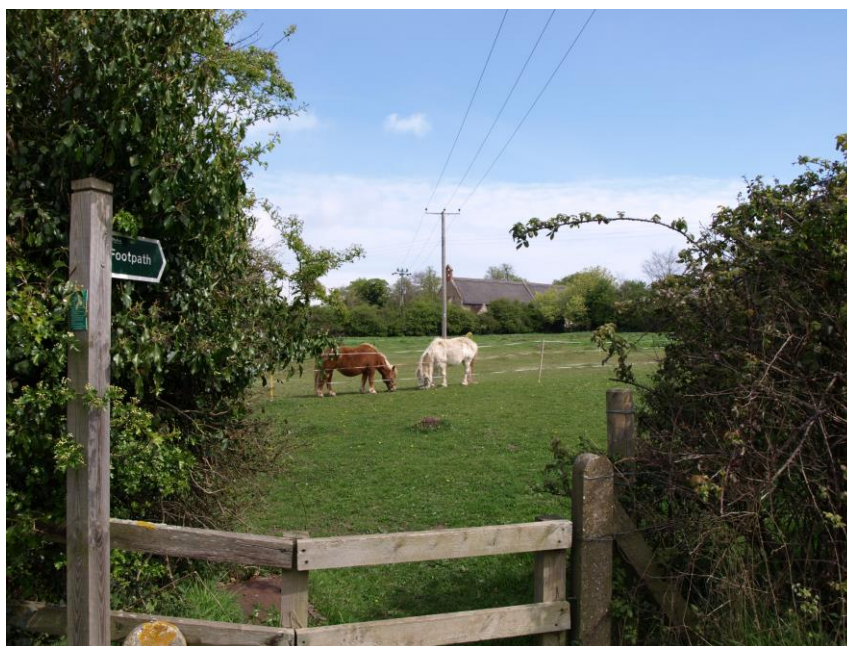
Westleton is a village, which, despite a significant amount of 20th Century development having taken place, still retains a strong traditional character. Vernacular buildings and traditional cottages still dominate visually, with other older structures such as brick and flint walls, workshops, storage and ancillary buildings reinforcing the overall character of the village.

Westleton has some unique features, not least the village green which has an attractive pond at the southern end. The Green is sizeable and well kept - an elongated triangle narrowing northwards towards the brow of the hill. The form and layout of the village is also quite special, the historic core is sited around a complex series of road junctions which create a number of attractive triangular spaces.

The relationship between the settlement, the topography of the land and the wider landscape is also very important. Westleton is located on the edge of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, on gently undulating land which rises northwards as it moves away from the valley of the Minsmere River which feeds into the Minsmere level and Bird Reserve to the east.

To the south and east of the village centre is Westleton Heath which forms part of the largest surviving tract of heathland in east Suffolk. It is also included in the River Yox and Minsmere River's Special Landscape Area. The land with this heathland character forms a major element in the street scene in different parts of the village and contributes greatly to the character and appearance of the Conservation Area and its setting.

The land to the west of the village, unlike that to the east, is almost entirely devoted to agricultural production, mostly cereals. Quite large fields characterise the western approaches making the mature landscaped grounds of The Grange, the meadow alongside to the east, the churchyard, the Vicarage and the strong hedge line and lack of development which exists between the churchyard and Fisk's Nursery to the north such important features here.



Footpath 28 off Yoxford Road

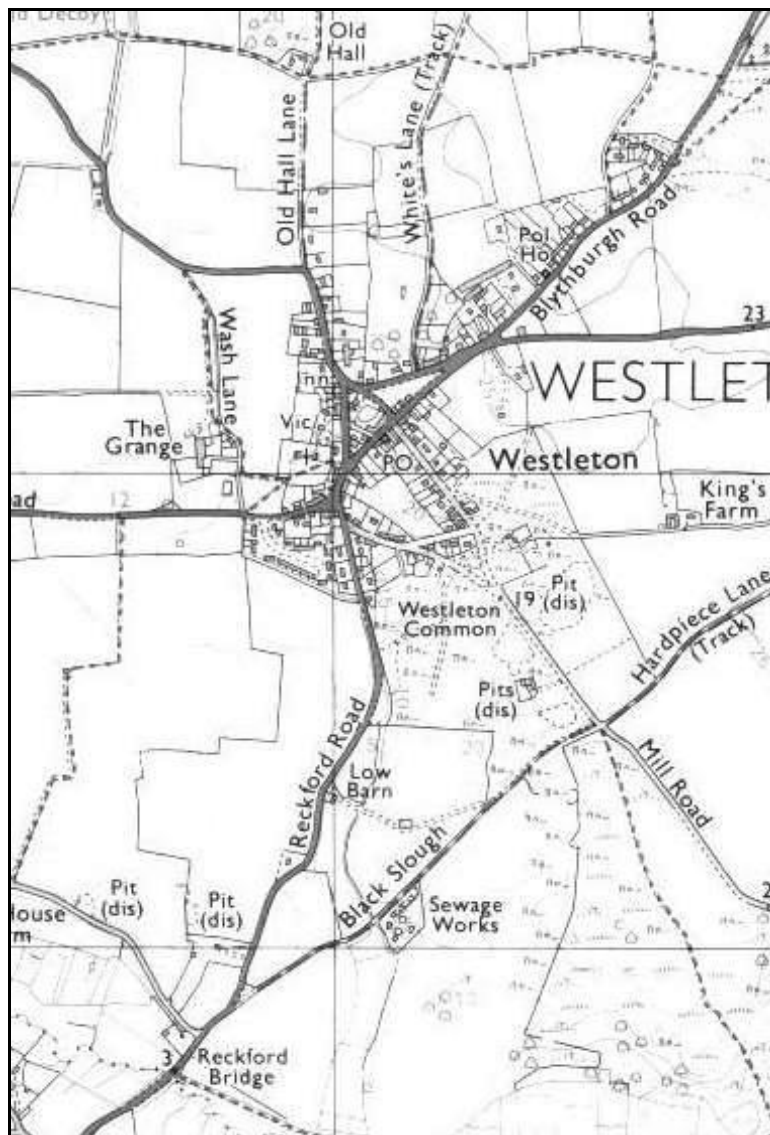


3 TOPOGRAPHICAL BACKGROUND

Westleton is a small inland village in east Suffolk about four miles north of Leiston and six miles south-east of the market town of Halesworth. The village lies on a peninsula of slightly higher ground between the Dunwich River to the north and the Minsmere River to the south, which both here head east towards the coast some three miles distant.

The village lies along the B1125 road, which continues northwards to Blythburgh. In the 18th Century the Ipswich to South Town (Great Yarmouth) Turnpike Trust's road (now the A12) ran three miles further inland to Blythburgh. From 1859 passengers could join the railway network further inland at Darsham on the East Suffolk line from Ipswich to Lowestoft.

The village is on the coastal 'Sandlings' strip, where the sandy heathland soils are best suited to sheep farming and rabbit warrens. The underlying geology is essentially crag deposits, sands and gravels laid down during the late Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk Historic Environment Record lists about thirty sites of archaeological interest for the parish of Westleton.

These include a ring ditch, a tumulus, a rectangular enclosure and a variety of earthworks and cropmarks, all of which are undated, but most likely of Bronze Age or earlier origin.

There are also some flint scatters, a Bronze Age bucket urn plus some Roman and Saxon pottery finds. More recent entries include a number of Medieval scatter finds, plus three Post Medieval windmill sites and a decoy pond.

The parish has two entries in the Domesday survey of 1086, both manors held by Robert Malet. The larger entry was originally held by Aki, contained woodland for 7 pigs, 3 acres of meadow and a church with 20 acres.

Two Scheduled Monuments in the parish comprise a bowl barrow (the tumulus above) towards Blythburgh and a Medieval moated site at Lymball's Farm near Darsham.

Mixed soils, including sandy and coarse loam soils and some deep peat soils have provided fertile arable land. By the early nineteenth century a significant proportion of the village population was employed in agriculture and village numbers expanded to a high of around 1,000 in the mid-nineteenth century.

Westleton Common is almost 18 hectares in area and was purchased by the Parish Council in 2003.

Suffolk Historic Environment Record is now available online at

www.heritagegateway.org.uk/Gateway/CHR



St Peter's Church

Westletona ten aki. i. lib ho p man. 1111.
car tre. fep. x111. uilt. fep. x1111. bor. Tnc. 1111. fer. m. h. Tnc
111. car in dno. m. h. Tnc. x. car hou. m. v. filua ad vii. por.
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Tnc ual e. fol. m. fimili. 7. i. aecla de xx. ac. 7 ual xl. d. Huic
man iac. x1111. libi boes & dimid. de. c. 111. ac. 7 dim. Tnc vi.
cal. m. 111. fep ual. xx. fol. 7 h. 11. leug in loñ. 7. 11. quar 7
11. liug. in lat; vii. d. & obolu de g. hoc ten. Gillebt blund
de R. malet.

In Westletona. i. lib ho cind. xxx. ac. p. i. m. m. idē fulch.
Eccla. 111. ac. Tnc 7 p. i. car. m. nichil. 7. i. ac. pti. 7 tnc ual
viii. fol. 7 quando Rob recep fuit ad firma. p. xx. fol. m.
redd. viii. fol. Rex & comes foca.

Aki, a free man, held WESTLETON as a manor; 4 carucates of land.
Always 13 villagers; always 14 smallholders. Then 4 slaves,
now none.
Then 3 ploughs in lordship, now none; then 10 men's ploughs,
now 5.
Woodland for 7 pigs; meadow, 3 acres. 3 cattle, 20 pigs, 60 sheep;
always 24 goats, 2 beehives.
Value then 100s; now the same.
1 church with 20 acres; value 40d.
To this manor belong 14 free men and a half with 103½ acres. Then
6 ploughs, now 3.
Value always 20s.
It has 2 leagues and 2 furlongs in length and 2 leagues in width;
7½d in tax.
Gilbert Blunt holds this from Robert Malet.

In WESTLETON 1 free man under patronage; 30 acres as 1 manor.
Now Fulcred also holds (it).
A church, 3 acres.
Then and later 1 plough, now nothing. Meadow, 1 acre.
Value then 8s; when Robert received (it), it was at a revenue for 20s;
now it pays 8s.
The King and the Earl (have) the jurisdiction.

Extract from Domesday Survey

5 QUALITY OF BUILDINGS

All but one of Westleton's seventeen listed buildings are grade II, mostly farms, houses and cottages some timber-framed and plastered, some the same but brick faced, others wholly in brick.

The one building qualifying for the higher grade II* status is the Church of St Peter. With its long thin nave and chancel both thatched, only the south porch is plaintiled. The original west tower fell in the 1770s and its successor was removed mid 20th Century and replaced with a simple bell-cote in brick. A good many original features of the 14th and 15th Centuries survive, although many of the windows are restorations.

Since the Church is tucked away to the west, the former Schoolhouse and School, the latter now used as a Village Hall, now dominate the centre of the village. Dating from 1842, both are grade II listed and have slate roofs and walls of small flint pebbles with white brick dressings.

Strategically placed opposite the hidden entrance to the churchyard the Crown Inn is listed as 18th Century in date of red brick, with a plaintiled roof.

The majority of buildings within the conservation area are unlisted. This status does not diminish their value nor their important contribution to the character and appearance of the conservation area, and their character defining features should be retained. New development can enhance the conservation area when designed to a high standard.



Village Hall (former School)



The Crown Inn



Methodist School, Red Brick



Dutch Gable and Plaintile



Flint, Red Brick and Pantile



Pantile and Render

6 TRADITIONAL BUILDING MATERIALS

The pattern of slate roof with walls of small flint pebbles and white brick dressings as seen on the School is repeated on a number of cottages around the village, albeit with variations. Some have a black glazed pantile roof, not uncommon in the coastal region, others a plain red clay pantile and red brick dressings to match.

The soft 'Suffolk Red' brick is also frequently used on both cottages and larger buildings such as the Primitive Methodist School and the Gannon Reading Rooms, again with a variety of roof coverings including slate, plaintile and pantile. The Methodist Chapel itself is mainly this same red brick with a slate roof, but employs the harder 'Suffolk White' brick for its grander street elevation.

Render is the other main material to be found, sometimes on timber framing, sometimes on brick or even on brick facing up a timber frame. Elsewhere, brickwork takes on the appearance of render with an application of paint, overall in the village the effect is one of a great variety of materials.

Both the Church and the Crown Inn employ a parapet detail to their gable ends and this also appears on several cottages, with examples of both tumbled brickwork and a Dutch style gable amongst them. A number of front boundary walls employing half round red capping bricks have survived and are built usually in the red brick or occasionally flint.



Flint, White Brick and Black Pantile



Red Brick and Pantile

7 CHARACTER OF SPACES

The Street runs through Westleton providing a south-west to north-east axis around which the village is built. At its southern extremity a small triangular green marks where Reckford Road from the south meets Yoxford Road from the west. From here north-eastwards The Street is pinched by buildings either side, before opening up again to another more formal small triangular area in front of the Village Hall, which has the Crown Inn to the east and the Churchyard entrance to the west. From this triangle Darsham Road heads off northwards.

It might be thought that this is all the village has to offer, but The Street continues to the north-east for some considerable distance before eventually splitting into roads to Blythburgh and Dunwich. Between the Village Hall and that junction up the hill it runs for half the distance fairly built up on both sides, but for the second half it opens up into an expansive village green on its north-western side.

This large triangular green is bounded on its northern side by the houses of The Hill, which look southwards across it. A thin wedge of a triangle, with its apex up at the Dunwich/Blythburgh Road junction, the village green drops down ever wider to a pond at its base, effectively just behind the Village Hall. The pond is an unusual feature and contributes much to the village character of Westleton. Just north of this The Hill joins Darsham Road, the White Horse Inn imposing here.

Other important open spaces that make an important contribution to the character of the conservation area include: the glebe land to the Vicarage; the field between St Peter's Church and Grange Farm; St Peter's churchyard; and the large, enclosed field behind the Crown Inn.



Pond below The Green



Pond and The Green

8 TREES AND GREEN SPACES

Within a conservation area all trees over a certain size are afforded some protection. Notice to fell or prune trees has to be submitted to the local planning authority for consideration. Specific trees, groups or woodlands throughout the conservation areas may sometimes be protected by Tree Preservation Orders (TPO) by virtue of the fact that there has been a previous request or proposal to remove the tree or develop a site. Protected trees may have particular amenity, historic and ecological value.

South-east of the built up area is the Special Landscape Area of Westleton Common, the beginning of an extensive area of heathland that continues to the coast as Westleton Walks and Dunwich Heath along the north side of Minsmere Nature Reserve. Thus around the edge of the conservation area there are numerous mature trees, mainly Birch, Pine and Oak that are part of that environment.

The village green is different, laid to grass with plantings of Horse Chestnut, Lime and some exotic conifers up the hill and mature Alder, Poplars and Willow skirting the pond. Its large triangular form is only impinged upon at its southern corner, where buildings obscure views of it from The Street.

A single Sycamore on Bakers Hill is the subject of Tree Preservation Order no.116, whilst TPO no.4 protects a variety of Beech, Lime, Holm Oak, Chestnut and Oak trees in the grounds of The Grange, west of the centre off Yoxford Road.

Here on the western approach to the village there is an out of place overlarge hedge of Cypress, which might be less intrusive in native species.



Corsican Pine, Love Lane



Poplars on The Green

9 COUNTRYSIDE SETTING

With Westleton Common to the south-east and agricultural fields around the other three quarters, the village of Westleton has arable countryside as its setting in most directions. Development around the web of roads that meet at its centre has mostly been one plot deep apart from one small estate to the south-west.

The centre has remained largely undeveloped, with large green areas remaining as the village green, a large field behind the Crown Inn and opposite this, the churchyard with good views across countryside to the west.

The churchyard contains one definitive footpath, no.28, linking across to Yoxford Road, but most other footpaths are outside the conservation area. No.34 heads east across Westleton Common, but many other non-definitive paths exist all over this area, indicating that it is well used.

Three other footpaths run in a northerly direction, no.29 up Wash Lane connecting Yoxford Road to Darsham Road, no.32 off a bend in this last up Old Hall Lane and no.31 off the village green known as Whites Lane.



Access to Westleton Common



Access through St Peter's Churchyard

10 FORMER USES

Old field names recorded in the tithe apportionment of 1842 give a clue to some former activities in the village: 'Ozier Beds' indicates the growing of willow, 'Hempland' and 'Winding Field' the linen industry, whilst a field called 'Dingle Skirt' gives little clue. Other entries such as 'Mill Piece', 'Clay Pit Field' and 'Brick Yard' are self-explanatory.

Early 17th Century records indicate a majority of the village's residents were Yeomen or Husbandmen, with a scatter of other trades such as Turner, Tailor, Thatcher, Weavers and even Minstrel.

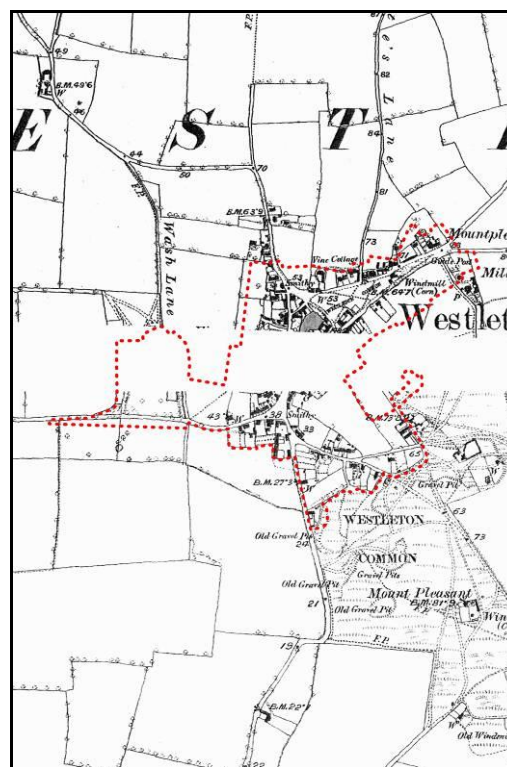
This general picture of an agricultural background is also borne out by 19th Century records, which include as residents a Saddler, three Blacksmiths, three Corn Millers and two Wheelwrights alongside twelve Farmers.

The village was at one time graced by three windmills of which little survives: two were out on the Common and one at the east end of the village green.

The tasks of blacksmith and wheelwright continue in their modern incarnation of local garage. A small village store remains and the old chapel is a second-hand bookshop. The overall lack of commercial uses is reflective of most rural villages in the 21st century where inhabitants source employment, goods and services elsewhere.



Garage and Village Hall



19th Century Map

11 PROPOSED ENHANCEMENTS

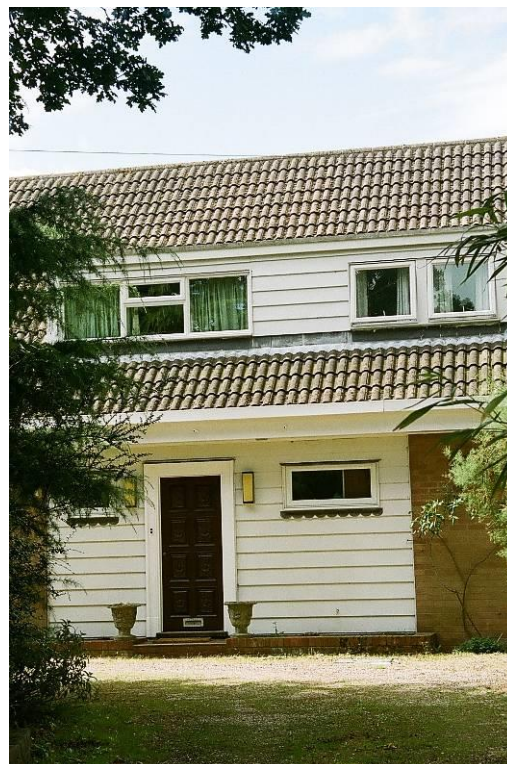
Westleton has not suffered too badly from inappropriate modern infill, although one area of Bakers Lane with bungalows both sides has been noticeably excluded from the conservation area.

One further house adjoining this may also have been omitted: with its concrete tiled roof, plastic ill-proportioned windows and white weather-boarded façade, it is a long way from being traditional in form.

Other modern houses and bungalows occur within the conservation area, but are often set well back from the road, allowing an element of screening by their gardens. This screening can itself be intrusive, especially if it is in the form of 'Leylandii' hedges, an alien species allowed to get out of control.

Elsewhere the modern intrusions are of a more minor nature such as painting or rendering over of brickwork or the insertion of plastic windows in unlisted properties. Unfortunately some of the unlisted buildings in the conservation area have poorly proportioned plastic windows, bringing with them a concurrent loss of traditional detailing and historic fabric. Use of an Article 4(2) Direction controlling permitted development rights would ensure that historic detail is conserved.

Suffolk Coastal District Council's Parish Tree Scheme is available to Parish Councils who wish to carry out sensitive planting schemes to enhance spaces within the Conservation Area.



High Oaks, Bakers Lane



uPVC Window

**12 STREET -BY-STREET
APPRAISAL**



12.1 Yoxford Road - North Side

The Grange and its landscaped grounds are a major feature on the approach to the village along Yoxford Road from the west. The house itself, which is set well back from the road and appears to be surrounded by lawns and mature trees, is a splendid classical composition in Suffolk White brick with a very shallow pitched, slate covered, hipped roof.



There are a number of agricultural buildings located behind the house along with Nos. 1 and 2 Grange Cottages, which are accessed via Wash Lane. These two dwellings have a steeply pitched clay tiled, gabled roof with chimneys at each end and a larger central stack on the ridge line. Red brick with traditional small paned fenestration to the gables, they have some plastic windows on the front, but remain largely unspoilt when viewed from lane. The roof and chimneys look particularly attractive as they rise above a high hedge line which forms a major screen along Yoxford Road.



Dating from the early 19th century, its fine symmetrical facade is composed of a two-storey main block with single-storey side wings with parapets. Five elegant sash windows surround an arched doorway and a larger arch is formed in the brickwork above the central first floor window. For a two-storey building without a raised ground floor it is a tall structure, the wide overhanging eaves being raised quite high above the first floor window heads.



To the east of Wash Lane is a field with mature boundary hedges beyond which are important unrestricted views of St Peter's Church. This open space makes a positive contribution to the rural nature of the Conservation Area in this part of the village forming a pleasant relationship with the Grange, its lawns, trees and pond and the farm buildings to the north and the western edge of the village, including St Peter's.



Last used as a restaurant (Barnabees), a traditional brick fronted building with a steeply pitched clay pantiled roof forms the beginning of the village proper on the north side of Yoxford Road.

Set behind a fairly wide grass verge and attractive brick boundary wall the building forms an appropriate gateway feature. The simple rectangular form with high gables is very characteristic of the Suffolk vernacular and remains the dominant feature despite large rear extensions.



Further east beyond the gravelled driveway is Gannon Cottage which is an interesting mixture of a single-storey range (the former Gannon Reading Room) running parallel to the road terminated by a two-storey cross wing at the end. The red brick clay pantiled building has some robust detailing which probably dates from the early 20th Century.



Next door is a small traditional outbuilding with a clay pantiled roof which has had a rather poorly designed extension added to it right across the elevation to the street, incorporating a modern shopfront.



This outbuilding is attached to one of two pairs of semi-detached rendered cottages which are located in a slightly elevated position. Their clay pantiled roofs, traditional bargeboard details and substantial chimney stacks help to blend in with the surroundings.



These homes are located adjacent to the garage which occupies a very prominent location in the village at the junction of Yoxford Road and The Street. Whilst the very nature of the business means that some of the activities which take place can be visually intrusive, this is compensated by the traditional nature of most of the buildings on the site coupled with the fact that the garage provides a much-needed service to the local community.



There is however, some erosion taking place of the grassed area at the front of the site and problems associated with parked vehicles and pedestrians at the busy road junction. There is scope to implement some improvements here.

12.2 Yoxford Road - South Side

The Conservation Area boundary follows the southern side of Yoxford Road until it reaches the first of a group of traditional buildings (Fiske Cottage) which marks the beginning of the historical core of the village.



The boundary here excludes Grange View, quite a large estate of modern houses, the design and appearance of which do little to complement the traditional character of the village.



Fiske Cottage itself is of red brick with a pantile roof and now has plastic windows.



Set back in its former garden a bungalow called Fiskyard has been built.



East of Fiskyard, The Old Post Office is built fairly close to the edge of the road. It has a narrow frontage with a wide gable end with a smaller extension to the left-hand side and lean-to extensions to the rear. Normally a pitched roof which spans across the wider part of the building looks uncomfortable, but here it just seems to add to the character of the cottage. The traditional fenestration helps, although one or two modern windows have been inserted and there are some ugly external drainpipes.



Argyll House and Moorhouse have long frontages which enclose this important corner in the street scene in a very pleasant manner. Argyll House is two-storey in red brick with a black pantiled roof and brick parapeted gables at each end.

The front elevation has five attractive sash windows to first floor with four below. The front door, with its semi-circular fanlight above, is at one end below the fifth sash window. Unfortunately the brickwork on the ground floor has been rendered over.



Attached to Argyll House is a traditional single-storey extension with a pantiled roof and a large pleasantly proportioned shopfront.



Moor House is one and a half storey, and has painted brick walls. Its steeply pitched clay plain tiled roof has flat roofed lead clad dormer windows and some four chimney stacks.

Dating from the 17th Century, although parts could be earlier, the brick facade hides a timber frame. It was at one time a farmhouse and has windows that are a mixture of casements, mostly fitted with square leaded panes. There is a Dutch gable to the right hand side and a single-storey 19th Century dairy wing at the other end. There is a rear wing which also has a Dutch gable.

In front of these two houses is quite a large green provided with a seat. It is a shame that there is a road between the green and the dwellings, especially as it is constantly used as an area for car parking.



12.3 Reckford Road

Reckford Road runs south from the Yoxford Road junction. The view looking south provides a more rural aspect and it is clear that the more built up central part of the village is being left behind. Here the landscape begins to dominate.



Behind Moor House are some former agricultural buildings including a large barn which has recently been converted for residential use. The former farm complex had an open character with a flint boundary wall which still has an attractive clay pantiled outbuilding built off part of it.



Although some of the mature trees have been retained on the site and the new house has some traditional qualities, the site now seems to be dominated by garages and vehicular turning areas. Furthermore, the barn despite retaining its essential form and being given an attractive clay pantiled roof covering, has taken on a domestic character.



Whilst previously the site was somewhat overgrown and dilapidated, most of its agricultural character has now been lost, its current appearance contributes to the character of the Conservation Area in a very different way.

Modern development characterises the western side of Reckford Road beyond this point and so it is excluded from the Conservation Area. However despite some non-traditional houses having been constructed amongst the older buildings on the eastern side the boundary there encloses the whole of the built-up frontage.



Opposite the Green at the Yoxford Road junction a new house (Crabbe House) has been built fairly close to the road. It sits next to a range of old outbuildings and there is a rather prominent new garage to the rear. Even though there is clearly some scope for improving the appearance of the old single-storey range, its traditional, functional character makes it an important feature in this prominent location in the village.

It is a reminder of the fact that for centuries buildings like this performed a major role in the economy of the village and for this reason it is important they are not all lost to new development.

Whilst being a very good attempt at echoing the traditional Suffolk vernacular brick cottage form of a symmetrical facade around a central doorway with a chimney in the gable, some of the detailing is not traditional enough. For example, traditional bargeboards with capping pieces on both the main roof and the porch would have made a big difference. From the junction, behind this house there are views of the higher undeveloped open land to the east.

This is an important element of the countryside visually coming right into the centre of the village. The gap in the built up frontage to the south of the new house enhances this aspect of the attractive street scene.



Close to the junction with Mill Street an interesting old single-storey brick outbuilding has a gable end onto the back of the footway. Its Suffolk white brick walls, clay pantiled roof, parapet gable and traditional detailing and fenestration make it an important and attractive addition to the street scene.



It forms a pleasant juxtaposition with the two cottages now all one (Barn Cottage and the former Montrose) which overlook the triangular green at the Mill Street turning. Although modernised with some plastic replacement windows, both these buildings retain much of their traditional quality, especially important is the mellow appearance of the old clay pantiled roofs, the chimney stacks and the attractive brick boundary walls.



South of Mill Street, there are two bungalows (Holly Bank and Cobwebs) which are pleasantly screened by tall hedges. Hedges, trees and shrubs are a major feature in this part of Reckford Road, as are the open spaces between buildings.



Beyond here two traditional buildings which have been built with their gable ends right up close to the road form important focal points in the street scene. They are long, narrow terraces with rendered walls and both comprise more than one dwelling.



Nos.1, 2 and 3 The Croft are one and a half storeys with their rear elevation facing north towards the village with a lean-to extension (or 'outshut') so the attractive clay pantiled roof sweeps down to a very low eaves level, the back wall of the row being screened by the boundary hedge. A very small wedge or 'catslide' dormer forms an interesting little feature close to the middle of the roof and there are three large chimney stacks on each gable and one at ridge level about a third of the way along.

The front elevation has traditional small slate roofed dormers, in fact the whole terrace retains a great deal of its traditional detailing, character and appearance.



Likewise, St Fergus and Cambury retain their clay pantiled roof, chimney stacks, a brick capped parapet gable at the road end and a number of traditional windows. Alterations include a slate roofed extension to the north and two quite large flat roofed extensions on the south. Luckily their impact is reduced by the screening effect of boundary hedges and trees in and around the gardens.



12.4 Mill Street

Mill Street is a narrow curving country lane which rises and falls, as it makes its way towards Westleton Common, east off Reckford Road. Characterised by hedgerows and tall trees, there are grassy banks and groups of traditional cottages which nestle in amongst the mature landscape. The overall appearance is very different to the edges of the common where the space is far less enclosed and defined.



Beacon Hill House, an uncompromisingly modern house close to the junction with Reckford Road is very different to the other traditional dwellings along Mill Street. There is a marked contrast between the scale and character of this and the two cottages opposite on the lower ground.



Hale Cottage is one and a half storey rendered cottage with plastic windows and gabled dormers in a steeply pitched pantiled roof. It makes a pleasant neighbour to the taller Greenways with its brick facade slate roof and sliding sash windows. These two are located close to the road near a bend amongst hedges and tall trees and there is a glimpse of them from Reckford Road.



To the east of Beacon Hill House is a row of similarly traditional buildings. These include Vernon Cottage, Mulleys Cottage and several in between. A mixture of render, brick and weather-boarding the group is unified by their clay pantiled roofs and their white windows.

Although there are some non-traditional features, including some modern plastic replacement windows, up and over garage doors and a block paved driveway, as a group their attractive appearance and overall character, in an essentially rural setting, remains substantially intact.



Grade II listed Mulleys Cottage is architecturally the most interesting of the group, formerly two cottages the timber framed house dates from the late 16th and early 17th Centuries, with the western part being the earlier.

Opposite these dwellings on the south side of the road, east of Greenways, there is an undeveloped frontage which contributes very much to the rural quality of Mill Street. Bounded by a frontage hedge, this land is very well treed with some large mature specimens. They help to strongly reinforce the sense of enclosure which exists here, in marked contrast to the open nature of the heath such a short distance away to the east.



Opposite Mulleys Cottage there is another group of dwellings comprising a terrace of two-storey cottages (Spring, Well, Middle and Mercy Cottages) These have a continuous shallow pitched clay pantiled roof with various chimney stacks and also share the same brick detailing at eaves level, although Mercy Cottage is the only one now with a parapet to its gable end.



Mercy Cottage has a particularly attractive flint frontage and gable with red brick dressings at the corners and around openings. It is now difficult to tell just by looking whether the others were similarly flint faced because their walls have been rendered over. Notwithstanding this they still make an attractive composition, the fenestration remaining largely traditional and the hedges and white picket fencing forming an appropriate roadside boundary treatment.

Beyond these there are two houses set on slightly higher ground (Myrtle Cottage and The Cleeves).



Myrtle Cottage appears much taller than its flint faced neighbour although this is exaggerated by the rising land at this point and the tall trees growing beyond. With its gable end facing the road, attractive red brick walls and clay pantiled roof with traditional bargeboards and sliding sash windows, Myrtle Cottage makes an interesting addition to the street scene, especially as it is quite a narrow building compared to the terrace next door.



A short distance away, separated by their gardens with tall trees, shrubs and hedges, The Cleeves is also positioned so that its gable end faces the road.

With grassy banks and a boundary hedge forming its setting, The Cleeves is a very pleasant cottage with pantiled roof, chimneys, cream rendered walls and traditional small paned casement windows. It has a narrow span form with a relatively shallow pitched roof. The way it sits on the site means it almost appears to be growing out of the undulating land and its mature landscape setting.



The Cleeves is the last dwelling on the south side of Mill Street. The Conservation Area boundary crosses the road and sweeps around the edge of the common encompassing a group of houses which overlook the heathland to the east. These dwellings are served by one of the many tracks which have been created on this part of the heath by regular vehicular use.



Lucarnes occupies the triangular site formed by Mill Street and Love Lane. A modern brick house with dormers, it sits on a slightly elevated position surrounded by hedges, trees and shrubs.



12.5 Love Lane

Beyond the open frontage on the opposite side of Mill Street, adjacent to Mulleys Cottage, Love Lane is an unmade rural track with high banks, hedges and overhanging trees. There is a large area of undeveloped land here which extends behind Mulleys Cottage northwards towards the back of the Crown Inn.

Currently a sizeable meadow used for grazing, the land is quite high and as such not only does it contribute much to the character and appearance of this part of the village in its undeveloped state but any development which took place, on the land would be particularly prominent. As a result the meadow has been identified as an "Area to be Protected from Development" in the Suffolk Coastal Local Plan.



Further east set down in a hollow is a row of narrow cottages (West End and Holly Tree Cottages and Bankside) with painted brick walls, pantiled roof, chimneys at the gable ends and white painted small paned casement windows. A typical vernacular building, its traditional character and appearance means that it seems to clearly belong to its heathland setting. The long, simply laid out informal gardens set behind a timber picket fence amidst shrubs and trees are entirely appropriate.



Hollies and Skylarks adjoining these and The Pightle opposite on the other hand have a different character.

On the south side of Love Lane, Hollies is a cream painted rendered bungalow with a pantile roof, traditional materials in a foreign form.



At the top of Love Lane, Skylarks fronts onto Bakers Lane, another bungalow but in red brick with ridged interlocking concrete roof tiles. Both these properties are set back and approached by wide splays with gated entrances



On the north side of Love Lane, The Pightle is a long white rendered storey and a half property with a pantile roof and integral garage, mostly hidden behind boundary hedging.

These three properties, located a short distance down Love Lane, although partially hidden by trees and shrubs, remain quite prominent.



12.6 Bakers Lane

Bakers Lane runs between the centre of the village close to the Green, south-east towards Westleton Common. Although at both the village end and the common end there is an enclave of attractive traditional buildings, development has taken place over past few decades on the land in between which has actually done little to reinforce the traditional or rural character of the village. As a result the Conservation Area boundary omits most of these newer houses and their curtilages.

This however, does not mean that the character and appearance of this part of Bakers Lane is unimportant in relation to the village as a whole or to the setting of the Conservation Area. Inappropriate new development and extensions and alterations should therefore still be very carefully considered in order that they do not further undermine the traditional character of the village.



At the southern end of Bakers Lane the land is quite high and the houses are located on the brow of the hill which falls northwards towards the village. The Common appears to form a plateau and at this point, apart from one dwelling, all the houses are built on the western side of the road.



Another non-traditional house is quite a significant feature in the street scene here, located to the east on the Common. Four Winds, although starting off probably as a small attractive pantiled cottage with traditional outbuildings, has had a number of extensions tacked on to it over the years, mostly not of a traditional form.



Despite the prominence of other development in the locality the most significant buildings in this part of Bakers Lane are three closely spaced terraces of traditional cottages all of which are built at right angles to the road. Exactly why these were built in this configuration in this spot it is difficult to say although quite a few dwellings can be created through the adoption of such a layout.



Although sharing many similarities, the buildings are all different in various ways. Each one has a rendered or painted gable close to the road with a parapet upstand topped with a clay coping. They all have pantiled roofs, except for one now in concrete, and chimneys in different locations along the ridge lines. The southern-most terrace which is now rendered comprises three dwellings: Briar, Gorse and Suffolk Punch Cottages. The gable end to Briar Cottage, closest to the road, has a small lean-to attached with a traditional planked doorway. All have dormer windows on the rear elevation the cills of which are below the eaves line.

There is a pleasant low brick boundary wall to the road frontage.



The middle building is again two dwellings, Cottage on the Common in brick and Stone Cottage in flint with attractive red facing brick to its side elevation.



The third one of the group is Sandringham Cottage. Like the other two, Sandringham Cottage has various small extensions to the front and rear. It retains some traditional windows although, again like the others, some new or replacement windows have been installed. Sandringham Cottage has a particularly prominent large modern casement window with a fanlight on the first floor of its roadside gable.

Despite some inappropriate alterations and extension, these buildings retain much of their traditional picket fences, hedges and old boundary walls and make an important contribution. As a group they continue to form an imposing architectural composition in the street scene.



Like elsewhere in the Conservation Area trees make a major contribution to this part of the village. Pine, oak and birch are characteristic species although there are a number of other deciduous and evergreen trees which combine to create the overall character and appearance of the natural landscape with shrubs, hedges and the scrub of the heathland.



Right on the brow of the hill in Bakers Lane, in the garden of High Oaks, a sizeable modern house, there are three large oak trees which form a major landmark.

The village end of Bakers Lane has a terrace of traditional cottages right on the edge of the road on the western side and on the other side there are the low outbuildings, trees and hedgerow which form the boundary of the garden to the Corner House. The combination of these two creates more of a sense of enclosure here than further up the hill and heightens the dramatic effect of the open character of the Green which can be glimpsed across the road beyond the cottages to the north.



There was an area of undeveloped land adjacent to the end cottage of the terrace on the western side of the road (No.5 Bakers Lane). This site was included within the Conservation Area and a few years ago a new house (Leeway) was built. Like elsewhere in the village, although a reasonable attempt was made to create a dwelling with a Suffolk 'vernacular' character, it is the scale and again the lack of traditional detailing which means that the design does not work as well as it might otherwise have done.



The terrace comprising 1 to 5 Bakers Lane is a mixture of one and a half and two-storey dwellings which form a long range which has a very interesting relationship with the slope of the ground. For, although the road rises fairly steeply from The Street and the doors and some of the windows step up alongside the terrace, the eaves and the ridge line of the roof, which is continuous over the first four properties, remains constant.



The effect is heightened by the fourth cottage having one dormer above the eaves line and the adjoining fifth cottage being one and a half-storeys with an eaves line which matches closely the other four. The row is terminated by one half of No.5 being two-storeys with a gabled parapet. All the roofs, importantly, retain their attractive clay pantiles. The continuous roof over Nos.1 to 4 is hipped at The Street end.



The fenestration of the whole terrace varies with most of the windows being modern replacements. Most of the walls, which in the majority of cases would have been fairfaced brick or even perhaps flint, have now been rendered over. That is apart from No.1 which still retains an attractive flint front elevation.

Despite the changes that have taken place there are enough original or traditional features remaining to ensure that the terrace contributes positively to the street scene in this prominent location.

The attractive range of outbuildings attached to The Corner House on the opposite junction, likewise, despite some change having taken place, still retain their traditional character and appearance. On both sides of the road it is vital that any further alterations do not serve to undermine this.



12.7 The Street - Northern End

The Corner House on the eastern side of The Street at the junction with Bakers Lane is an attractive brick one and a half storey cottage, with small flat roofed dormers, a clay pantiled roof, central chimney stack and brick parapets to each gable. It has mostly traditional fenestration. It forms part of a group of four closely spaced traditional dwellings located on the back edge of the footway as The Street climbs northwards from the village centre.



Next door Bracken Cottage is two storeys, with cream painted rendered walls, clay pantiled roofs, small paned traditional casement windows to the first floor and a rather odd mixture of porch, garage and large modern windows to the ground floor. In a strange way the composition on the ground floor is quite attractive. The traditional side hung garage doors are the only type which would be appropriate here, but the porch with its decorative ridge would be much improved with a better designed window fitted than the modern casement with central fanlight.



Beyond are two red brick buildings which are both listed grade II.

Holly Cottage is one and a half storeys with a pair of gabled dormers, covered in clay pantiles with a large central chimney stack and a brick parapet gable at each end with 'tumbled-in' brick detailing. The front facade windows have brick arches over. The building was at one time two dwellings and there were two doors on the road frontage, now bricked up.



Appletree Cottage and South West Cottage are a pair of two storey semi-detached dwellings. With a hipped clay pantiled roof, and again a massive central chimney stack and small paned casement windows to the front elevation, the building still retains its two boarded front doors.

This pair is by far the larger of the two red brick buildings and this is further exaggerated by their being sited on the uphill side.

Because of their simple architectural quality and the fact that they occupy an important and prominent position close to the edge of the Green on the approach to the centre of the village from the north, these two brick buildings make a major contribution to the character and appearance of the Conservation Area.



The rest of the eastern side of this part of The Street right up to the Dunwich Road junction beyond the top of The Green is characterised by open space, banks, hedgerows and trees.

The houses, apart from one, are set back from the frontage and form certain vantage points some of them are well screened.

The majority of the houses are relatively modern, although one or two, to varying degrees, reflect some traditional characteristics.



The one dwelling which is situated close to the road, behind a frontage hedge, is Fairway. Originally flint faced, this has now been painted over and new brown stained windows have been installed. Despite this, it retains its black clay pantiled roof, its parapet gables, large brick chimney stack and traditional eaves detailing, and, as such, a reasonably strong traditional character.



12.8 Blythburgh Road Junction

Travelling south along both the Blythburgh Road and the Dunwich Road the junction at the top of the Green where The Hill and The Street meet up is really the start of the village proper. Although there is some ribbon development along Blythburgh Road, the open nature of the countryside still dominates.

At the somewhat complicated junction at the northern end of The Green, whilst the street scene is still essentially rural, hedges and trees as well as the group of traditional dwellings on the western side of the road begin to enclose the space. Once over the brow of the hill, the village green and the houses close to the edge of it come into view and the character of the street scene changes immediately to one where the sense of being within an attractive traditional Suffolk village prevails.



12.9 The Hill

Pine Cottage, Pine House and Hill House are actually a terrace of three although Hill House does appear markedly different to the other three. The northern corner of the Conservation Area wraps around the gardens of these properties and then follows a winding line westwards across the back gardens of the properties fronting onto The Hill and the village green.



Pine Cottage and Pine House are actually very similar to a number of the other terraced houses in the village. They have shallow pitched black glazed pantiled roofs, a parapet gable and large brick chimneys, rendered walls and traditional eaves detailing with a brick dentil course. Unfortunately plastic windows have been installed and there are two clearly non-matching porches. Despite these changes their traditional character survives.



Hill House, although attached, has a detached air about it. The visual separation from the other two, despite a continuous roof line, commences with a substantial, well detailed, two-storey bay which is probably Victorian. Beyond this the walls are in flint with Victorian sash windows. The side elevation is actually the front of Hill House.

Facing down The Hill, it is a symmetrical composition of five very tall sash windows surrounding a central doorway with a semi-circular fanlight over. The window and door surrounds, the quoins on the corners and the decorative chimney stacks are all in Suffolk white bricks. It is interesting that the chimneys on both Pine House and Pine Cottage are in the same brick it would be a shame if the render on these two actually covered up original walls of white brick or flint.

Beyond Hill House, the north side of The Hill, overlooking The Green is characterised by the attractive mixture of mature landscape coming right up to the edge of the road interspersed with groups of traditional cottages. The effect is heightened by the well wooded rising land to the north which provides the buildings with a backdrop of tall trees which are visually strong enough to create satisfactory sense of enclosure to The Green on its northern side.



Beyond Hill House is Lime Tree Cottage, the gap and road frontage between the two appearing pleasantly rural with grassed areas and roadside hedges. Lime Tree Cottage has appropriately two large lime trees in its front garden and a symmetrical facade with four Victorian sliding sash windows. Once two semi-detached dwellings, now a single house, the building is set back from the road and has a shallow pitched roof which is actually one of the very few in the Conservation Area with concrete tiles.

The two front doors have an enclosed lean-to porch which actually retains a clay pantiled roof together with traditional bargeboards and capping pieces. Unfortunately the door and windows to the porch are modern and it looks as though the existing rendered finish covers up original facing brickwork.



Windmill Hill is one of the few modern houses on this side of the Conservation Area. Being single-storey it is relatively discreet although along with its large, shallow pitched concrete tiled roof, formal

driveway and flat roofed garage it does impinge on the traditional character of the area to some degree.



Just behind Windmill Hill is Hill Cottage which is glimpsed up a narrow driveway beyond hedges and tall trees. A small dwelling with a clay pantiled roof, it is almost hidden from view by the trees and shrubs surrounding it.



Next door the Royal Oak is more prominent, being closer to the road with a relatively open frontage. A simple brick two storey cottage with an adjacent single-storey wing, this is a particularly pleasant low scaled building in mellow red brick with clay tiled roofs.

Despite the modern detailing to the eaves and bargeboards to the two-storey element brown stained replacement timber windows and doors, and the rendered chimney stack, the essential character of this little dwelling remains reasonably intact. In this context the traditional side-hung garage doors are so much better than modern up and over versions.



There is a pleasant curve to The Hill as it travels downwards alongside The Green. The gable ends of buildings are glimpsed amongst the trees and shrubs.



Elm Cottage is a very long narrow dwelling with a gable end partially covered in black weather-boarding. The long front elevation is rendered with a mixture of different windows to both the ground and the first floor. Despite many of them being modern, non-traditional designs the overall effect is reasonable. However, the traditional form of the building, its clay pantiled roof, traditional eaves and verge detailing and massive chimney stack on the ridge are major factors in ensuring the building remains appropriate for its prominent location on the edge of The Green, in its setting with grass verge, boundary hedge and gravelled driveway.



1/2 and 3/4/5 Sunnyside, although two separate structures, read as a continuous two-storey terrace with rendered walls and clay pantiled roofs, very prominent on the edge of The Green. Built in a slightly raised position they are fairly simple buildings with thus far quite a few traditional features which have survived renovation and modernisation. Parapet gables, chimney stacks, vertical sliding sash windows all remain as positive aspects of this group's overall character and appearance.



However, in some instances replacement windows and doors and the use of brown stain has begun to undermine this to some degree. The low traditionally detailed brick boundary walls, picket gates and the grass verge form an appropriate boundary treatment.



Together, The Barn, The Apple Store and Vine Cottage form an intriguing composition. Set off by massive trees on the frontage behind a tall boundary wall covered in ivy with an old red brick and pantiled single-storey range to one side, the actual building behind is almost incidental.

The house is two-storeys with rendered walls, slate roofs, parapet gables and plastic windows. To the right-hand side is a single-storey lean-to extension with a slate roof and two massive curved flank walls. These make very interesting features along the track which forms the public footpath alongside.



Whites Lane is very rural with trees and hedgerows and gardens on either side. It is an important element in the setting of the Conservation Area.

Vine Cottage is less screened by trees and vegetation than The Barn etc. but it is certainly surrounded by an attractive well treed landscape.



Behind a pleasant low flint boundary wall and mature hedge Vine Cottage is actually a former farmhouse which could date from the 17th Century. A brick casing to the original timber frame was added in the 19th Century. The roof is clay pantiles with tall chimney stacks and there are flat roofed dormers which, although relatively modern in appearance, are none the less appropriate. The windows are small paned mid-20th Century timber casements.



Pond House, further down The Hill to the west is built right on the edge of the road. It has a very traditional character with rendered walls, clay pantiled roof, chimney at either end, traditional eaves and bargeboards. The symmetrical front elevation has a central doorway and quite large traditional small paned casement windows. Alongside is a storey and a half range with a new clay tiled roof and dormer window which has not quite got the traditional detailing right. Adjacent is the all important old red telephone box, although its setting is not enhanced by the concrete walls around it.



12.10 The Green

The Village Green has an elongated triangular shape and is located on sloping land. It is not devoid of buildings and these, along with the few trees and hedges which exist prevent the space being viewed as a single entity, there are always corners which are screened to some degree.

To the north western corner there are two traditional metal pumps which are just positioned rather arbitrarily and attractively on the grass.



On the southern corner there are two small cottages which, in some respects, do not appear to have been built 'on the Green' because they help to create the impression of a crossroads with buildings on each corner at the junction of The Street, Bakers Lane and the road which connects up with Darsham Road to the north west. Taking another view they are definitely within the triangular space created by the road pattern.

Either way Willow Cottage and Chestnut Cottage are attractive little dwellings, their front elevations are especially pleasant as they retain their traditional fenestration. The fact that they are different heights and that one has an orange clay pantiled roof and the other is black also adds to their charm.



The gable end of Chestnut Cottage facing The Street is located right on the edge of a narrow pavement. Despite a pitched roofed rear extension its appearance is reasonable, although the boundary hedge and trees in the garden do provide a pleasant screen. This is true for the treatment of the curtilage of both properties. Visually, a 'soft' planting softens the impact of the gardens on The Green, especially Willow Cottage, which has what would otherwise be a rather stark closeboarded fence running along its side boundary.

In the northern corner of the garden of Willow Cottage is quite a large traditional outbuilding with red brick and flint walls and a clay tiled roof. There is another small weather-boarded building close to The Street at the back of Chestnut Cottage. Further up The Street is an even larger, extremely prominent black weather-boarded building with an attractive clay tiled roof. In some ways quite surprising to come across such a prominently located building like this on a green in the centre of a village but it has a low scale, sits well with the slope of the ground, has a very pleasant traditional form and it is actually one of the features that people remember Westleton for.



12.11 The Pond

Although physically and visually separated by a road from the rest of the Village Green, the pond at its south-western end, together with its surroundings is a very pleasant corner of the village. There is quite a large area of water with grass, seats, trees and shrubs, including overhanging willows.



Old traditional outbuildings at the backs of properties, boundary walls and the various interlinking spaces, including the area around the back of the White Horse pub, combine to create an enclave with a special quality, there is a calm, unspoilt and unpretentious air about this part of the village.



12.12 Darsham Road

The northern boundary of the Conservation Area crosses Darsham Road just south of Fisk's Clematis Nursery and includes Rose Cottage, a pleasant little two-storey cottage with pantiled roof, traditional eaves and bargeboards and pleasantly proportioned small paned casement windows. A glazed porch has a clay pantiled roof and trellis work on the sides.



Next to Rose Cottage is Mulberry, set back from the frontage and screened by shrubs and trees in the front garden.



On the opposite side of the road a tall line of conifers follow the bend as the road sweeps round the corner towards the centre of the village. These screen Stranton a modern bungalow with plastic windows and concrete roof tiles.



Attached to the pub are tall boundary walls, lean-to extensions and some associated outbuildings.



The White Horse pub is a tall, two-storey, late Victorian building, built right on the edge of the road. On the corner facing north up Darsham Road is a splendid Dutch gable which marks the entrance. Steeply pitched hipped roofs with tall chimneys are splayed off at angles covering the quite complicated shape of the building. Tall Victorian sash windows help create an attractive well balanced composition which suits its prominent site.



Along with the space around the building these form a pleasant relationship with the adjacent Green area and pond.

The White Horse pub appears to stand in the middle of the road, framed by vegetation. Closer to it becomes clear that it is sited on the corner of a triangular site with roads either side and two properties come into view to the right of the pub.



Clump Cottage is a non-traditional bungalow, but has a pleasantly weathered clay tiled roof; next door Prospect Place is a two-storey rendered house with a narrow gable facing the road junction.



Again it has a clay tiled roof but this time there are traditional bargeboards and also clay pantiles on the gabled porch. The windows in the gable facing the road are large, modern timber casements with fanlights but at least they do have glazing bars. The house is bounded by a frontage hedge and a traditional five bar gate provides access to a gravelled driveway.



Beyond the driveway and behind a conifer hedge is a small, traditional outbuilding with a path providing access to Lilac Cottage.



A small lane runs behind the pub garden which is bounded by a pleasant old brick and flint wall. There are two small cottages along here: The Nook, in pink painted render with a pantile roof, together with some traditional outbuildings backs onto the pond. An attractive little space, it is important that it retains its traditional characteristics, some recent "improvements" such as replacement windows being installed have not served to reinforce its essentially rural character.



The other building, The Old Smithy, in red brick and pantile, is on the corner with Darsham Road.



On the western side of Darsham Road there is a line of two-storey houses which are built very close to the edge of the road. (1 & 2 Faithful Cottage, Bay Tree Cottage, East View, Eversley and The Firs). Still essentially traditional in character, with traditional eaves and bargeboard detailing, clay tiled roofs and chimneys, they enclose this side of the road in a pleasant manner.



Many of the traditional windows have been replaced with modern timber variations and based on the evidence that East View retains a brick frontage the others all appear to have had their brick walls rendered over.



Close to the end of this row of buildings, the opposite eastern side of Darsham Road has an undeveloped frontage bounded by hedges and trees. This links around the corner into another unmade lane which is longer and wider than the one at the back of the White Horse. A hedgerow encloses both sides of the Darsham end of the lane giving it a pleasantly rural character. This is further enhanced by the fact that it links through to the Pond which has on this side, some large, mature trees. The parking of vehicles and the erosion they cause on and around this track presently undermines its appearance.

The southern half of this part of Darsham Road has mainly frontages of hedges and trees. The Vicarage is set well back from the road, as certainly is the Church. Further forward, Lavender Cottage between the Church and the road, has a large front garden and on the opposite side of the road there are the trees, shrubs and hedgerow which occupy the space at the rear of the former primary school, now the Village Hall.



The Vicarage has a large landscaped garden around it and is served by a sweeping driveway with a decorative gated access from the road. The building itself is an interesting composition in red brick with a slate roof. There are two distinct elements. The front part has a rectangular form, similar to that of a typical Suffolk farmhouse with a steeply pitched roof and a front elevation which originally appears to have been symmetrical. Large sash windows would have surrounded a central doorway. The door has disappeared, replaced by a small semi-circular headed window, and one of the ground floor sash windows has been replaced by a rather incongruous looking modern casement window.

Behind this part of the house is a large addition which appears to date from the late 19th Century. It has a shallower, part hipped, part gabled roof, with large overhanging eaves. There are taller sash windows and a front door and a large ground floor bay window on the southern elevation and some traditional outbuildings close to the house along with some large trees.



Between the Vicarage and the junction with The Street is Lavender Cottage, a house which dates from the late 18th century. Built in red brick with a pantiled roof, it is two-storeys with attic accommodation. The front elevation is a symmetrical design with casement windows surrounding a central doorway. The first floor windows have square leaded panes and are probably original. The doorway has a half glazed door and a 20th Century glazed porch. There is a moulded brick cornice at eaves level and both gables are finished with parapets.



12.13 The Churchyard

Behind Lavender Cottage and the frontage buildings in The Street and Yoxford Road is St Peter's Parish Church. Served by a driveway to the south of Lavender Cottage and screened by trees and buildings, the Church has a thatched roof with flint walls parapet gables at both ends with a further parapet separating the nave from the chancel. The ridge line and eaves line of both the nave and chancel are the same height so as the chancel is slightly narrower it has a steeper roof pitch.



The original church dates from the early 14th Century. At the west end of the nave are the roofed over remains of the original tower (which collapsed in 1770) and its successor, which was demolished earlier this century, these have now been replaced by a brick bellcote which is built off the western parapet gable.

Although, in some respects the lack of a tower on the Church is regrettable, what now exists is a very pleasant and attractive composition. The Church appears very different to most other parish churches in the District and in terms of its contribution to the character and appearance of the village and its Conservation Area, what it lacks in the form of a tower, it makes up with in its relative uniqueness and certain charm.

The churchyard has essentially an open character although trees around the northern and eastern boundaries form an important backdrop to views of the Church. The edge of village location means that the setting of the Church is essentially rural and that it has a strong visual relationship with the wider countryside.

12.14 The Street - Southern End

The southern end of The Street is where most of the commercial activity of the village takes place, with shops, the Crown Inn, the Village Hall and a little further down the garage. Despite a mixture of architectural styles there is a strong traditional character to the street scene. Buildings rather than the landscape dominate, although trees form an important back-drop. The road is quite wide and there is a sense of space in between the built up frontages.



Around the junction of Bakers Lane and The Street, there is an enclave of buildings which form a comparatively tight-knit group, that is for a village which has an otherwise generally dispersed character.



Adjacent is a terrace of three small flint faced cottages which have a black clay pantiled roof, white brick detailing and chimneys and traditional casement windows. They have small front gardens set behind wooden picket fences. The middle one of the three has been recently renovated and windows with a slightly different pattern have been installed. Although sensitively repaired the loss of the matching windows is regrettable.



On the western side of The Street, opposite Bakers Lane, there is red brick and pantiled building which probably dates from the late 19th Century. Part of it is currently occupied by Westleton Cottage Crafts, the rest is residential. It retains much of its original detailing and character including some fine Victorian sash windows. Although having been altered in the past, the shopfront is quite sympathetic for this prominent location.



Alongside is Central House, a brick building with a pair of painted parapeted gables which front onto The Street. One gable has a reasonably traditional shopfront to its ground floor, the other has a monopitched projection to one side with a stepped parapet. There are pleasant small paned sash windows, a clay tiled roof and like the terrace next door white brick chimneys.



Completing this rather mixed but very attractive frontage is the former Methodist Church with its decorative brick gable facing onto the road. A prominent building, now used as a bookshop, it has a front facade with obvious classical overtones. Built in red brick, with white brick pilasters appearing to support a massive brick pediment, there are two large semi-circular arches framing tall windows either side of a lower, central arch over the entrance door. The building retains its attractive natural slate roof and it has a long side elevation which leads to an adjoined Schoolroom.



Beyond, set back slightly are a pair of cottages, The Weavers and The Cottage.



There is a mixture of building types on the eastern side of The Street between Bakers Lane and The Crown. Beyond the garden to the house on the corner of Bakers Lane the Village Store and Post Office is quite prominent, built right on the back edge of the pavement. Storey and a half, it has a variety of shop windows on the ground floor below a modern tiled roof with two flat roofed dormers a pair of tall chimney stacks.



Between these and The Crown are two bungalows (Cleves Cottage and Claremont Cottage) set back from the road. Due to their siting and design, they do little to reinforce the traditional character of this part of The Street.



The Crown Inn is an important building in the village. Built in the late 18th Century in red brick with plaintiled roof, it has a long, rectangular form with parapet gables and chimneys at each end.

The windows are irregularly spaced large casements with glazing bars supporting small panes of glass. To the rear are some brick built former stables with pantiled roofs.

A weather-boarded extension was constructed to the left-hand side of the Crown Inn a few years ago. Reading as a traditional ancillary building it has proved a reasonably sensitive way of attaching quite a large extension to a prominent Listed Building. Unfortunately the single storey extension to the right of the Crown Inn is less successful with its flat roof and fire escape over.



Further south on the eastern side of The Street next to the Crown Inn, Crown Cottages appear as a long brick terrace with clay pantiled roofs, which follow the gentle curve of the road. Actually divided into two, they have fairly wide gables and shallow pitched roofs with chimney stacks at ridge level. They are set back slightly from the back edge of the pavement with narrow front gardens bounded by metal railings and timber picket fences.



Whilst some retain their traditional casement windows, a number of the windows are now timber replacements, unfortunately, in some instances, the original shape of the openings with attractive brick arches have been changed and modern windows have been installed with a brick soldier course above all metal lintels. The effect has undermined the character and appearance of the whole row of cottages.



Back on the western side of The Street, the Old School House is another listed building in the village which has just been extended.

Built in 1842 at the same time as the adjoining former school (now the Village Hall), the Old School House was the school master's dwelling. It was built out of small flint pebbles with white brick detailing under a shallow pitched slate roof. The windows are small paned timber casements, some with attractive arched tops.



There is also a pair of decorative white brick chimney stacks. A pleasant flint wall with brick dressings, which matches the house, forms an appropriate boundary to the front and along the lane to the side. A large chestnut tree in the front garden forms a major feature in this part of the village.

The Old School House is both contemporary with the Old School building and is from a similar period as the Methodist Church on the opposite side of the lane. The extension to the house is in the form of an attached two storey "outbuilding" which is built on the lane side boundary out of matching bricks. Whilst the concept of an extension in this form is in principle appropriate, in order to be successful the quality of the detailing needs to be a very close match to that on the original house and the other mid 19th Century buildings on either side.



What is now the Village Hall is located in a very prominent location in front of a grassed area at the junction of Darsham Road and The Street. Like The Old School House, the building is constructed of small flint pebbles with Suffolk white brick dressings and a slate covered gabled roof. Single storey with a symmetrical facade it has a projecting gabled entrance and three large casement windows to either side. The central doorway has a semi-circular brick arch with a clock face above (dated 1887). A pleasant low flint wall surrounds the area at the front which is used for car parking.



The triangular green in front of the Village Hall has a war memorial in the centre of it and is surrounded by white posts and chains. Together they form an attractive focal point in the centre of the village. Forming an important backdrop are some large mature trees located on the western side of the road junction. A mixture of conifers and deciduous trees they are growing alongside the driveway to the Church, in the Churchyard itself and in the grounds of Lavender Cottage.



Rose Cottage, next door to the garage, in contrast has a hipped roof and is positioned at right angles to the road. Projecting forward slightly, the house has an attractive little slate roofed porch with trellised sides with a glazed door and a simple small paned casement to the ground and first floors. There is a massive brick chimney stack in the centre of the hipped roof.



Backing onto the churchyard, between the Darsham Road junction and the garage is a two-storey building with clay pantiled roofs and traditional casement windows. Coign is a long narrow building with a gabled roof which fronts onto The Street and is located behind a pleasant low boundary wall built out of brick and flint. Probably at one time more than one cottage, it has three chimneys along the ridge of the roof. It has some tall traditional casement windows and now a single door.



The garage buildings adjacent to Rose Cottage have a number of traditional features and details. Indeed, the two storey building with the parapet gable and black clay pantiled roof retains its traditional fenestration on its northern elevation and appears as though at one time it might have been used as a dwelling.

Along with the attractive clay pantiled roof of the single storey building next door and due to the fact that the garage building and the dwellings to the north are all painted white there is actually a significant degree of visual unity about this group.

13 CONSERVATION AREA MANAGEMENT PLAN

The overall character of Westleton remains that of a typical old Suffolk village which still retains much of its traditional form and appearance, including distinctive features such as the large green and the form of the village. Despite some intrusive 20th Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which 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 however other characteristics which only serve to undermine the traditional qualities of the Conservation Area. These can include intrusive overhead wires and their supporting poles, large modern street lights, standard concrete kerbs and large prominently sited highway signs. Heavy traffic can also have a major impact upon the character and appearance of the Conservation Area, as can inappropriate car parking, causing the erosion of grass verges. Physical measures to control parking including signage, lining and bollards must be very carefully considered to minimise their impact on the quality and importance of open spaces and streetscenes within the conservation area and alternatives should always be considered preferable.

Inappropriate new developments and the cumulative effect of incremental change are a constant threat to the special architectural and historic interest of the Conservation Area. Detrimental change can take many forms, from infill with poorly designed new houses to modern replacement windows and doors in older buildings.

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garages and other structures. Physical measures to control parking including signage, lining and bollards must be very carefully considered to minimise their impact on the quality and importance of open spaces and streetscenes within the conservation area and alternatives should always be considered preferable.

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

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

13.1 Alterations to existing buildings

The particular character of Westleton, 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 Westleton 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 in 2010/2011 of appraisals for all 34 of the District's conservation area a review will be commenced of their boundaries as a separate exercise. There is no timetable

as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review.

13.4 Demolition

Westleton 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 Earl Westleton and undermine the conservation area. Conservation area guidance issued by the Government (PPG15) provides that a proposal to demolish an unlisted building that is judged to make a positive contribution to the special interest of the conservation area will be considered against the same set of tests that apply to a proposal to demolish a listed building. Appendix 2 of the English Heritage publication 'Guidance on conservation area appraisals' sets out the characteristics to be identified in judging whether an unlisted building makes 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 Westleton 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 web site (www.suffolklandscape.org.uk) and Suffolk Coastal District Council Supplementary Planning Guidance's 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:

Conservation and Design Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Landscape and Arboricultural Officer

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

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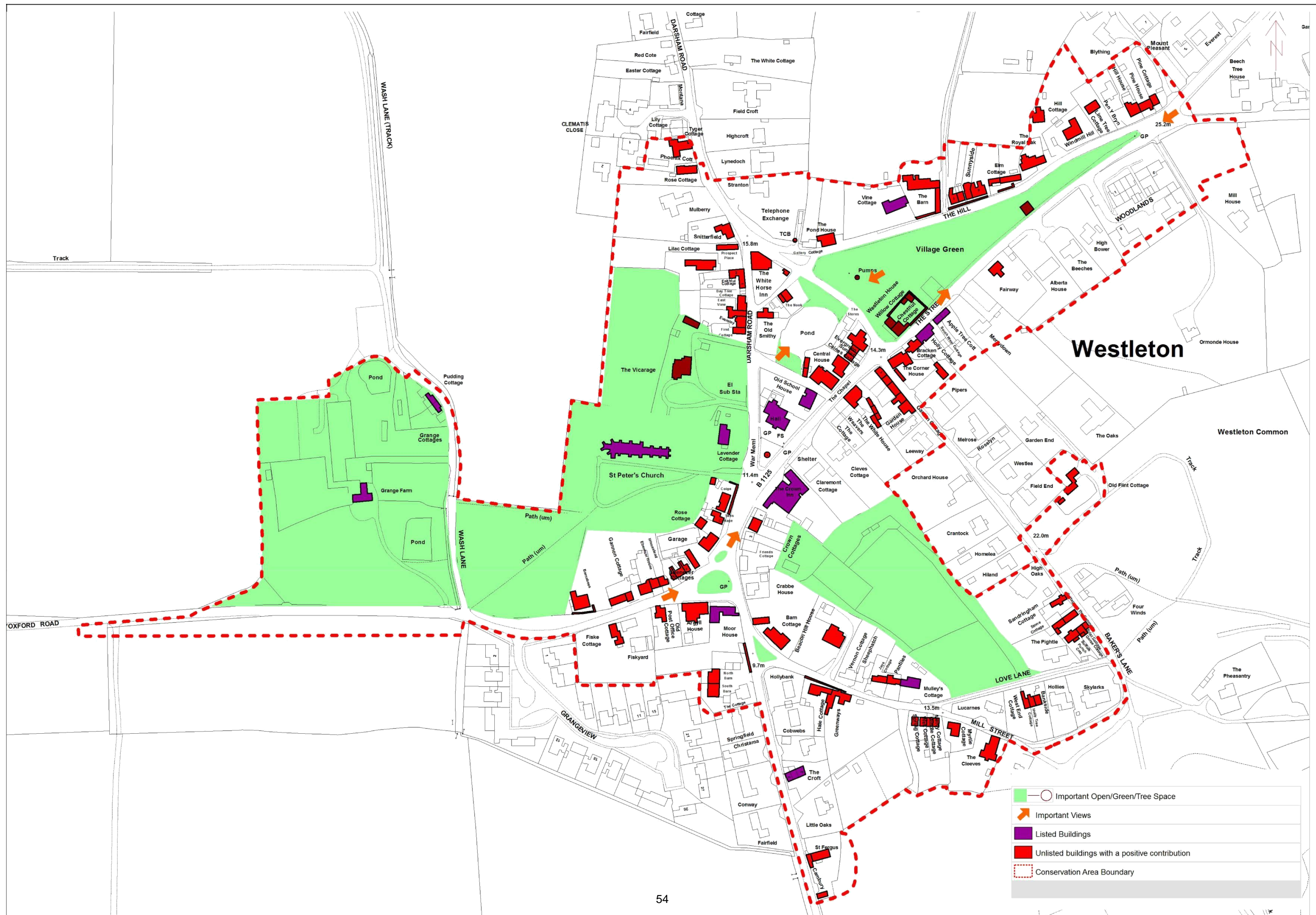
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For further information regarding Conservation Areas and Listed buildings please visit the Councils web site www.eastsuffolk.gov.uk



Westleton Conservation Area

Supplementary Document



Unlisted Structures Which Make a Positive Contribution to the Conservation Area

October 2018

This inventory was drawn up following field work completed during Summer 2016 and early 2017. This was reviewed in 2018. The survey work was undertaken from the public realm and supplemented from readily available published material and map regression studies.

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

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

Where they are unlisted then free-standing structures such as water pumps, memorials, and village signs are included where thought worthy of inclusion as they are within the Statutory List.

A boundary review has also been completed as part of the field work and this, and any structures that contribute positively to any proposed extension areas, or any that exist within areas proposed for exclusion, are discussed separately towards the end of this document.

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Bakers Lane (North side)

For The Corner House and detached outbuildings see The Street (east side).



Detached outbuilding (located to the SE of Bracken Cottage and The Corner House, and accessed from Bakers Lane), The Street

Detached outbuilding Possibly the structure shown on the 1842 tithe map. Single storey, in two sections, with a stepped ridge line. Roof covered with red clay pan tiles, with red brick elevations below. To the SE gable end is a lean-to corrugated addition, likely to be of early to mid C20 date. Cast iron hand pump possibly indicates previous use as a wash house. Set back from the road and surrounded by an attractive grass track and bank.



Old Flint Cottage, Bakers Lane

Old Flint Cottage A picturesque late C18 or early C19 cottage located at the end of an unmade track to the north of Bakers Lane. Built as a pair of two storey cottages, with flint elevations and red brick dressings. Red clay pan tile roof covering with occasional glass tiles. The hipped ends to the roof are at slightly different pitch, possibly indicating a later addition. Tall central brick ridge stack. Original timber windows with opening metal casements sitting under arched brick lintels. The detached outbuilding formerly serving the left hand cottage has been demolished, and a large addition made to the rear of the building during the late C20. The main structure retains a level of character and preservation uncommon within the Conservation Area.

Bakers Lane (South side)



No.1, Bakers Lane

No. 1 A two storey end of terrace cottage, occupying a corner position with The Street. Shown on the 1842 tithe map, and likely dating from the late C18 or early C19. Attractive randomly coursed flint, cobble, brick and stone elevation facing Bakers Lane, with a rendered elevation to The Street. Brick dentilled eaves course. Hipped roof with a red clay pan tile covering and a large central ridge stack of red brick. Randomly placed window openings with stout rendered surrounds with radiused heads to the ground floor. The window joinery has been replaced. A patch of render covering and identifies the position of a former entrance onto Bakers Lane. The house is prominently located and forms a group with other similarly detailed flint cottages (q.v. *Evergreen, Sunset Cottage and Caines Cottage, The Street*).



No's 2 to 4 (cons), Bakers Lane

No's 2 to 4 (cons) A row of three cottages, of similar detailing to No.1 but possibly of slightly later date; these cottages differ to No.1 by having rendered elevations (although it is unclear what lies beneath the render). No. 4 has a dormer window and a prominent swept brick upstand between this property and No.5. Window and door joinery are replacement units but all are set within the original openings.

No.5, Garden House Apparently of two construction phases (see brick upstand and

differing roof pitch to the end section). It is likely to be the structure shown on the 1842 tithe map, possibly starting life as a cottage with an attached store, the latter having been altered or rebuilt at a later date. Left hand section lacking openings to the street elevation, and with shallow roof pitch over. The painted render elevations obscure the development phasing of the property.



Sandringham Cottage, Bakers Lane (foreground, with the gable ends of Cottage on the Common and Briar Cottage beyond)

Three rows of cottages, parallel and closely grouped, positioned at right angles to the road. Only one cottage is shown on the 1842 tithe map – possibly *Cottage On The Common*, although map evidence does not conclusively confirm this.



Sandringham Cottage, Bakers Lane

Sandringham Cottage Shown on the 1884 OS map, two storey, rendered with pan tile roof

covering. Gable ends are corbelled out and support a small upstand parapet containing the roof covering. Central red brick ridge stack. Brick dentil eaves course. Much altered, although the south elevation, facing *Cottage On The Common* and *Stone Cottage*, is better preserved, albeit with a large conservatory spoiling the simple form of the cottage. The property is prominently positioned and the gable end fronting the street forms a group with the street-facing gables of *Cottage On The Common* and *Briar Cottage* (see below).



Cottage On The Common and Stone Cottage (to the left, out of sight), Bakers Lane

Cottage On The Common and Stone Cottage
Prominent rendered gable facing the road, with the same corbel and upstand detailing as *Sandringham Cottage*. Two storeys, red clay pan tile roof covering, brick dentil eaves course and two red brick ridge stacks. Attractive red brick elevations with small dispersed openings to the south elevation, which is well-preserved and provides a sense of what all three ranges of cottages must originally have looked like. Twentieth century lean-to porches to the north over complicate the simple form of the cottages, although both dwellings retain original sash window joinery. A low white brick wall with red brick cappings links the garden of this property with *Briar Cottage*. Attached to *Stone Cottage* is a single storey outbuilding with blue glazed pan tile roof covering.



Briar Cottage (closest to the road), Gorse Cottage (middle) and Suffolk Punch Cottage (end)

Briar Cottage, Gorse Cottage and Suffolk Punch Cottage The southernmost of the three ranges of cottages, and differing in being of lesser stature, with dormer windows to the first floor rather than having a full storey. Set back slightly from the road with a small lean-to projection to the east gable end. Rendered elevations, probably concealing red facing brick. Numerous single storey porches and conservatories detract from the simple linear form of the building. Red brick chimney stacks provide a pleasing rhythm above the red clay pan tile roof.

Darsham Road (East side)



The Old Smithy, Darsham Road

The Old Smithy Shown on the 1842 tithe map, albeit in smaller form. The property appears to have been extended to the east, with single storey lean-to outshots added to the north. Red brick elevations, pan tile roof covering and red brick stub stack to the roof, with dormer first floor windows facing south. It is

no coincidence that the forge is located in close proximity to one of the village inns, from which a steady flow of trade must have been derived.



The White Horse Inn, Darsham Road. The late C19 addition to the north

The White Horse Inn and outbuildings An inn has existed on this site since the C17. An C18 two storey flint faced cottage with a late C19 two storey red brick purpose built public house added to the north.



View of the C18 structure to the south

The two structures could not be more contrasting in their scale, material use and detailing. The former building is modest and takes advantage of the sloping site. The late C19 addition to the north is dominant and fully exploits the brow of the hill to elevate its stature. It possesses highly competent architectural detailing, including shaped gables, cyma profile string course, projecting brick aprons below window sills, lively brick chimneystacks with corbelled caps and cast decorative horse head detailing (the applied

horse head detailing is not shown on early C20 photographs and is likely to be of mid C20 date). Externally the late C19 addition is extremely well preserved, and retains original door and window joinery.



Detail of cast horse head detailing either side of the main entrance to the public bar



The White Horse Inn, Darsham Road. Rear south elevation showing the two distinct construction phases and one of the detached red brick outbuildings



Detached outbuilding to the SE

To the east and south east of the main building are two detached red brick and flint outbuildings with pan tile roof coverings. These modest structures are important to the setting of the public house, and are likely to be contemporary to the older section of that building.

Darsham Road (West side)

Within the churchyard surrounding St Peters Church are a number of aesthetically significant memorials and grave markers. Finely carved late seventeenth and eighteenth century gravestones are relatively rare in eastern Suffolk, but Westleton Churchyard retains a significant number. A number of the more significant gravestones and markers are obscured by brambles and weed, and it is likely that more detailed research would highlight the existence of memorials commemorating individuals or families of local historical importance.



The Vicarage, Darsham Road. A mid C20 postcard view

The Vicarage A two storey property of two distinct construction phases; the earlier section to the east is possibly a red brick re-fronting of a C17 structure; the west section dates from the third quarter of the C19. An interesting composition of contrasts with the later phase accommodation providing a gentrified and mildly Italianate character

facing the church. The whole has a slate covered roof, although the earlier section has a steeply pitched roofline indicating it may originally have been thatched. A detached red brick store, with black glazed pan tile roof, exists to the north.



First Cottage, Eversley, East View and Bay Tree Cottage (from left to right), Darsham Road

First Cottage A two storey end of terrace cottage, late C18 or early C19. Red clay pan tile roof covering, brick dentil eaves course with painted ashlar scored render elevations. Surprisingly blank elevation facing the street, with a single ground floor window under an arched head. The first floor window is a modern insertion.

Eversley Possibly originally two cottages. Of similar date and detailing as *First Cottage*. Painted brick elevations, and of slightly taller stature than adjoining properties. Central chimneystack of Suffolk white brick. Ground floor openings with arched heads. To the first floor are original timber windows with central metal opening casement – the example to the left retains its glazing bars.

East View Of similar detailing and stature as *First Cottage*, and the best preserved of the terrace. Red Flemish bond brickwork, with red clay pan tile roof covering and a red brick stack on the party wall line with the adjoining property. Arched heads to ground floor openings as at *Eversley*, although the brick heads are taller brick on end arches, rather

than brick on edge. Retains good window joinery.

Bay Tree Cottage End terrace cottage, stylistically similar to *East View*, although with painted render street facing elevation. Recessed C20 extension to the north.



No.1 (lhs) and No.2 (rhs) Faithful Cottages, Darsham Road

No. 1 and 2 Faithful Cottages Early C19, two storey pair of cottages, built next to the road. Rendered elevations with red clay pan tile roof covering. No. 1 has early to mid C20 metal Crittal windows.



Lilac Cottage, Darsham Road

Lilac Cottage Timber framed storey and a half cottage set back from the road. Single squat brick ridge stack and red clay pan tile roof covering. Shown as three dwellings on the 1884 OS map. Two dormer windows with cat slide roofs to the south elevation, with a lean-to to the ground floor. Mid to late C20 flat roofed addition to the west end.



Prospect Place, Darsham Road

Prospect Place A long and narrow two structure, located at right angles to the road. Red clay pan tile roof, rendered elevations and brick dentil eaves course. Arched heads to ground floor openings. This property likely started life as a two two-cell structures with a shared stack (although the 1884 OS map appears to indicate the property being four units). Timber framed, with later two storey addition to the east (road side) end. Late C20 single storey side additions.



Clump Cottage (now Snitterfield), Darsham Road

Clump Cottage (now Snitterfield) The roof pitch, uneven eaves line, central stack and entrance door and general form of the cottage suggests an early structure, possibly C17, although replacement windows, roof covering and rendered elevations make this difficult to accurately ascertain. Double Roman pan tiles replace a thatched roof covering. Painted brickwork north and south end gables with arched heads to windows, and C18 first floor window joinery.

Prominently located at the junction with The Hill.



Rose Cottage, Darsham Road

Rose Cottage Dating from the mid to late C19 and originally a compact two storey dwelling to which sizeable two storey and single storey additions were made to the rear in the early C20 and late C20 respectively. Unpainted pebble-dash elevations, with attractive bracketed timber porch with lattice sides to the street facing elevation.

Mill Street (North side)



Barn Cottage, Mill Street

Barn Cottage, detached stable / store and wall Two storey section of early C19 date, rendered with red clay pan tile roof and red brick ridge stack. Upstand gable end parapets. Brick dentil eaves decoration. The right hand section, lower with steeply pitched roof, attic dormer and central red brick stack. Large curved bay window, indicating former commercial use for this section of the

property. To the NW is a detached white brick outbuilding with red clay pan tile roof dating from the third quarter of the C19 with good retained casement window joinery. Red brick wall with red clay cappings to front and side boundaries.



Beacon Hill House, Mill Street

Beacon Hill House A striking structure with mono-pitched roof, located high above the road on an elevated bank. Orange brick elevations punctuated by large expanses of vertically divided glazing to the ground and first floor. Designed with the main living space to the first floor, no doubt to capitalise on the far reaching views to the south.



Jays Cottage (lhs) and Pantiles (rhs), Mill Street

Jays Cottage and Pantiles A pair of cottages dating from the early to mid C19, which are set well back from the road. Two storey red brick elevations with red clay roof covering. Rendered gable end and single storey side addition to *Jays Cottage*. Ground floor openings have arched heads. Replacement door and window joinery. *Pantiles* is attached

to *Mulley's Cottage* (GII) to the east and is important to the setting of the designated heritage asset.



West End Cottage, Holly Tree Cottage and Bankside, Mill Street

West End Cottage, Holly Tree Cottage and Bankside A row of three cottages, located to the south side of Love Lane and in a slight hollow. Of early to mid C19th date. Red brick elevations with attractive unbroken roofline with red clay pan tile covering. Modest gable end chimney stacks. Some good retained window joinery, although the ground floor openings to *Bankside* have regrettably been widened and the lintels over altered. The first floor and roof of the cottages make very prominent contributions to the south east boundary of the Conservation Area.

Mill Street (South side)



Hale Cottage, Mill Street

Hale Cottage and iron railings Storey and a half cottage with steeply pitched roof covered

with red clay double Roman pan tiles and four attic dormers. Rendered elevations. Possibly timber framed and likely to date from the early to mid C17. Now one dwelling, the position of the two ridge stacks suggest it was formerly at least two dwellings, whereas the 1904 OS map suggests four units. Good simple iron railings to the front boundary.



Greenways, Mill Street

Greenways and boundary railings Attached to the eastern end of *Hale Cottage*, a two storey early C19 red brick double fronted house with robust mid C20 projecting open porch with accommodation over to the centre of the entrance façade. Overhanging eaves with shallow pitched slate covered roof and gable end stack to the right, with hipped end to the left. Eight over eight hornless sash windows; the ground floor units sitting under fine gauged brick lintels. Simple iron railing to front boundary. Mid to late C20 garage to the east of no interest.



Mercy Cottage and Middle Cottage, Mill Street (Well Cottage, rendered, exists beyond the tree)

Mercy Cottage, Middle Cottage and Well Cottage A structure is shown on the 1842 tithe map to the location of the three cottages, but this appears to be a single unit. Now four cottages (*Spring Cottage* adjoins to the west, but dates from c1980 and is not of historic or aesthetic significance). The three original cottages date from 1840 (the date is set within an unusual gargoyle tablet).



Date stone gargoyle to Mercy Cottage, Mill Street

Two storeys with shallow pitched roof with red clay pan tile covering. Brick dentil eaves course. *Mercy Cottage* and *Middle Cottage* have attractive flint elevations (*Well Cottage* has been rendered) with red brick margins to openings and corner quoins. An attractive group, located opposite the Grade II listed *Mulley's Cottage* and at a prominent junction between Mill Street and Love Lane.



Myrtle Cottage, Mill Street

Myrtle Cottage Two storey red brick property, with prominent gable end facing the road. Red clay pan tile roof with central ridge stack. Property extended to the east and west during the mid to late C20. The prominence of

this building is accentuated by the modest scale of the dwellings in close proximity and the gently rising land.



The Cleeves, Mill Street, east elevation

The Cleeves Prominently and attractively located at the south east corner of the Conservation Area, at right angles to the road, on a slightly raised bank surrounded by trees. A two storey structure with red clay pan tile roof covering. Shown on the 1842 tithe map, and likely dating from the early C19. The 1904 OS map shows the structure divided into three units, but it is now a single dwelling. To the ground floor (east elevation) are three wide openings with arched heads - possibly cart openings? Rendered elevations with interesting pargetting between ground floor and first floor level. Two storey cross wing to the south likely added during the mid C20. The house retains good window joinery, possibly of early C20 date.

Reckford Road (East side)



Cambury and St. Fergus, Reckford Road

Cambury and St. Fergus, and detached store to the south Likely to be of late C18 / early C19 date, with mid C20 single storey additions to the north and south elevations. Shown on the 1842 tithe map as a single dwelling, which had been divided into three units by the time of the 1904 OS map and had been reconfigured to the current two dwelling arrangement (with south flat roof addition made to Cambury) by 1977. Located at right angles to the road, with prominent rendered gable end facing the street. Brick dentil eaves course, red clay pan tile roof covering and prominent red brick ridge stacks. The property has been much altered but it is located in an extremely prominent position at the commencement of the southern end of the Conservation Area, and forms a group with the Grade II listed *The Croft*.



Detached store to the south of Cambury and St. Fergus, Reckford Road

Detached store Dating from the mid to late C19. Taller section with gable end fronting the road, with smaller attached range to the east. Red clay pan tile covering over both sections

of roof. Large arched cart opening to the west elevation has been partly infilled and has had a window inserted. An attractive and modest structure in relatively unaltered condition, located prominently on the southernmost edge of the Conservation Area boundary.

Reckford Road (West side)



North Barn and South Barn, and brick wall to the east boundary, Reckford Road

North Barn and South Barn Timber framed barn of uncertain date, converted to residential use during the late C20. Red clay pan tile roof covering likely replacing thatch. Ubiquitous black stained horizontal weatherboarding of recent date. Further structures attached to the north end had been removed by the time of the 1977 OS map. Despite the street facing elevation having been over punctuated with new window openings and other domestic detailing, the structure as a whole makes an unusual and important contribution to the Conservation Area.

The Green



Handpump, The Green

Handpump One of a pair of handpumps on The Green (the other of a later date). Cast iron and likely of mid to late C19 date. Broken pump arm.

The Hill (North side)



K6 Telephone kiosk, The Hill

K6 Telephone Kiosk Cast iron telephone kiosk, now repurposed to house a defibrillator. Eight light door with side margin panes, with solid rear panel. Moulded Tudor Crown decoration below the arched dome roof. This appears to be an early example of its type, the very first K6's having been introduced in 1936 to commemorate the Silver Jubilee of King George V.



The Pond House, The Hill

The Pond House A two storey cottage, shown on the 1842 tithe map, and likely dating from the later C18 or early C19. Rendered and painted elevations with a black painted projecting plinth. Chimney stacks to both gable ends, and a central door flanked by wide ground floor openings with arched heads. The property retains good window joinery to the front elevation.



The Barn, The Hill

The Barn, former apple store and boundary wall Set some considerable distance back from the road and bounded by a fine red brick wall which incorporates, to the south east

corner, a single storey apple store (now converted). The exact date of the property is not known, although the house and store are shown on the 1842 tithe map, and the main structure is thought to be a Jacobean barn. The house is long, low and linear, and sits beneath a Welsh slate roof. The window joinery does not appear to be of any great age. To the front boundary is a fine red brick wall, with gateway and piers. Where the wall and apple store meet, the wall sweeps attractively up the meet the underside of the store's eaves.



Postcard view of The Hill circa 1905, showing No's 1 & 2 (left), No's 3 & 4 (middle) and Elm Cottage (right)



No's 1 and 2, The Hill



Nos 3 and 4, The Hill

Nos 1 and 2, and Nos 3 and 4 and Boundary Walls Two separate structures although they read as a group and share architectural detailing and material use. Probably of early C19 date, but the right hand cottages are shown on the 1884 OS map as three rather than two cottages. Two storey with rendered elevations with a pan tile roof of a gentle angle. Brick upstand parapets to the gable ends, and short white brick ridge stacks providing clues as to the original division of the cottages. Brick dentil eaves course to both groups of cottages. Relatively small window openings relative to the expanse of elevation; No. 4 retains good original small pane sash windows. Historic photographs (see above) reveal the cottages originally had exposed flint elevations with brick margins. Good low cobble and brick wall outside Nos 1 and 2, and red brick wall outside Nos 3 and 4, with sides that sweep up to the front door.



Elm Cottage, The Hill

Elm Cottage The external detailing of the front elevation suggests a build date of early C19, although the central red brick chimney stack with stone tablet possibly hints at a much earlier structure, and that the building was constructed as two units. The house has similar brick upstand gable detailing as neighbouring cottages (see *Nos 1 & 2* and *Nos 3 & 4, The Hill*), with a red clay pan tile roof covering. The windows are an assortment of sizes and ages, with the render to the front elevation disguising any enlarged or blocked openings. The left hand section of the house breaks forward. Interesting single storey painted outbuilding to the west gable end, probably mid C19, set back from the main elevation, and of cobble and brick construction.



The Royal Oak, The Hill

The Royal Oak Mid C19 former public house, although it appears to have ceased trading as a hostelry by the late C19. Located on a slightly elevated site, with the dwelling to the west with a store, or possibly brew house and stabling, to the east. Two storey red brick elevations with a plain tile covered roof over the attached ancillary accommodation, and pan tiles over the living accommodation; unusual for the more expensive roofing material to be used on the lesser accommodation, showing likely a later construction phase and an increase in prosperity or material availability. Short brick stacks (west stack now rendered) to the gable

ends of the living range. Ground floor has a pleasing group of small openings and a door, all set below arched brick lintels. Elevation rendered below the ground floor window sills. First floor with three small windows tucked under the eaves. Large boarded door opening to the ancillary accommodation of uncertain date. To the rear the gable end of a taller structure can be glimpsed. This presumably relates to different construction phase, possibly even pre-dating the front range? An attractive property in a prominent location, and one that would benefit from further research.



Hill Cottage, The Hill

Hill Cottage Located some way from the road, and largely obscured from view by trees, only part of the structure can be seen. Shown on the 1884 OS map as a pair of cottages, now a single dwelling. To the ground floor are lattice windows and above this is a large dormer window. The roof is covered with red clay pan tiles, and to either end of the roof are gable end red brick chimney stacks. Further research is required to accurately assess this building and its level of preservation.



Windmill Hill, The Hill

Windmill Hill A mid C20 single storey house, set back from the road and occupying an elevated and prominent site. Its mellow material palette of cedar weatherboarding and red clay double Roman pan tile roof sits quietly, as does its low linear form. The property is an example of a 'Colt' building; a Kent based company who pioneered prefabricated construction during the early and mid C20, and whose properties were popular in East Anglia. Regrettably the property has lost its metal Crittal windows in favour of uPVC, but otherwise the house is a reasonably unaltered example of understated mid C20 design and of a pioneering form of pre-fabricated construction.



Lime Tree Cottage, The Hill

Lime Tree Cottage A mid C19 two storey cottage, built originally as a pair, and now a single dwelling. Rendered elevations with dentil eaves course. Shallow pitched roof, covered with red clay pan tiles, and framed by short brick gable end stacks. The property

retains good plate glass sash windows. A modern timber porch rather dominates and over-complicates the street facing elevation.



Hill House (lhs), Pine House (middle) and Pine Cottage (rhs), The Hill

Hill House, Pine House and Pine Cottage A row of three cottages, shown as five cottages on the 1884 OS map. Located at the north east tip of the Conservation Area, at the junction with The Street, Dunwich Road and Blythburgh Road. Mid C19, although stylistically they look to be earlier in date. *Hill House* has flint elevations, with white brick quoins and window surrounds, and an impressive symmetrical western elevation, which retains its original plate glass sash windows. To the right end of its south elevation is a two storey square bay window with flat roof, possibly of early C20 date. *Hill House* was in the 1960s the home and studio of the impressionist Artist Peggy Somerville (1918-1975). To the right of this bay are *Pine House* and *Pine Cottage*, both rendered, and both retaining sash window joinery. The entire group, very different in elevational treatment, are united under a black glazed pan tile roof covering. Modern porches have done little to preserve any sense of unity. Stephen Reiss, *Peggy Somerville An English Impressionist* (Woodbridge, 1996).

The Street (East side)



Fairway, The Street

Fairway Formerly a pair of cottages and flint faced; now a single dwelling with painted elevations. Deep stone margins to doors and windows, and corner quoins, also now painted. Brick dentil eaves course. The short and broad brick ridge chimney and the proportion of mass to the windows suggests a building of some age, and possibly one with a timber framed core. The steep pitch of the roof suggests it was originally thatched although the covering is now black glazed pan tiles. Brick upstand parapet to the gable ends. The rear two storey addition is likely to date from the last quarter of the C20.



Bracken Cottage, The Street

Bracken Cottage Attached to the SW gable end and set back slightly from *Holly Cottage* (GDII). A two storey cottage with rendered elevations, likely covering over red facing brick. Red clay pan tile roof. The existing structure may be a replacement of the building shown on the 1842 tithe map as the

footprints do not quite correlate, although it is unlikely to be very much later in date. Regrettable porch, garage door and replacement window interventions. The cottage occupies a highly visible location in the heart of the Conservation Area and in close proximity to nationally listed structures.



The Corner House, The Street

The Corner House and detached outbuilding range A storey and a half red brick cottage, with a steeply pitched roof, short central ridge stack and dormer windows with cat-slide roofs. Brick upstand gable parapets contain the red clay pan tile covering. Of early C19 date with late C20 flat roofed rear additions. Late C19 single storey slate roofed addition to the SW gable end. Blocked entrance door to the right of the main elevation. The door and window openings sit under fine gauged brick lintels.



Detached outbuilding range to the SW of the main house (seen from Bakers Lane)

Detached and to the SW is a part weatherboarded, part brick outbuilding range;

the brick section was heated as evidenced by the short brick ridge stack. Boarded opening at high level to the right-hand end, with access door to the left, and two randomly placed window openings of differing sizes set between. The southernmost section is of a different brick. The weatherboarded section and attached brick section appear to be shown on the 1842 tithe map. The extended section of brickwork to the southernmost end had been built by the time the 1884 OS map was published. The door and window joinery appears to be original. A simple and largely unaltered structure.



The Post Office and detached outbuilding range to the rear, The Street

The Post Office and detached outbuilding range to the rear Likely to be of late C18 / early C19 date, storey and a half cottages. Currently used as commercial premises, with living quarters attached and above. Shown on the 1884 OS map as three cottages. Three canted shop front bays of early to mid C20 date. The larger bay with timber canopy over marks the main entrance to the shop. Central ridge stack, with end stack to the SW gable end. Black glazed pan tile roof covering with two dormer windows over the living accommodation part of the building. Late C20 flat roofed addition to the rear.



George V wall mounted post box, The Post Office, The Street

Rendered and painted elevations, with George V 'Ludlow type' post box set into the wall within a heavy brick surround. Enamel shop sign above.



No.2 Crown Cottages, The Street

No. 2 Crown Cottages Mid C19 cottage, shown on the 1927 OS map as a pair of cottages, with a canted corner facing The Crown Inn. This range was extended during the late C20 in complimenting style (what is now No.1). Door and window openings have arched brick heads. Brick dentil eaves course, with red clay pan tile roof covering. Only No.2 is included

on this list, No. 1 is of fairly recent construction, and No. 3 and No. 4 have been altered. However, the entire run of cottages has some group value.

The Street (West side)



Detached store, to the east side of The Green

Detached store Difficult to accurately date, although a structure to this location is shown on the 1842 tithe map. A central store with lean-to additions either side. Boarded double doors to the west elevation. Vertically hung black stained weatherboarded elevations with red clay pan tile roof covering. Two other structures, located to the immediate NE were demolished by the third quarter of C20. Extremely prominently located and in relative isolation within the Conservation Area.



Willow Cottage and detached store (lhs), Chestnut Cottage (rhs) and boundary walls, The Street

Willow Cottage and detached outbuilding A mid to late C18 two storey cottage. The position of the front door, and the distance between it and the window to the right,

suggests a blocked opening and therefore that the cottage was originally a pair. Broad window openings with good timber windows with metal casements. The ground floor windows have arched heads. Set centrally at first floor height is a blank recessed panel. Red clay pan tile roof covering with gable end chimney to the NW and a further stack set behind the ridge to the NE.



Detached store to the NE of Willow Cottage, The Street, shown from The Green looking towards Apple Tree Cottage and South West Cottage (GDII)

Cobble and flint elevations with red brick margins. Black stained weatherboarded gable end to the NW elevation with boarded doors below. This structure is prominent in views to and from The Green.

Chestnut Cottage A late C18 / early C19 two storey dwelling. The original red clay facing brickwork has been painted, and the street facing gable rendered. Brick dentil eaves course with a black glazed pan tile roof covering. A rendered chimney stack to the ridge, shown on historic photographs, has been removed. The entrance elevation retains 8 over 8 pane sash windows to the ground and first floor. Offset to the left is an attractive open timber porch with lattice side panels and deep eaves boards to the front.

The gardens to both properties are enclosed by brick and cobble boundary walls. The section of buttressed cobble wall to the NE boundary is particularly noteworthy.

Willow Cottage and Chestnut Cottage retain a significant amount of original door and window joinery, and exist as little altered cottages and make a valuable contribution at the heart of the Conservation Area.



Westleton House (lhs) and Westleton Cottage (rhs), The Street

Westleton House and Westleton Cottage An imposing two storey red brick structure located on the corner of The Street at the junction with several other roads. Built during the second quarter of the C19, with an early C20 shop front gable addition, bearing the letters 'EMC'. Large window openings under painted stone lintels. The original plate glass sash windows have regrettably been replaced with uPVC. *Westleton Cottage* has a lean-to glazed porch dating from the mid C20.



Cairns Cottage (lhs), Sunset Cottage (middle) and Evergreen Cottage (rhs), The Street

Cairns Cottage, Sunset Cottage, Evergreen Cottage and detached outbuilding to rear An attractive range of three flint faced cottages with black glazed pan tile roof covering, likely dating from the early C19. Two storeys with

brick upstand gable end parapet. *Evergreen Cottage* retains its original window joinery, but is rather marred by an unfortunate later C20 flat-roofed porch. To the rear of the cottages is a long range of outbuildings, slightly obscured from view, but with a red clay pan tile roof covering evident. Good red brick dwarf boundary wall between *Cairns Cottage* and *Central House* (see below).



Central House, The Street

Central House Unusual twin gables facing The Street, with black glazed pan tile roof running at rights angles. Possibly the structure depicted on the 1842 tithe map, with a single storey side addition, probably dating from the third quarter of the C19, with crow-stepped parapet hiding the lean-to roof. Rendered elevations (covering facing brick) with deep rendered surrounds to window openings. Unusual configuration of ground floor windows owing to the former use as commercial premises. To the first floor are original 8 over 8 pane sash windows.



The Chapel (former Primitive Methodist Chapel) and detached outbuilding, The Street

The Chapel (currently Chapel Books) Designed in 1868 by Augustus Scott of Norwich with school added to the side and rear built in 1912 to the designs of AF Scott and Son and built by Howard Brothers. Chapel closed 1971. An impressive building both for its scale and detailing. Red brick with contrasting Suffolk white brick margins to openings and pilasters supporting a white brick margined pediment. Windows set within stepped recessed surrounds with arched heads. The paired pilasters to either end of the street facing elevation anchor the structure firmly to its site. The side elevations lack the white brick embellishments, but are no less well-detailed. Three arched heads over tall window openings. The building retains original joinery, including margin windows with segmental fanlight upper sections.



Side entrance to the former Primitive Methodist School

To the rear of the building is a side entrance, dating from 1912, to the Primitive Methodist School. Stylistically and compositionally this takes its cue from the main elevation but in tamed form and with stone keystone detailing in favour of white brick.

James Bettley and Nikolaus Pevsner, *The Buildings of England Suffolk East* (London, 2015). Brown, Howard and Kindred, *Dictionary of Architects of Suffolk Buildings* (Ipswich, 1991), Christopher Stell, *Nonconformist Chapels in Eastern England* (English Heritage, London, 2002).



Detached store to the NW of the former Primitive Methodist Chapel

Detached store to the NW of the former Primitive Methodist Chapel Possibly contemporary to the chapel. Attractively detailed single storey detached store, with cobble and brick panels to the NW elevation framed with red brick margins. This elevation is in near perfect alignment with the former Vicarage and consequently may have been constructed from good materials because of this visual relationship.



War Memorial (to the south of The Village Hall), The Street

War Memorial Portland stone war memorial with commemorative inscription to the 18 men from Westleton who gave their lives during the First World War (inscribed on a projecting granite tablet), and beneath are the names of the three village men who lost their lives during the Second World War. Unusually the memorial also includes the name of a local civilian worker who was killed in an explosion at the Chilwell National Shell

Factory in July 1918, this disaster killed at the very least 134 people. The factory returned to work the next day. The memorial was completed in 1920 and is the work of the stone mason Frederick Barber of Halesworth who was responsible for a number of significant memorials in eastern Suffolk. Square shaft, with pedimented top. Flamboyant quirked ogee moulding to the projecting base. The shaft embellished with a carved laurel wreath and swags. The curved iron spike railings to the base, shown on photographs of the commemoration ceremony in 1920) have been removed. Set within an attractive and thoughtfully planned garden the memorial is extremely prominent when heading north along The Street. James Bettley and Nikolaus Pevsner, *The Buildings of England Suffolk East* (London, 2015).



Coign, boundary wall and outbuilding to the north west, The Street

Coign, Located prominently on The Street, and within the setting of several listed buildings, including the Grade II* St. Peter's church. A two storey cottage, shown on the 1884 OS map as three units. Of at least two phases; the older section C18 and to the left, and the right-hand section of early C19. Painted brick elevations with a red clay pan tile roof. The left-hand section differs in its detailing, including a dog tooth eaves course and an unusual lintel over the ground floor window opening comprising of alternating brick and cobble voussoirs. The projecting stack to the left-hand gable end is now rendered but the shape suggests considerable

age, possibly C18. Sections of timber framing are preserved within. To the right hand gable end the stack is within the property, rather than being attached externally to the gable. The windows are replacement units. To the front and side boundary is a cobble wall with red brick margins, and detached and located to the north west is a red brick store with a cobble lower and weatherboarded upper north gable end.



Satis Cottage and boundary railings, The Street

Satis Cottage A compact dwelling of early C19 date, extended to the side and a garage incorporated during the late C20. Red clay pan tile roof covering, with a hipped end facing The Street. Large central red brick stack. The elevations are now painted. Off-set to the main street facing elevation is a porch, incorporating timber latticework, with a slate roof covering. Good iron railings and posts to the front boundary.



Rose Cottage, The Street

Rose Cottage A double fronted two storey cottage built from Suffolk white brick. Corbelled eaves detail with upstand parapet containing the black glazed pan tile covering. Gable end chimney stacks of matching white brick. A date plaque to the front elevation is inscribed 1845. The cottage is set back from the road, on a slightly elevated site. The quality of the materials used for its construction indicates that, although of reasonably modest scale, the cottage was originally a dwelling of some local importance.



Westleton Garage, The Street

Westleton Garage A small but interesting group of historic and purpose built structures. To the north east of the site is a two storey structure with painted brick elevations with its gable end facing The Street. A black glazed pan tile roof covering is contained at either ends of the roof by a brick upstand parapet. The fenestration to the north east elevation is well preserved, with small pane sash windows to the first floor, and broad timber casements with arched heads to the ground floor. Attached and to the south west is a purpose built workshop, possibly dating from the mid C20 (this replaces a two storey brick cottage). Its broad frontage, low eaves and high ridge line do not conform to established scale and rhythm of the streetscape, but the unbroken simplicity of the roofline and limited material palette help to reduce its mass and visual impact.



Westleton Garage, The Street

At the southern end of the site is a single storey detached outbuilding of red brick

which has a painted façade to The Street, and to its garage forecourt facing elevation. The structure has a canted corner, with the hipped roof oversailing the corner. The central section of this range does not appear on the 1884 OS map, and is therefore later infill joining what was two formerly detached structures. The window openings have been inserted at various stages and the joinery is an eclectic mix of styles and age.



Early C20 postcard view of the garage site, showing the pair of thatched cottages demolished to make way for the main C20 workshop, and to the right the brick dwelling demolished and replaced by the smaller office and workshop.

To the north of the site, set back from The Street, is a large mid to late C20 workshop. This structure replaced timber framed thatched cottages and does not make a positive contribution to the Conservation Area.

Yoxford Road (North side)



Ebenezer Cottages, No's 1 to 3 (cons) Yoxford Road

Ebenezer Cottages, No's 1 to 3 (cons) A row of three cottages, and possibly the structure shown on the 1842 tithe map. Rendered elevations likely covering facing brickwork. Window openings appear wide for the date of the property and could well be enlargements of the original openings. *No's 2 and 3* have mid C20 metal Crittal windows to the first floor. The cottages are located on slightly elevated ground, and set back from the road.



Homestead and Ebenezer House, Yoxford Road

Homestead and Ebenezer House A pair of two storey cottages, with entrances located to the outer extremities of the elevation, and the living accommodation grouped around the central stack. Steeply pitched roof with red clay pan tile covering. The door and window joinery are replacement units. However, the cottages form a good group with the adjacent Ebenezer Cottages, No's 1 to 3.



The Westleton Gallery, Yoxford Road

The Westleton Gallery Attached to the western end of Ebenezer House. Single storey red brick outbuilding originally divided into

two. Mid C20 shop front extension with recessed central door and plate glass window fenestration. This type of shop front is becoming increasingly uncommon in an unaltered form. A pitched roof with red clay pan tile covering is visible to the rear. The original structure probably dates from the third quarter of the C19.



Gannon Cottage (formerly The Gannon Reading Rooms), Yoxford Road

Gannon Cottage (formerly The Gannon Reading Rooms) Two storey principal range, with gable end facing the road. Foundation stone laid by Lady Constance Barne of Greyfriars Dunwich, April 22nd 1901. Single storey side range to the west, extended to the extreme end circa 1920. A quietly sophisticated design with good detailing and retained door and window joinery.



Detail of the porch

The principal entrance is set back from the main façade (in line with the single storey wing). The accommodation above is carried over and supported on a timber column supported on a dwarf brick wall to create a covered porch. Attractive original timber handrail and balusters facing the road. Overhanging eaves to the two storey range, supported on carved timber brackets. The property is a sophisticated piece of early C20 civic architecture in largely unaltered condition. The visual contribution it makes to the Conservation Area is considerable.



Barnabees, Yoxford Road

Barnabees and boundary wall Shown on the 1842 tithe map, albeit smaller in size and with an outbuilding range adjoining the west elevation. Shown on the 1904 OS map as a pair of cottages, now a single dwelling. The entrance elevation appears to be a red brick gentrification of an earlier, possibly timber framed structure. The steeply pitched roof, now covered with red clay pan tiles, suggests it may originally have been thatched. Red brick wall to front boundary, which returns to the east and is constructed from flint. Large rear additions of little interest. The Velux window to the south facing front roof pitch does little to enhance the external appearance of the dwelling.

Yoxford Road (South side)



Argyll House, Yoxford Road

Argyll House A five bay wide two storey property, with an attached single storey range to the east. The single storey section may be the structure shown on the 1842 tithe map.

The main range however, does not appear to be shown on the tithe map and therefore must date from the mid C19, although stylistically it looks earlier and is conservatively detailed for this date. Small pane sash windows to the entrance elevation, with a door and segmental fanlight to the eastern end. Red brick to the first floor, rendered below – the render likely hiding a blocked doorway. Black glazed pan tiles contained by brick upstand gable end parapets to the main range. The single storey range has a red clay pan tile covering and a large glazed window facing the street. The original use of this side section is not known. The property is prominently located and forms part of the setting of the neighbouring GDII listed *Moor House*.



Fiske Cottage, Yoxford Road

Fiske Cottage A two storey red brick structure, located at right angles to the road. This house is shown on the 1884 OS map. Brick upstand gable ends with chimney stacks, containing the red clay pan tile roof covering. The ground floor of the east elevation is now obscured by a red brick addition. Window joinery has been replaced, although the arched openings to the ground and first floors to the west elevation remain intact. Regrettable Velux window to the west roof pitch. The proximity of the property to the road, and its location at right angles means that the structure makes a prominent contribution to the Conservation Area.



The Old Post Office, Yoxford Road

The Old Post Office A curious property which appears to have been truncated at its western end. Of mid to late C19 date. Of two storeys with rendered elevations to the lower section, painted brick to the taller section; to the ground floor of the taller section, facing the road, is a fine three centred gauged brick window head. Single storey attached outbuilding range to the rear, with tall brick stack. Despite the replacement window joinery the property retains interest and charm.

Westleton Conservation Area



Proposed Revisions to the Conservation Area Boundary

October 2018

Introduction

The Westleton Conservation Area Management Plan (June 2010) did not make specific recommendations regarding the potential for extension or reduction of the existing boundary. Section 13.3 of the Management Plan mentions *“On completion in 2010/2011 of appraisals for all 34 of the District’s conservation areas a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed...”*

As part of the process to identify buildings which contribute positively to the conservation area, it has also been possible to identify areas where the existing boundary at Westleton might be enlarged or reduced to suit any changes that have taken place in the intervening years. The boundary review site work was completed during September 2016. As a result of the survey a small extension to the north west of the existing conservation area is proposed. Two other extensions were initially proposed in Westleton both of which, on consideration and following public consultation, have not been pursued.

The first was the garden of The Barn, The Hill which is situated to the north of the house either side of the public footpath. The owner of this property was concerned about the impact of having to give notice regarding works to trees; the garden is an evolving space which requires constant maintenance and he considered that the tree notification requirements would be too onerous. The garden is carefully curated and maintained by the owners and there is no imminent threat from development. There is some existing protection from development for this site as it falls outside of the physical limits of the village and it also falls within the setting of Vine Cottage (a listed building) and the setting of the conservation area.

A further extension was proposed to the south east of the existing conservation area. This would have taken in the green space to the south of the three positive unlisted buildings; Bankside, Holly Tree Cottage, and West End Cottage which form part of their setting. It would also have incorporated the green space in which a late 19th century railway carriage sits. This carriage is used as a store and workshop. The owner of the railway carriage and the land on which it sits objected to this proposed extension as did the Parish Council. Following these objections it was considered that the green space is afforded some level of protection as part of the setting of the conservation area as well as its proximity to the common. The railway carriage, although of heritage interest, is not a fixed structure and could be removed from the site without permission. Overall, therefore it was considered that there was not sufficient merit in this proposed extension to take it forward.

Proposed extension areas

1. **North west extension:** This small area would re-draw the boundary around a property known as *Phoenix Cottage*, which is located to the west side of Darsham Road. The existing conservation area boundary currently runs to the immediate south of this property.

Key structures in the proposed extension areas

1. North west extension area



Phoenix Cottage and boundary wall

Phoenix Cottage Early C19, with mid to late C20 rear range at right angles. The original part of the property has its gable end abutting the road, and is shown on the 1904 OS map as being a pair of cottages. Red clay pan tile roof, with gable end stacks indicating the extent of the original structure. The additions to the property are in a style sympathetic to the original. To the front boundary is a cobble and flint wall with red brick margins. Set within the south facing elevation is a stone tablet depicting a phoenix.