



WICKHAM MARKET CONSERVATION AREA APPRAISAL

March 2016



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

CONTENTS

SECTION	PAGE NO.
INTRODUCTION	
1	CONSERVATION AREAS: Planning Policy Context
2	GENERAL CHARACTER SUMMARY
3	TOPOGRAPHICAL SETTING
4	ARCHAEOLOGY AND HISTORY
5	QUALITY OF BUILDINGS
6	TRADITIONAL BUILDING MATERIALS
7	CHARACTER OF SPACES
8	TREES AND GREEN SPACES
9	COUNTRYSIDE SETTING
10	FORMER USES
11	PROPOSED ENHANCEMENTS
12	STREET –BY-STREET APPRAISAL
12.1	High Street – South of Chapel Lane
12.2	Chapel Lane
12.3	High Street – West side north of Chapel Lane
12.4	The Grange and No.71 High Street
12.5	All Saints Church and churchyard
12.6	Crown Lane
12.7	Church Terrace and Mill Lane
12.8 – 12.11	The Hill – South Side, West, North, East
12.12	Dallinghoo Road
12.13	Broad Road
12.14	Lane Adjacent to the White Hart
12.15 – 12.18	Snowdon Hill – The Hill to Border Cot Lane
12.19	High Street – Border Cot Lane Junction
12.20	High Street – Border Cot Lane to the Old Bakery
12.21	Lower Street – West of Spring Lane
12.22	Spring Lane
12.23	Lower Street – East of Spring Lane
12.24	Deben Mills
13	CONSERVATION AREA MANAGEMENT PLAN
13.1	Design of New Development
13.2	Conservation Area Boundary
13.3	Demolition
13.4	Enhancement Opportunities
13.5	Landscape and Trees
13.6	The Landscape Setting
13.7	The Principal Approaches
13.8	Contacts
14	REFERENCES, FURTHER INFORMATION & PUBLIC CONSULTATION
15	SUMMARY OF CHARACTER FEATURES MAP

INTRODUCTION

The Conservation Area in Wickham Market was originally designated by East Suffolk County Council in 1970, extended by Suffolk Coastal District Council to include the north of the village in 1977 and re-designated in 1990. It also includes a very small part of the neighbouring parish of Hacheston at its northern tip where the Deben Mills stand.

The Council has a duty to review its Conservation Area designations and this appraisal examines Wickham Market in accordance with Historic England's guidance document '*Understanding Place: Conservation Area Designation, Appraisal and Management*' (2011, under revision).

As such this is a straightforward appraisal of Wickham Market's built environment in conservation terms and is followed by a gazetteer describing the village in detail.

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

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



Village sign



The White Hart

1 CONSERVATION AREAS: Planning Policy Context

There are currently thirty four conservation areas in the Suffolk Coastal District.

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

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

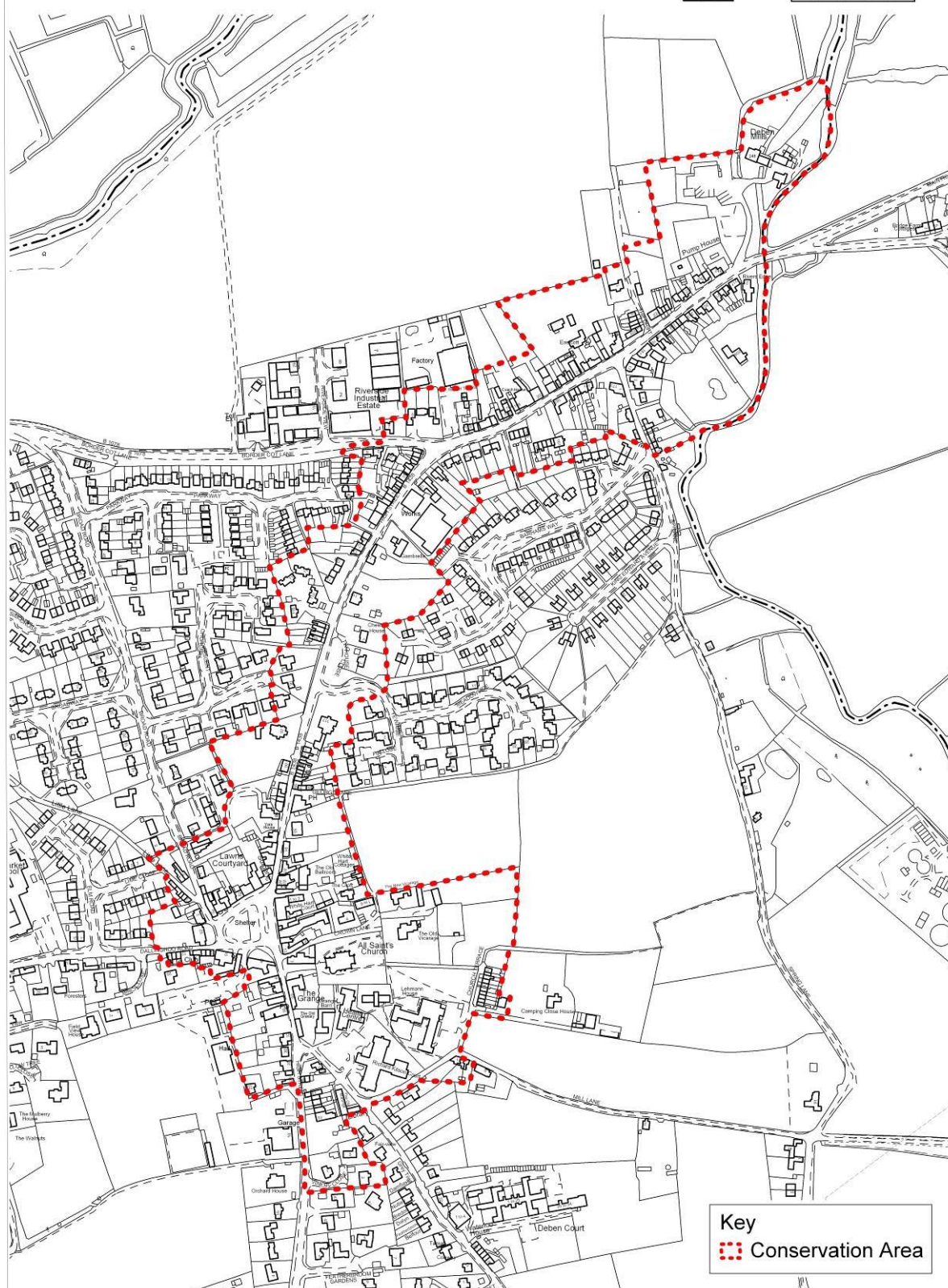
National planning advice on the identification and protection of historic buildings, Conservation Areas and other assets of the historic environment is set out in the National Planning Policy Framework (Chapter 12 Conserving and enhancing the historic environment) of March 2012.

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

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

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

Scale
0 25 50 75 100 125m



2

2 GENERAL CHARACTER SUMMARY

There are three principal features which, combined together, determine the historic character and form of the village of Wickham Market.

Firstly, there is the market square, known as The Hill, which is the heart of the village, and the short sections of the various streets and lanes which emanate from it. Secondly, there is the church, the churchyard and the buildings and spaces which are tucked away beyond The Hill to the south and east. Thirdly, there is Snowdon Hill, High Street and Lower Street: these in reality make up a single continuous road northwards from The Hill, with linear development on both sides. Over and above these main structural elements there are numerous incidental traditional architectural, topographical and landscape features which combine together to form an area of villagescape which, in many respects, is of outstanding quality, crowned by the defining iconic landmark that is the church spire.



Wickham Market: Aerial View 2001

3 TOPOGRAPHICAL SETTING

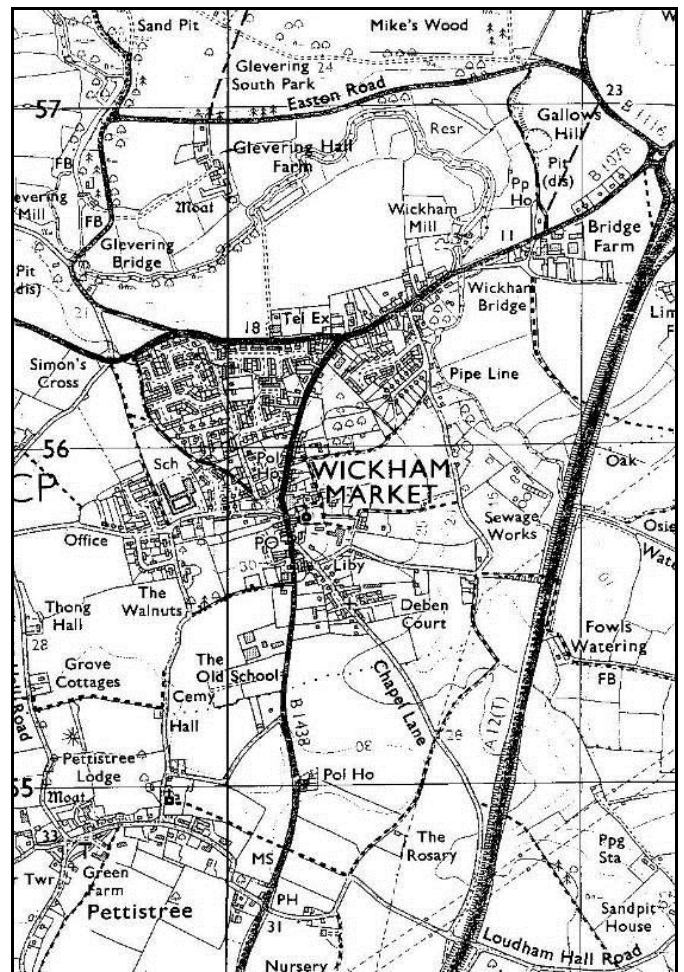
Wickham Market is a large village in east Suffolk five miles north-east of the market town of Woodbridge and eight miles south-west of Saxmundham. The village lies mostly on high ground on the west bank of the River Deben that runs southwards down to its estuary at Melton and then a further eleven miles before reaching the North Sea between Felixstowe and Bawdsey. Historically the river was navigable at least as far as Wickham Market, but has long since become too silted up, above Melton.

In the late eighteenth century the road from Woodbridge to Saxmundham through Wickham Market was turnpiked by the Ipswich to South Town (Great Yarmouth) Turnpike Trust. The village was an important staging post on the London to Great Yarmouth Stage Coach route with the White Hart (The Hart until 1500) being one of the oldest Inns in the country.

North-east of the village the old road crosses the Deben before re-joining the main A12 which now by-passes the village to the east. From 1859 the East Suffolk Railway line from Ipswich to Lowestoft has provided an alternative means of communication, with Wickham Market station two miles east of the village, across the river at Campsey Ash.

Wickham Market lies to the west of the Rolling Estate Sandlands and Estate Sandlands. The River Deben flows through the Valley Meadowlands. The village itself lies within the Ancient Rolling Farmlands, all as identified in the Suffolk Landscape Character Assessment.

The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.



Extract from Ordnance Survey Map

4 ARCHAEOLOGY AND HISTORY

The Suffolk County Historic Environment Record identifies nearly fifty sites of potential archaeological interest within the parish of Wickham Market.

An excavation carried out in advance of redevelopment of land to the rear of Deben Court, Chapel Lane identified a ditch and two pits which were Iron Age in date. Similar finds have been made elsewhere during excavations in the locality. Bronze Age remains have also been identified within the parish.

Roman finds include, a coin hoard and a section of Roman road near the bridge over the Deben. One entry in the record might be earlier but remains undated: crop marks indicating an enclosure of some kind just west of the village. Perhaps the most notable find came in 2008 when 840 coins dating from around AD20 buried by the Iceni and Corieltavi tribes were found at an undisclosed site near Wickham Market.

The parish was listed in the Domesday survey of 1086 as 'Wikham'. One manor of 33 acres was held by Ranulf Hervey of Bourges and another of 25 acres was held by Roger Bigod, held in turn from the Bishop of Bayeux. The medieval village of Wickham Market grew up around the Church and Market Square. A market and fair were granted to the village in 1268.

During the fourteenth and fifteenth centuries it was a bustling centre providing facilities for the surrounding area and had a town hall where Quarter Sessions were held (this criminal court, held four times a year, was subsequently transferred to Woodbridge). Two fairs were granted by Henry VI in 1440. Much of the fabric of All Saints Church is of fourteenth or fifteenth century date.



Southern end of High Street looking towards The Grange c.1910

The agricultural boom of the Napoleonic period brought increased prosperity to the town resulting in the remodelling and re-fronting of a number of Wickham Market's larger houses.



A c.1890 view of The Grange in winter



The water mill, mill house, and steam mill

The deeds of the Deben Mills date from 1701 but milling on the site probably started much earlier. A small twelve-sided smock mill was built in 1774 by Thomas

Butcher on a lane behind The George Inn. It had four common sails, two pairs of stones and a fantail. It went out of use by 1882 and was mostly demolished before 1900. In the early-to-mid nineteenth century there was also a small brick works operated by the Smith family at Wickham Market.

A large neo-Tudor style workhouse was built for the Plomesgate Union in 1836-37 to the designs of John Brown. It could house up to 400 inmates but commonly held far fewer. This fine building has survived and has recently been extended and renovated by Flagship Housing Association to provide low-cost housing for rent (Deben Court)..

Until its closure in 1902 Whitmore and Binyon's Ironworks was a major employer. The company was established in 1780 by the Whitmore family becoming Whitmore and Binyon in 1868. The works was enlarged in 1867, and largely rebuilt in 1885. The company were chiefly notable for the beam engines it manufactured for flour mills. To the rear of the site was a substantial gas works. The First World War poet Lawrence Binyon and the architect and illustrator Brightwell Binyon were both reputedly members of this Quaker family. Hasnips' shop on High Street and the adjoining buildings are probably the last remnants of the works.

In 1846 John Whitmore provided Wickham Market with a classical 'Town Hall' which still stands on Dallinghoo Road, but which has not been used for its original purpose for at least one hundred years. By 1868 Wickham Market had two nonconformist chapels, a fine Congregational Chapel (founded c.1815 and closed in the 1980s) and a Primitive Methodist in Spring Lane (founded in 1837 and closed c.1870). It also had National, British, and infants' schools. The railway came to Wickham Market station to serve the village in 1859.

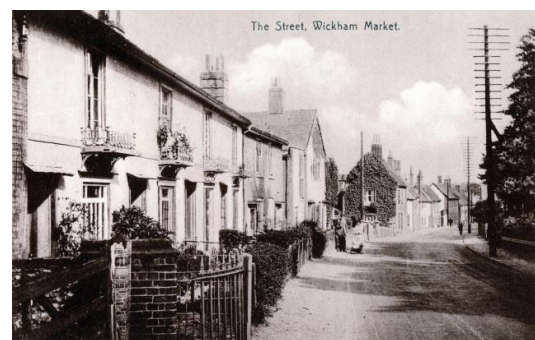
The selling of cattle in the Market Square ended in 1922 when the market moved to the Wickham Market Sale Yard at Campsea Ashe.

From 1938 the old workhouse buildings reputedly became the home of Basque child refugees fleeing the Spanish Civil War. During the Second World War Wickham Market suffered bomb damage both in 1940 and October 1942 resulting in deaths and the destruction of a number of historic buildings. The Snowdon Hill area of High Street was particularly badly damaged in October 1942.



Whitmore and Binyon's Works. The frontage buildings survive

Since the Second World War Wickham Market has expanded considerably. In 1901 the population had been 1,417 but by 2011 it had reached 2,156. Some of these new houses have been built on former industrial sites or within the gardens of the settlement's larger nineteenth century villas. The village has recently seen new housing development of a small pasture, back land, employment land and a new estate added to the southern edge of the village on former farmland. Some of these sites are located within the Conservation Area.



Norfolk Terrace and houses destroyed in the 1942 bombing raid

5 QUALITY OF BUILDINGS

Wickham Market has a large number of timber framed buildings. Relatively few however, have to date been studied in great detail, and further discoveries regarding their origins and significance will undoubtedly be made. A considerable number of buildings were also re-fronted in the eighteenth and nineteenth centuries and their true age and significance is therefore not necessarily always easy to ascertain.

Wickham Market presently has four buildings which are listed at Grade II*:

All Saints Church has a fourteenth century nave, chancel and octagonal tower with a fifteenth century south chapel and aisles. Its present appearance however, owes much to Edward Hakewill's 1869 'restoration'. It is built in flint with stone dressings; the slender lead spire atop the tower is a highly distinctive landmark visible from many miles away.

The Manor House, at 64 High Street on the north side of The Hill, is sixteenth century, timber framed and rendered with a jettied front on carved brackets. No.66 was possibly also originally part of the same building.

The former White Hart Inn at No.79 High Street is a former coaching inn with an eighteenth century brick façade concealing a fifteenth century core, the rear roughcast rendered on a timber frame with pan tile roofs. Pevsner describes it as having "a late Georgian nine-bay front, of red brick, not too regular, and a funny Ionic porch." He may not have realised that the porch had recently lost its pediment.

Deben or Rackham's Mill is a watermill of c.1794, it is timber framed and weather-boarded with white brick to the ground floor and a plain tiled roof. It retains its lucam on the gable end and inside all its machinery is in full working order.

Most of the Grade II listed buildings in Wickham Market are more domestic in scale with plain tiled (or sometimes

pantiled) roofs, timber framed and either rendered or with more recent brick facing.



The White Hart's porch, the 'hart' is a recent replacement for the original pediment.



Manor House

On Snowdon Hill are two substantial nineteenth century villas and an elegant early nineteenth century stuccoed terrace which are evidence of the town's prosperity in the period. There are relatively few surviving post c.1880 buildings in Wickham Market of architectural or historic interest.



Flint, red brick and pantile



Iron slag and red brick



White brick and slate



Red brick, decorative verges

6 TRADITIONAL BUILDING MATERIALS

The buildings in Wickham Market's historic core are for the most part timber framed. Occasionally the timber framing has been stripped of its protective render as at No.66 High Street and on Lower Road. Exposing timber framing was briefly fashionable in the mid twentieth century when the render of No.66 was stripped; happily however, the bulk of Wickham's timber framed buildings remain rendered in the historically correct manner.

Some of the timber framed buildings were re-fronted in brick during the eighteenth or nineteenth centuries. During the eighteenth century they were largely re-fronted in soft red brick, but those re-fronted in the early and mid nineteenth centuries tend to be in the then highly fashionable gault or Suffolk white brick. In this latter period red brick was usually relegated to rear and side elevations. Such buildings still often retain their steeply pitched plain tile roofs, sometimes now hidden behind parapet walls an important indicator that much earlier fabric is perhaps concealed within their brick outer casing.

Newer buildings from these periods used the same brick types but as load-bearing walls and more often roofed in pantiles, either natural clay red or glazed black varieties, or slate at a much lower pitch. Most of the later nineteenth century unlisted cottages are in red brick; however many have since been rendered or painted, diluting the effect and breaking up the continuity of terraces.

Flint was also used as a facing material, not only on the Church with limestone dressings, but as at No.s 226-232 and No. 246 High Street with red brick dressings, or on its own in some garden walls.

Weatherboarding was also once a common building material for barns, outbuildings, and lower status structures. Deben Mill and The Granary are amongst the most prominent surviving historic buildings faced in this material. Thatch has

however disappeared from Wickham Market as a roofing material.



Flint garden wall to Dallinghoo Road frontage of Hill House

Two other materials are worth noting, both from the local ironworks: a form of slag used in much the same way as flint on one of the ironworks buildings; and cast iron itself used for the railings fronting many properties.



Exposed timber framing, Lower Road

7 CHARACTER OF SPACES

The village is now centred on The Hill, a large open square that originally housed the livestock and general markets and forms the principal space in the village. To the south-east of this, the churchyard forms another focal point with several short lanes connecting the two key spaces from west to east.

From here the remainder of the historic settlement has grown as linear development north and south along the old road through. To the north this now continues all the way down to Lower Street and the riverside mill adjoining Wickham Bridge. The northern settlement at Wickham Market has grown from the point where the Roman Road from the west (the present B1078) met the coastal route from the south at a bridging point on the River Deben, although historically there was a gap between two seemingly separate settlements.

The road through is variously High Street at the southern and northern ends, with the connecting section, northwards downhill from The Hill, known as Snowdon (or sometimes Snowden) Hill, although the addresses here are all High Street. East and west of Snowdon Hill and west of The Hill is where the village has grown in more recent years with a number of modern housing estates, mostly hidden from the main road through.

The Conservation Area includes the settlement's entire historic core, but does not presently extend south-eastwards to include the striking former workhouse in Chapel Lane, now linked to the old area by a smaller section of more recent infill.

In the essentially urban area of southern High Street and The Hill, the buildings are in general set hard against the highway edge or at least behind very small front gardens. A similar character is identifiable in the northern section of High Street and Lower Street, whilst, in between, parts of

Snowdon Hill are less densely built up with buildings more set back in larger gardens.

Public spaces are of vital importance to the character of the Conservation Area including The Hill, The Pightle and churchyard in their appearance and the way that they are used. Also of importance are numerous garden spaces forming the setting to many fine houses and groups of dwellings. These are identified individually on the Summary of Character Features map – see p. 79.



The Hill



Wickham or Deben Mill

8 TREES AND GREEN SPACES

It is perhaps only in the gardens of the large villas which were built to exploit the view from Snowdon Hill that trees are a dominant feature. Although large parts of these gardens have now been built over, many of their fine trees remain. The majority are now however, of considerable age. Where the new estate to the west of Snowdon Hill comes very close to the road a group of mature Scots Pine and beech which were planted in the grounds of Wyndham House survive, although some have been recently felled with consent. On the eastern side further mature trees can be found on Yew Tree Rise, which was developed within the former grounds of Snowdon House. These fine trees make a major contribution to their locality. Also of importance are large mature trees to be found in the churchyard, Old Vicarage and The Pightle.

There is presently one other TPO within the Conservation Area; No.149 made in 2001 protects a single beech in the grounds of The Old Ballroom, just east of The Hill. Other mature trees can be found in the rear gardens of properties on The Hill, backing onto allotment land and around the churchyard and in the grounds of houses on Mill Lane. One avenue of horse chestnut, pine and beech trees follows the footpath link east of the church for some distance. A further memorable group are the aged pleached lime trees which provide an attractive frame for the garden of The Grange.

Publically accessible green spaces in the Conservation Area are limited in number, the most important arguably being that in front of Church Terrace, which borders the churchyard and the churchyard itself. These, when combined with the adjoining allotments and meadow, and the gardens of the Old Vicarage and The Grange, make up significant and important green space within the village's boundaries.



The Green in front of Church Terrace (The Pightle)

The open fields surrounding Deben Mills are crucial to the setting of this fine group of listed buildings.



Path to Library and Health Centre

There has been some recent welcome tree planting on The Hill and around the Health Centre and Public Library.



Green spaces are crucial to the setting of Deben Mills

9 COUNTRYSIDE SETTING



Tree lined foot path to Church Terrace

As a long thin settlement strung along a single road, the countryside was originally never much further away than the rear boundary of most properties. Subsequent development has changed that at the northern end of the village and has now begun to change it at the southern as well. Wickham Market's definitive footpaths are for the most part radial in nature, essentially the remaining routes from the centre that have not been upgraded to roads.

To the east footpath No.11 runs from the churchyard down to Spring Lane that runs along the lower part of the valley. Further north off Snowdon Hill footpath No.9 does the same, whilst footpath No.10 connects these two paths, in behind the built up area and provides attractive views back towards the Conservation Area.

North-westwards off The Hill, footpath No.8 (also known as Little Lane) heads for the fields via the newer housing now built

up around its route. To the south-west footpath No.19 from the southern end of High Street has only to pass by the playing field before the countryside proper is reached.

From much of the low-lying river valley to the east and north, the village is very conspicuous in its hilltop setting, identifiably punctuated by the church spire. Most of this area is designated as a Special Landscape Area following the Deben's river valley and includes the northern extremity of the village. This local designation indicates the high quality of landscape that forms the important countryside setting to the village.



Start of Footpath No. 11

10 FORMER USES

Whilst the proximity of river, turnpike road and later rail links has encouraged the growth of Wickham Market, this has been historically restricted by the topography of the adjacent river valley encouraging growth in a parallel direction north and south along the road. Subsequent infill by housing estates has largely been excluded from the east, most of it occurring on the higher ground to the west.

The village has essentially developed from an agriculturally based economy, with, in the early seventeenth century, 8 yeomen, 5 husbandmen and a shearman doing the farming. Also listed at that time are a number of weavers producing linen, twill and poldavis (a type of canvas sailcloth).

The tithe map of 1840 provides further evidence of Wickham Market's agricultural background but also highlights fieldnames which are indicative of various extractive industries; mentioning pits for the extraction of sand, gravel, and brick earth. Much of this material was probably used locally for brick making. Similarly there are entries showing the growing of various timbers such as Sallow and Poplar and Ozier beds.

To the north of the northern part of High Street, tucked in behind No.s198-202, Wickham Ironworks was founded in 1780. This went on to become Whitmore and Binyon's Engineering Works, which produced mill machinery until its closure in 1902.

All of Wickham's former coaching inns survive as buildings together with remnants of their stabling; as a group they are amongst the settlement's most distinctive and memorable buildings. All, but the fire-damaged George, however, are no longer in use for their original purpose as inns.

The village has become more of a local service centre as it has grown and today is enjoying a growing population supporting a significant number of retail, leisure and commercial businesses.



Wickham Water Mill



Ironworks gatepost

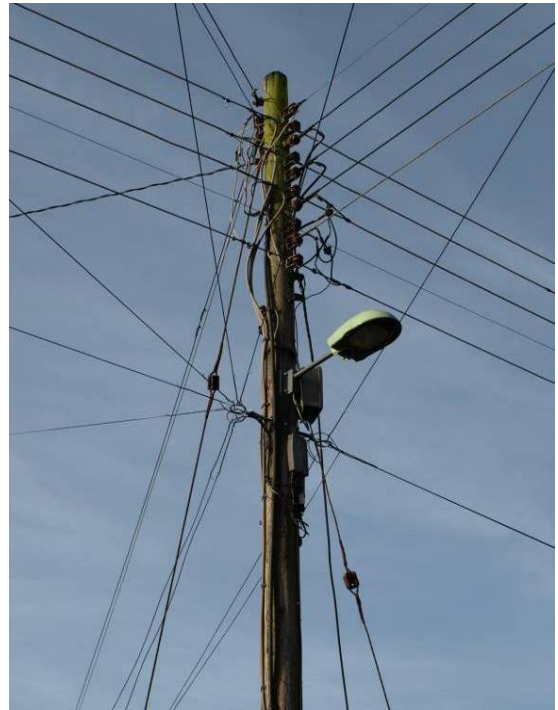
11 PROPOSED ENHANCEMENTS

The Wickham Market Conservation Area has suffered particularly badly from the uncontrolled 'improvement' of its stock of unlisted smaller historic houses; the majority have succumbed to uPVC window and door replacements. Sometimes efforts have been made to loosely follow the design of the timber windows they replace. Unfortunately, however, in other cases window openings have also been altered causing considerable harm to the architectural unity of terraces and semi-detached cottages.

In places overhead wiring providing power and telephone services to the houses is unsightly and should be placed underground.

Care must also be exercised about the impact of signage, parking paraphernalia, shelters, street furniture, cabinets and noticeboards on The Hill, which is the key public space. Well designed, carefully positioned and few in number, such features can enhance both the appearance and usability of the space.

Utility providers must be carefully scrutinised for their interventions into historically sensitive spaces and the settings of historic buildings.



Overhead wiring



uPVC Windows

**12 STREET – BY - STREET
APPRAISAL**

12.1 High Street - South of Chapel Lane



New dwelling at the corner of Vinery Close

The southern boundary of the Conservation Area along High Street, which was the A12 before the bypass was built, encompasses part of a modern housing development. Some attempt has been made to design dwellings with a traditional form and attempts to complement stylistically the village's historic core further to the north.



No.s 53-59 High Street

No.s 53-59 High Street on the eastern side are set back from the road. No. 53 has a large garden to the south bounded by a recently rebuilt red brick wall. This Terrace, which probably dates from the second quarter of the nineteenth century, is built of Suffolk white brick with shallow pitched slate roofs and large chimney stacks. Some of the houses retain their original timber sash windows; others have modern top hung timber replacements. Unfortunately some of the walls have been painted over.

The houses, which make a good contribution to the Conservation Area, are still set behind their original low white brick boundary walls with piers and railings. Mature pleached lime trees and shrubbery form an important element in the street scene.



Former shop at No. 59 High Street

A slate roofed pedimented extension with a late nineteenth or early twentieth century shop fascia on No. 59 and an arched access way between Nos. 55 and 57 add interest to this attractive group.

Around the junction with Chapel Lane a number of seventeenth and eighteenth century cottages have sadly been demolished. A memorable cluster of older dwellings, however, remains. Although some have been altered or extended, they form a distinctive group which contributes significantly to the setting of adjoining listed buildings.



No. 20 High Street



No. 20 High Street

On the western side of High Street (**No. 20**) is a narrow dwelling with a rendered gable facing the road. Its attractive red brick gable elevation faces the entrance to the Village Hall and playing fields. This elevation was historically hidden from the street by now demolished cottages. No.20 has a clay pantiled roof and retains a small number of timber sliding sash and casement windows. The simple chimney stacks, single-storey side extension and white painted picket boundary fence are important features in an attractive composition.



Wheelwright's Cottage and No 26 High Street

Alongside, to the north, is a pair of one-and-a-half storey cottages, **Wheelwright's Cottage** and **No. 26 High Street**, with an attractive clay plain tiled roof, rendered walls and three flat roofed dormers. Located on the back edge of a narrow footway, these old houses have a pleasant vernacular form and character, although, unfortunately, most of the windows are unattractive modern replacements.

Between these cottages and the Post Office are two modern houses that make a neutral contribution to the Conservation Area.



No 65 High Street

On the eastern side of High Street, opposite the driveway leading to the Village Hall and playing fields, **No. 65 High Street** is situated at right angles to the road with a rendered gable on the back edge of the footway. Along with those opposite, these historic buildings form a visual and physical "pinch point" in the townscape and mark the beginning of a more urban street scene on the approach to the village centre from the south. No. 65 has a very steeply pitched clay pan tiled roof with low eaves, gabled dormers and a substantial chimney stack.

12.2 Chapel Lane



No.1 Chapel Lane

On the corner of Chapel Lane and High Street occupying a very prominent site is an extended cottage (**No. 1 Chapel Lane**) which faces onto Chapel Lane. Its side and rear elevations and gardens are highly visible in both directions along High Street. Until relatively recently the cottage, was a very small eighteenth or early nineteenth century dwelling with walls of flint and Suffolk white and red brick and a massive central chimney stack. Recent renovations and extensions have radically changed its appearance. Modern detailing, new render and the other features have meant that the historic character of the original cottage has been lost. The modern brick boundary walls to the garden contribute little to its setting.



Junction of Chapel Lane and High Street

Likewise, the small triangular open space at the junction of High Street and Chapel Lane is rather disappointing. The two cherry trees, roses and grass provide the setting for the War Memorial. The large modern street lights, wooden poles and overhead wires are quite intrusive here.

To the south in Chapel Lane right up close to No. 1 is a small pleasantly proportioned one-and-a-half storey cottage (**No. 3 Chapel Lane**) with modern windows and a modern concrete tiled roof.



Garden wall fronting Chapel Lane

Beyond here are the rear gardens of the houses fronting to the High Street. The open space is bounded by both nineteenth century and modern walls.



War Memorial

The War Memorial is a tapered square section York stone obelisk embellished with three bronze plaques. The plaques were apparently originally within the Congregational Chapel and the earliest dates from 1920. The World War II plaques are unusual in recording civilian deaths. The plaques were relocated here on the chapel's closure c.1988. The railings were added in 1989-90 by the British Legion.



The Old Maltings

The southern boundary of the Conservation Area crosses Chapel Lane just beyond the **Old Maltings**. Beyond here, to the south the more modern development has a much

more suburban character. The Old Maltings are an "L" shaped group of low, former industrial buildings built of red brick and flint with clay pan tiled roofs. The over-large roof windows and rather austere high, modern brick boundary wall are somewhat unfortunate additions to an otherwise attractive group. Wooden poles and overhead wires are again an intrusive feature in the streetscape.



The Library

The eastern side of this part of Chapel Lane is dominated by a large car park, the Health Centre, a block of flats and a care home. These modern developments are important village infrastructure that provide key services, although their architectural quality is neutral in terms of the appearance of the Conservation Area.

12.3 West Side of High Street - North of Chapel Lane

At the northern side of the junction of the High Street with Chapel Lane, a high boundary wall and timber clad barns dominate the street scene and, alongside the mature trees in the garden, form a major feature in the townscape of this part of the village. Although the space between the buildings on the east and west side of the High Street in this location is awkward for vehicles and pedestrians, the close-knit arrangement of historic buildings and high boundary walls contributes much to the overall character of the Conservation Area. They also provide a very appropriately tight visual "pinch point" just before the Hill opens out further north.



The Post Office No. 36 High Street (former Vine Inn)

Opposite, on the eastern side of High Street, **The Post Office** occupies part of a large early nineteenth century former inn at **No. 36 High Street**. The inn which was originally called 'The Grapes' and then 'The Vine' closed in the early 1950s. A shop fascia has been inserted into the formerly blind gable end of the building and the brickwork rendered and painted. This shop front faces onto a large car park created by the demolition of adjoining buildings. The symmetrical High Street facade retains a pair of nineteenth century sash windows on the ground floor, each side of a pilastered door case. The three windows on the first floor are modern timber replacements.

The Post Office shop fascia is of a highly unsympathetic design and should be ideally replaced with one of a more traditional form. Parts of the inn's formerly extensive complex of outbuildings remain to the rear.



No. 38 High Street

To the north of The Post Office, close to the entrance to The Hill are two listed buildings. **No. 38 High Street (Marlow)**, which dates from the sixteenth century, is a long narrow building with a gable end on to the High Street with a steeply pitched plain tiled roof. The rendered facade was originally jetted but this has been under-built in brickwork which has now been painted. There is a tripartite sash window at first floor level and further sash windows on the ground floor. The entrance doorway is on the south elevation and has a pilastered door case and half glazed door. The windows on the north and south elevations are a mixture of traditional sashes and casements. There is a large brick stack along the ridge. The building is listed Grade II.



No.s 40 and 42 High Street

Next door **No.s 40 and 42 High Street** also date from the sixteenth century but in this instance the jettied north wing has not been under-built. Timber framed and plastered with a plain tiled roof, the building has an "L" shaped plan with a gable at the northern end facing onto the road. The windows are mainly an interesting assortment of painted wooden casements, although there is an attractive bay window alongside an early sash window on the front elevation of the north wing. There are three large chimney stacks, two on the ridge of the roofs and one abutting the north elevation. No. 40 has an interesting five panelled door (the top two tall panels being glazed) and a pilastered doorcase.



The Grange, No. 71, and No.s 40-42 High Street

No. 42 has a replacement part glazed timber door and a doorcase with fluted architraves.

No.s 38-42 (Even) form part of an extremely important group of historic buildings which also includes The Grange and Little Wickham Place, the former Crown Inn, and the Church of All Saints. These latter buildings are discussed in the next section.

12.4 The Grange, Little Wickham Place, and No. 71 High Street

All Saints Church is set back from High Street and The Hill, tucked away and surrounded by attractive historic buildings and spaces. The access road to the Church from High Street is fronted by two large listed buildings. On the south side are The Grange and Little Wickham Place; on the north is a former Inn (No. 71 High Street).



The Grange and Little Wickham Place

On the south side is an architecturally distinguished former mansion which is now subdivided into two dwellings, **The Grange and Little Wickham Place**. It has an early eighteenth century timber framed core but was greatly altered and extended in the early nineteenth century. It is of two storeys with an imposing symmetrical Suffolk white brick classical façade, which retains its twelve light sash windows and a central pedimented doorcase with panelled door. The roof is covered in clay plain tiles and has four pedimented dormers with leaded roofs. There are two massive Suffolk white brick chimney stacks at each end. Entirely complementing this attractive composition are the elderly pleached lime trees at the front and the attractive iron railings and gate.



Rear elevation and garden wall of The Grange

Fronting onto the High Street itself is a rendered earlier wing which terminates in a long range of now converted single storey outbuildings. This latter range has an elaborate ventilator on the apex of its roof and retains its attractive clay tiled roof covering.

Running along the eastern side of the High Street is a high brick garden wall at the southern end of which is a weatherboarded former barn.



Former barn to the south of The Grange

The Barn has a hipped roof with concrete plain tiles and has had casement windows inserted as part of its conversion to residential use. The Barn forms part of the historic curtilage of The Grange, which stands to the north. Indeed, the boundary wall, which The Barn is constructed off, links through to the rear wing of The Grange, which is also built right onto the edge of the narrow road.



Former Crown Inn, No. 71 High Street

Opposite The entrance façade of The Grange is a long, narrow range of vernacular buildings which date from the sixteenth century. **No. 71 High Street** was until 1959 the Crown Inn and is now a dental practice and residential accommodation.



Looking west from the Churchyard

The buildings are mainly timber framed and plastered with a concrete plain tiled roof. There is a parapeted gable to the High Street elevation which has some attractive sash windows. The south elevation facing the Church access road has scattered fenestration of mainly sash windows. The eastern part of the building closest to the church is jettied and has a higher eaves line and shallower pitch to the roof.

At the entrance to the churchyard are simple painted iron railings. There are large trees either side of the entrance which contribute to its imposing setting. The access road to the church has been resurfaced in block paving. Parking in the area is however, a major visual intrusion.



The West End of All Saints Church

12.5 All Saints Church and Churchyard

The Grade II* listed **All Saints Church** is certainly the focal point of the village. The nave, chancel and octagonal tower of the Parish Church are fourteenth century, and the aisles and south chantry chapel are fifteenth century. Built in flint with stone quoins and dressings, it has four, linked, plain tiled roofs each with parapeted gables. All Saints was restored, altered, and extended to the designs of the talented Ipswich architect Edward Hakewill FRIBA c.1869.



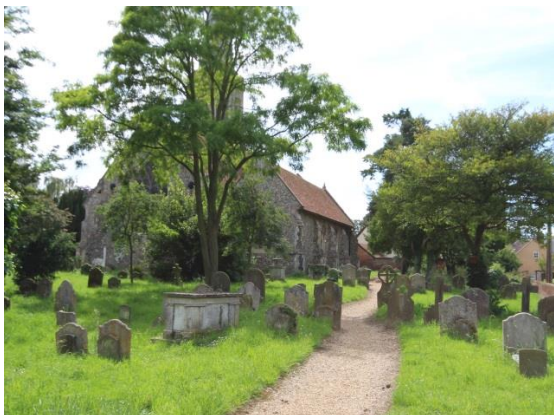
All Saints Church looking west

The octagonal tower and spire are prominent in distant views of the town and can be glimpsed between houses on the High Street. Originally there were louvred bell openings at its top on all eight sides. Some have however, now been infilled with flintwork. The slender spire is covered in lead with joints in a chevron pattern. **Development in Wickham Market and around it must respect all key views of the spire, which is an iconic landmark of the village and a key feature widely visible within its landscape setting.**



Churchyard memorials

The Churchyard is laid out very informally, and is bounded on the south side by a high red brick wall. It contains a notable collection of eighteenth and nineteenth century memorials, which in addition to their own intrinsic value make an important contribution to the setting of the Grade II* church.



All Saints churchyard

A footpath lined by mature trees leads to Church Terrace which faces westwards towards the Church over a pleasant green. The late twentieth century development to the south of the Church sits uncomfortably close to the boundary of the churchyard. To the east, a line of mature trees screens the Old Vicarage from the adjoining former care home.

12.6 Crown Lane

Crown Lane runs to the north of No. 71 High Street and forms the northern boundary of the churchyard. The access from High Street is very narrow, the gable end and the long return elevation of No. 73 High Street situated very close to No. 71.



Crown Lane looking east

The Crown Lane frontage of the sixteenth century former Crown Inn (**No. 71 High Street**) has an eclectic mixture of features including two storey pitched and flat roofed projections, a dormer window, and a large curved bay window to the former bar. There is also the projecting remnant of what was once probably a large, external chimney stack. A flat roofed wing projects from its eastern end; although now much altered it appears to have once been an outbuilding or stable. Both the flat roof and the adjoining high boarded fence detract significantly from the building's setting.



Crown Lane looking west



No. 73 High Street from Crown Lane

The long southern elevations of **No. 73 High Street** and **No.2 Crown Lane** are built right up to the road edge. The scale of the range reduces gradually as the Lane progresses eastwards; a number of the structures appearing to be long-converted outbuildings. The walls are now rendered, some of the roofs are covered in concrete tiles and the windows are all modern replacements. The vernacular character of these buildings, however, still makes a major contribution to this part of the Conservation Area.



The former Crown Inn, looking west towards the High Street end of Crown Lane



The Churchyard wall looking east.

The low, red brick boundary wall of the churchyard on the south side was built off a formerly grassy bank, now badly eroded by parking. Beyond the wall the pleasant churchyard has pines, yews, and other mature trees and shrubs.



Church House

Beyond is **Church House**, a pleasant but now considerably altered early eighteenth century rendered timber-framed dwelling with a hipped, clay plain tiled roof. It retains two eighteenth century sixteen light sash windows to the ground floor either side of a later entrance porch with a gabled roof and fretted bargeboards. On the first floor is a pair of casement windows. An oversized mock Victorian conservatory is attached to its western wall. There is a low, gault brick boundary wall topped with iron railings. A fine pink-flowered false Acacia is notable in the grounds here.

At the eastern end of Crown Lane the buildings are grouped around a small, attractive, green area with mature trees. This links visually through to the churchyard, the grounds of the Vicarage and the open spaces beyond. Combined together these mature landscape features form an important element in the townscape.



No.s 1-4 Tythe Barn Place

The buildings grouped around these important open spaces are rather mixed in terms of their architectural quality and style. Firstly there is an impressive weatherboarded former agricultural building which is now converted to flats (**No.s 1-4 Tythe Barn Place**). It is set back on the north side of the lane flanked by some rather unattractive flat roofed garages. The massive hipped roof of Tythe Barn, covered in clay pan tiles, is a very attractive feature, as is the form of the building and weatherboarding. However the recessed brick porch is rather at odds with the overall character of the building.



The Old Vicarage

The Old Vicarage dates from 1850 and was designed by William Pattison, a Woodbridge architect and surveyor who designed a significant number of vicarages within what was then the southern part of the Diocese of Norwich. It was extended to the north c.1892. This substantial L-plan detached residence stands in mature landscaped grounds which are bounded in part by elaborate nineteenth century iron

railings. Its entrance façade faces towards the Church and forms a focal point at the end of Crown Lane.

It is entirely faced in gault brick and has a shallow pitched, slate covered roof. There is an attractive, central, parapeted porch with arched side windows and double entrance doors with a shallow arched fanlight. Either side are large French windows with pilasters and an entablature over. There are large chimney stacks on each gable. The large rear wing is built in a similar style: most of its windows are timber.



The Beehive, (Former Vicarage Stables)

The Beehive was originally built in 1868 as the stable and coach house for the Old Vicarage. This attractive brick building is now used as a church community centre. The fenestration of its principal façade has been altered; however it retains circular openings at high level on the eastern elevation, either side of what was once a tall arched window. Below are two further arched openings. The slate roof survives along with the decorative bargeboards and overhanging eaves. Its rear elevation remains very much as designed, however, and is visible in views over the adjoining allotments.



Rear elevation of The Beehive and No. 4 Crown Lane from the allotments



No. 4 Crown Lane

To the north of the Old Vicarage and east of the Beehive is a modern detached house, **No. 4 Crown Lane** (the current vicarage) which has a bank of solar panels on its roof. An old mellow, red brick boundary wall at the front is an important feature here. At the eastern end of the brick frontage wall is a single-storey, red brick range with a slate roof. This is attached to a taller gabled section set at right angles. Another short single-storey range is located on the other side.

Crown Lane also provides access to the late twentieth century village bowling green with its rather 'temporary' looking clubhouse and beyond to a pleasant meadow which has been included within the Conservation Area because its undeveloped appearance makes an important contribution to the character of this part of the village. It is framed by large mature sycamore trees with the allotments beyond. A foot path leads north from Crown Lane to White Hart Yard, giving access to the allotments.

12.7 Church Terrace and Mill Lane

Church Terrace is a very handsome early nineteenth century gault brick terrace of ten dwellings with a black glazed pan tiled roof topped with five massive gault brick chimney stacks. Each gable end has a brick parapet. The original design had a symmetrical facade with each dwelling having one window (a Yorkshire sliding sash) on each floor and a door alongside. All the openings have stucco flat arched heads with lines impressed to imitate a gauged brick voussoir. There was a central arched walkway through the terrace which provided access to the rear and the small front gardens in part retain their elaborate cast iron railings and gates.



Church Terrace from the churchyard

Although the unity of the terrace has been eroded as a result of replacement windows and doors being installed, it still retains much of its original character and appearance. Importantly, all the original roof tiles on the front and rear roof slopes remain, as do the large chimney stacks.



Church Terrace

To the south of Church Terrace on the corner of Mill Lane, the Conservation Area boundary incorporates a pleasant red brick building which is located right on the edge of the road.



No.s 1-3 Mill Lane

No.s 1, 2 and 3 Mill Lane A substantial mid to late eighteenth century brick building with a plain tiled roof, large chimney stack, and parapeted gable ends. Its historic character is beginning to be eroded with alterations such as the installation of modern replacement timber windows, concrete tiles on the front roof slope and render to the right hand gable. It does however remain an attractive feature on the edge of the village.



Garden Wall to No.1 Mill Lane

An old brick and flint boundary wall to the west adds very much to the character of the street scene.

12.8 The Hill – South Side

The Hill at Wickham Market is one of the most attractive village spaces in the whole of the District with the quality of the ensemble of buildings and their uses surrounding it being particularly outstanding.



No. 46 High Street

No. 46 High Street, a large, attractive, rendered two-storey building with a hipped roof and dormer windows, is a dominating feature on the south side of The Hill next to the High Street. Right on the corner, and similarly important in townscape terms, is the unusual large, *Phillyrea latifolia* growing just inside the tall, old, red brick boundary wall which follows the curve of the footway around the corner.

No. 46 is set back from the road with a gravelled area in front bounded by a white brick and flint boundary wall, a continuation of the red brick one on the corner. The wall becomes lower towards its western end.

The house dates from the early-to mid eighteenth century. Its now rendered principal façade was originally red facing brick. There are some attractive sash windows, some with narrow sash sidelights and two have louvred shutters. The three small dormers in the pan tiled roof have flat leaded roofs and sash windows and there are two large red brick chimney stacks at ridge level.



Garden wall from the car park

The decorative eaves have heavy mouldings and modillions. The off-centre doorway has moulded architraves and a hood detailed in similar manner to the eaves. The six panelled door has narrow, glazed side lights and a rectangular glazed fan light over. The building is Grade II listed.

To the west, a flat roofed garage has been demolished and an access way has been provided to a public car park which has been attractively laid out and landscaped. Both the access and the car park have been built to a relatively high standard. Some attractive flint walls and a mature sycamore tree are now very much exposed to public view. The work has exposed the red brick flank wall of No. 48 High Street with its hipped slate roof.



Nos. 48-50 High Street

Nos. 48 and 50 High Street form a unified architectural composition. Until recently used as a shop and dwelling, this mid nineteenth century Grade II listed complex is built around a courtyard. The principal façade is faced in gault brick and each building has a hipped slated roof. The link between the two has a brick parapet, a single first floor sash window and an attractive timber gateway with pass door, above which is constructed a narrow first floor balcony with decorative railings.

No. 48 has a two storey two bay principal façade with a modern plate glass shop window on the ground floor and a pair of poorly designed top hung timber casement windows above. At each corner is a pilaster.

No. 50 has an impressive symmetrical classical façade of five bays. The panels surrounding the windows are recessed giving the remainder of the façade the illusion of being divided by pilasters, and the central section the illusion of a breakfront. It retains its full complement of nineteenth century plate glass sash windows with margin lights. The central doorway has a semi-circular fanlight beneath which is a four panelled door with decorative leaded lights to the upper panels. Above this at first floor level there is a narrower sash window with a semi-circular top. These buildings form a very pleasant composition, especially the brick detailing, which includes gauged brick arches, projecting dentil courses at eaves level and decorative moulded brick chimney stacks.

12.9 The Hill - West Side

The Grade II listed **Hill House (No. 52 High Street)** stands on the northern corner of Dallinghoo Road. The buildings on the south and north sides of The Hill get closer together at its western end which has the effect of drawing the eye towards Hill House. Although not the largest building on The Hill, it is an imposing detached property and arguably the most architecturally sophisticated building of its date in Wickham Market.



Hill House, No.52 High Street

The eighteenth century house was given a smart symmetrical classical façade of gault brick in the early nineteenth century. Hill House has a hipped slate roof and pronounced overhanging eaves. In the centre of the façade is a pilastered doorcase with a delicate iron radial fanlight. Above this, is a fine wrought iron balcony with double casement windows.

The central bay is flanked on either side by early nineteenth century small paned sash windows the ground floor ones having arched heads. Flanking the balcony are lunettes. The brickwork is finely detailed with flat and semi-circular gauged arches over the windows and doors. There are also two stone string courses. There are two small parapeted single storey wings again with arched sash windows.

The house is surrounded by early nineteenth century boundary walls which make a strong contribution to its setting. Towards The Hill is a gault brick wall incorporating projecting piers with stone copings and wrought iron entrance gates.

Fronting Dallinghoo Road is a high flint garden wall with brick dressings.

12.10 The Hill - North Side



Nos. 54-56 High Street

On the north side of The Hill is a continuous row of attractive historic buildings which open onto the pavement, most of which are listed.

On the corner with Broad Road are **Nos. 54 and 56 High Street**. Both properties are covered by a large slated roof which is hipped at the Broad Road end. No. 54 is now a shop but was formerly the Blue Boar Inn. It has a much altered c.1820 façade with a twentieth century shop front. Parts of the former inn complex survive however, in the seventeenth century timber framed rear section. The rear section is plastered whilst the front is Suffolk white brick which unfortunately has been rendered over. At first floor level there is a canted bay which originally had sash windows.



No.54 High Street, Broad Road elevation

Along Broad Road there is a rear extension which has an attractive clay plain tiled roof and rendered walls with various modern

timber casements dotted about the elevation. Beyond, to the north, is a lower brick faced extension with an orange clay pan tiled roof.

No. 56 was at one time part of No. 54 and retains its attractive late Georgian fenestration and Suffolk white facing brickwork. There are four sash windows across the first floor with wide frames and glazing bars. There are three similar sashes on the ground floor and an entrance doorway with architraves, entablature and cornice and a six panelled door. The flat brick arches over the windows are particularly fine. There are some simple iron railings along the front. To the extreme left on the ground floor, adjacent to No. 54, is a small slightly curved bay shop window with glazing bars and a leaded concave roof. There are two large chimney stacks, one on the eastern gable in red brick, the other, between Nos. 54 and 56, has been rendered over. Both properties are Grade II listed.

No. 58 High Street, next door, is an attractively simple, unspoilt mid-nineteenth century dwelling. It has a slate roof and gault walls. It has a pleasant two-storey canted bay with sash windows with glazing bars. The part glazed panelled door with a curved brick arch over is probably the same date as the windows.



No.s 58-60 High Street

No. 60 High Street is a similarly attractive building in white brick but has a modern bay shop window. There are some decorative stone lintels over the windows and doorways and three traditional six

paned casement windows at first floor level. The roof is covered in black pantiles and there is a large, red brick chimney stack to the right hand gable.



No. 62 High Street

No.s 62 and 62A High Street, which is probably timber-framed, is rendered with a steeply pitched plain tiled roof. It has low eaves which, by not being level, add very much to the charm of this group of buildings. The first floor has simple casement windows, whilst the ground floor has two modern shop fronts and doorways. The plain surrounds and detailing to these are disappointing. Above the left hand window and door is a blind box.



The Manor House, No.64 High Street

The Grade II* listed No. 64 High Street (The Manor House) primarily dates from the early sixteenth century but probably retains earlier fabric. **No.66** adjoining possibly incorporates remains of its parlour wing. The house has had a complex building history and many important features have survived within these two

properties. They are timber-framed and plastered with plain tiles to the front roof slope and pan tiles to the rear. There is a large red chimney stack at the right hand end. The first floor is jettied and has carved brackets. The timber casement windows and part glazed door with moulded architraves are probably nineteenth century.



No. 66 High Street

No. 66 High Street is also sixteenth century and has its jettied timber-framing exposed on the first floor front and on part of the eastern return elevation. The timber-framing is tarred black. Historic photographs reveal that it was entirely rendered until after 1930. The roof, which has a slightly shallower pitch than No. 66, is covered in the same attractive clay plain tiles. The eaves at the front run through at the same level. The roof is hipped at the right hand end and the east facing slope is covered in pan tiles. No.66 is on the site of The Manor House's parlour wing and possibly incorporates parts of its fabric.



No.s 64-68 (even) High Street

The jetty to the right has been under-built with a modern timber shop front. Above is a boxed housing for a straight roller blind which is located just below the first floor window and has long metal arms fixed to the shop front. The first floor windows are relatively modern timber casements. There are some original mullion sidelights which have been blocked in. To the left hand ground floor is a mid-to-late twentieth century canted bay window and doorway in a rendered wall. This is a recent alteration replacing a shop front which was similar to the one on the right hand side. No. 66 is listed Grade II.



No. 68 High Street and adjoining

Adjacent to No. 68, on the right hand side and set back slightly, is a single-storey building with a gabled dormer in a long, steeply pitched roof. In the early twentieth century this was a semi-detached pair of small one and a half storey cottages with boarded doors. The roof is covered with machine made plain tiles. The wall is white brick and there are two stained modern shop windows and a modern door. In townscape terms, this small building is

unfortunately the weak link in an otherwise continuous frontage of attractive historic buildings.



No. 70 High Street

No. 70 High Street is located right on the north eastern corner of The Hill, very close to the road and forming a tight pinch-point with the building opposite. Once a house, part was then used as a shop, it is now used as a restaurant. The Grade II listed building dates from the late seventeenth century. It is timber-framed, L-shaped and has very attractive clay plain tiled hipped roofs at different levels.

The south elevation to The Hill has a modern casement window at both ground and first floor level. The upper storey is rendered whilst the ground floor is faced in white brickwork. The rendered eastern elevation has false widely spaced timber-framing picked out in the render with pebble dash infill panels above a black painted brick plinth. The windows are pairs of timber casements fitted flush with the face of the render. There is a simple "vernacular" doorway with a four panelled, part glazed door with architraves and hood. The roof has a flat roofed leaded dormer with a casement window and a single central chimney stack.

12.11 The Hill - East Side

The row of buildings which forms the eastern side of The Hill face a wide piece of roadway which was once part of the main A12. The narrow footpath appears rather mean and both physically and visually the road tends to separate these buildings from the rest of the space.

Along the eastern side of The Hill there is again an almost continuous frontage of historic buildings which is broken only by the narrow access alongside the former White Hart.



No.s 81- 85 (Odd) High Street

At the northern end is a very attractive row of Victorian cottages (**No.s 81, 83 and 85 High Street**) which incorporate two early twentieth century shop fronts. This terrace has a shallow pitched slate covered roof, overhanging eaves and bargeboards and two white brick chimney stacks. Both retain their white chimney pots. The walls are Suffolk white brick, although the southern gable has been rendered over. The attractive Victorian sash windows survive. The northern cottage (**No.85**) is set back slightly with a small front garden behind a low white brick wall topped with iron railings.



No. 85 High Street



No. 79 High Street

The former **White Hart (No. 79 High Street)** dominates the eastern side of The Hill. The building was once a famous Coaching Inn, then a hotel and public house and is now used as shops and residential accommodation. Its Grade II* listing reflects its late-fifteenth century origins.

It has a long, red brick Georgian facade with a pan tiled hipped roof with two large red brick chimney stacks along the ridge. On the first floor are nine large sash windows set flush with the face of the brickwork with glazing bars and flat gauged

brick arches above. The second window from the left is of twentieth century date replacing a blind recess which appears on early photographs. There are five sash windows to the ground floor which are similar to those at first floor level. These windows had external shutters in the nineteenth century.

The main entrance is slightly off centre with a projecting now flat roofed porch with Ionic columns and entablature. Pre-WWI photographs reveal that it once had a pediment, which has since been replaced by the figure of a "Hart", after which the Inn was named. The door has six raised and fielded panels which are reflected in the lining of the doorcase. There are three other doors evenly spaced between the windows all of a different design. The left hand doorway is a twentieth century insertion, its design replicating other historic external doors on the building. The doorcase is a rather odd design with pilasters and a large "stretched" entablature. To the right of the main entrance is a similarly designed doorcase which accommodates a pair of doors with glazing bars. The third doorway at the right hand end has a six panelled door, with glazing to the upper two panels and a rectangular glazed fanlight, above.



No. 77 High Street

To the south is another listed building, **No. 77 High Street**. This timber-framed building has a jettied first floor which interestingly projects beyond the long facade of the old coaching inn next door.

Dating from the sixteenth century, the building has a black pantiled roof and rendered walls. There is a tall, relatively narrow red brick chimney to the right hand side. The first floor has three late nineteenth century sash windows with architraves and a single glazing bar. To the left, on the ground floor, the jetty is under-built with a modern shop front, to the right there is a canted bay window. In between these are two doorways with panelled doors (one part glazed) providing access to the two shop units which occupy the ground floor. There are some old metal railings in front of the bay window on the right hand side.



No. 75 High Street

To the south is an attractive white brick fronted property formerly occupied by the Co-op (**No. 75 High Street**). It has a slate roof, elegant sash windows with glazing bars and a pleasantly designed modern timber shop front to the ground floor on the left hand side. The early Victorian facade has some very fine brick detailing with pilasters, flat gauged arches and corbelled brickwork under the eaves.



No. 73 High Street

The southern gable end of the adjacent property, **No. 73 High Street**, marks the entrance to The Hill on the south east corner. This rendered property has a steeply pitched concrete plain tiled roof with a large chimney stack which appears to have been reduced in height.

Although unlisted the property is probably of eighteenth century or earlier date and retains a number of historically interesting features including the early twentieth century projecting shop front, canted bay window and entrance door on the ground floor. The building has a long range to the rear which fronts onto Crown Lane. The steeply pitched undulating roofline and eaves is a particularly attractive feature but unfortunately like the building which fronts onto The Hill it is now covered with modern concrete roof tiles. The Attic dormers have been removed.

12.12 Dallinghoo Road

Dallinghoo Road exits westwards from the south west corner of The Hill and a small section is included within the Conservation Area. On the north side the tall flint and brick boundary wall of Hill House, which incorporates the flank wall of an attractive out building, forms a major feature on the edge of the Conservation Area.



Garden Wall to Hill House

Views of mature trees and the foliage of the shrubs spilling over the top of the wall are important elements in the street scene providing evidence that a large open space exists beyond the wall.



No.s 4-8 (Even), Dallinghoo Road

On the south side of Dallinghoo Road are **No.s 4-8 (Even)** a row of Grade II listed vernacular buildings located right on the edge of the road, which along with the wall on the opposite side, create an attractive tight, narrow entrance to The Hill.

Slightly curved as they follow the shape of the road, these cottages have a steeply pitched clay pantiled roof, a single large red brick chimney stack off centre along the ridge line and overhanging eaves and bargeboard details. The road side elevation is rendered but the glimpse of the eastern end from The Hill reveals an attractive flint faced gable end. Some of the windows are modern replacements but No. 4 has an important traditional Suffolk nine pane window with metal opening lights.



British Legion Club (former Town Hall)

To the west is the austere classical **Royal British Legion Club**, also known as the Foresters Hall. It was originally built in 1846 as the Town Hall at the cost of John Whitmore of Whitmore and Binyon's Ironworks. Although it was still marked on

the 1882 Ordnance Survey map as the Town Hall, it appears to have become a club not long after. It reputedly cost £200 to build. Much of its detailing appears to date from the later nineteenth century however, and it may have been extended to the east during that period.

Attached to it are three two-storey cottages Nos. 14-18 (even) Dallinghoo Road. These buildings were built as a single entity, and are faced in gault brick, with a slate roof. The Club building has a largely blank pedimented principal façade with projecting brick pilasters. To the left of the gable is a hipped roof which has been designed with the eaves set back making the top of the wall appear parapeted. There are only two openings. To the left hand side is a slightly recessed porch with a large Gothic brick arch over. There is a small flight of stone steps leading to a pair of panelled doors. To the right is a small square headed doorway. The eastern return elevation is in red brick.



No.s 14-18 (Even) Dallinghoo Road

No.s 14-18 (Even) Dallinghoo Road were also probably built by John Whitmore in 1846, and are again faced in gault brick. Although all of the openings in the terrace's street façade are original, the bulk of the external joinery has sadly been replaced. Only the boarded door to No.14 survives. Each cottage has one window on the ground and first floors. The openings have brick segmental arches over. The western gable end which has unfortunately been cement rendered over, marks the Conservation Area boundary.

12.13 Broad Road

The eastern boundary of the Conservation Area incorporates the large gardens of Hill House as well as those attached to houses in Little Lane and Broad Road to the north.



No. 2 Broad Road

To the right of Hill House is **No. 2 Broad Road**. This house initially appears to be of comparatively recent origins. However evidence from historic maps suggests that it is a much altered but relatively early structure. It has a steeply pitched black pan tiled roof, overhanging eaves and bargeboard detailing and walls which are part rendered and part brick.



No.s 2-10 Little Lane

Little Lane forks off towards the north-west from Broad Road. On the western side is a terrace of red brick one-and-a-half storey cottages **No.s 2 to 10 Little Lane**. They have clay pantiled roofs, large red brick chimney stacks and overhanging eaves and five flat roofed dormers. Whilst much of the late eighteenth century character of these cottages remains, replacement

windows and doors, the partial rendering over of the brickwork and the reconstruction of some the dormers have in part, undermined the appearance of this pleasant group.



No.s 4 and 6 Broad Road

A pair of prominently located semi-detached early-to-mid nineteenth cottages forms the northern boundary of the Conservation Area. **No.s 4 and 6 Broad Road** face south towards The Hill. They are built in redbrick with an attractive clay pan tiled roof. Wide modern casement windows have, however, been installed robbing them of much of their historic character.

Slightly further north, on the eastern side, **No.s 1 and 3 Broad Road** are a pair of attractively designed late Victorian cottages with a gault brick principal elevation and red brick gables and rear extensions. They were built between the publication of the 1884 Ordnance Survey map and that of 1904.



No.s 1-3 (Odd) Broad Road

No. 3 retains its attractive timber sash windows and bay windows on the ground floor but unfortunately No. 1 has had plastic replacements fitted. The roofs are covered with concrete tiles but the large white brick chimney stacks remain and the building makes a good contribution to the Conservation Area at its boundary here.



Lawns Cottage

The new property on the eastern side (**Lawns Cottage**) attempts to reflect the traditional style of a rendered vernacular one-and-a-half storey cottage.



Broad Street Looking South East

12.14 Lane Adjacent to the White Hart

Back on The Hill, a small lane off the eastern side, alongside the northern flank wall of The White Hart, provides access to a group of cottages backing onto a footpath alongside the allotments, the eastern boundary of the Conservation Area. The entrance to the lane is narrow and it provides access to the rear of the White Hart and the shops alongside.



Converted outbuilding to rear of White Hart

The White Hart has a long range on the south side which is rendered with pan tiled and plain tiled roofs. There is a massive stepped chimney stack which projects into the lane and is quite a prominent feature.



Looking West with the White Hart on the left

On the northern side is a converted red brick outbuilding with a clay pan tiled roof. Together these create an attractive pinch-point before the space opens out beyond,

to the east. Where a late twentieth century single storey structure now stands was, according to the 1904 Ordnance Survey map, the Assembly Rooms.



Chimneystack to the former White Hart

Looking back, the rear of the White Hart has been renovated, "tidied up" and outbuildings converted to residential use. A small brewery occupied part of the yard in the later nineteenth century.

This lane is a cul-de-sac which serves two rows of attractive brick cottages. One row is located close to the White Hart, the other faces west back towards The Hill. Together they form an interesting group and retain many traditional features.



No.s 1 and 2 White Hart Cottages

The pair of cottages adjacent to the White Hart (**No.s 1 and 2 White Hart Cottages**) are pleasantly proportioned one-and-a-half storey dwellings. They have red brick walls, pan tiled roofs, chimneys along the ridge and catslide dormers. There are simple brick arches over modern timber casement windows and doors. The close boarded boundary fences are a non-traditional feature.



No.s 3- 6 White Hart Cottages

The other terrace, **No/s 3- 6 White Hart Cottages**, was built as four labourers' cottages in the early nineteenth century. The terrace is of two storeys with red brick walls, two large brick stacks and concrete roof tiles. Single storey lean-to and gabled extensions to the side and front have recently been added, again, unfortunately with concrete roof tiles. Some of the windows are timber casements with glazing bars; others are modern replacements with a stained finish.



No.s 3-6 White Hart Cottages from the north

The most attractive feature of these cottages however can only be seen from the footpath which links this yard to Crown Lane and the adjoining allotment gardens. Most of the rear (eastern) elevation, along with high walls which abut both sides is built in flint with red brick dressings, the effect marred slightly by unsympathetic building materials for a modern addition. The terrace is an eye-catching feature along this very pleasant rural lane where mature trees and shrubs and high walls mark an appropriate transition from the built up part of the village to the countryside beyond.

The adjoining allotment gardens themselves are well maintained and provide an important green space and civic amenity.



The Croft

Adjoining these cottages **The Croft**, a small modern bungalow in flint and red brick with a red pantile roof, makes a sensitive piece of infill.

12.15 Snowdon Hill - The Hill to George Lane

Snowdon Hill (High Street) runs north from the north-east corner of The Hill. As the road leaves The Hill the space between the buildings is particularly tight and there are very narrow footpaths on both sides of the road. There are some extremely fine historic buildings located here and yet the space is uncomfortable for pedestrians because of traffic dangers. The opportunity to stand back and really appreciate the townscape quality of this part of the Conservation Area is unfortunately somewhat restricted.

The view northwards down the hill is attractive, the gentle curve of the road as it falls away provides glimpses of picturesque buildings as they step forwards on the left hand side and mature trees are visible in the distance and project above the roof tops.

The first three buildings on the left, the western side, either have retail uses on the ground floor or retain old shop fronts, providing evidence that historically, the village's commercial centre extended beyond The Hill to the north.



No. 70 High Street

The first building, **No. 70 High Street**, has a hipped clay plain tiled roof which reflects those on the property alongside, on the corner of The Hill. Despite its brick walls being painted over and the modern shop windows which have been installed, the building retains much of its historic character and appearance. There is a

small lead covered dormer in the roof and casement windows with glazing bars. The door is four panelled with a simple architrave surround.



No. 72 High Street

Adjacent, to the north, is a Grade II listed early eighteenth century timber-framed building (**No. 72 High Street**), with rendered walls and a hipped black pan tiled roof. There are four flush fitting timber casement windows on the first floor and a further one on the northern return flank wall. Below are two late nineteenth century shop fronts, the left one having more glazing bars than the right, which is also glazed on its northern return. An important feature of the property is the impressive pedimented doorcase which has a cornice and entablature and square Doric pilasters. The original door has been replaced.



No. 76 High Street

Next to this is the Grade II listed **Yarra House, No. 76 High Street**, a red brick late eighteenth century façade appears to hide an earlier lower structure to the rear. It has a steeply pitched plain tiled roof with two small leaded dormers. Its narrow brick

gables are topped with massive tall chimney stacks with moulded brick tops. The bargeboards are elegantly detailed; the dentil course on the eaves turns the corner and is incorporated within the design of the ends of the bargeboards. There are four original sash windows with glazing bars, three on the first floor, and one to the left on the ground floor. All the windows have flat gauged brick arches over. To the right hand side is a fine, apparently nineteenth century shop fascia with glazing bars with a half glazed door and a rectangular fanlight over. The centrally placed pedimented doorcase has a raised and fielded six panelled door with linings to match.



No. 87 High Street

On the opposite (eastern side) **No. 87 High Street** is probably early nineteenth century and set back slightly from the road behind a small front garden bounded by a low modern red brick wall and hedge. It has a three storey three bay principal elevation of painted brick. On the first floor are three plate glass sash windows with margin lights. The smaller second floor windows are square small paned sashes, tucked right under the eaves. On the ground floor there are two further tall plate glass sash windows with margin glazing bars each side of a moulded and panelled doorcase and a half glazed door. The roof is covered in attractive clay pan tiles. On each gable is a massive white brick chimney stack. It is probable that the whole facade of the building is Suffolk white brick, unfortunately painted over.



Outbuilding to rear of No. 87

To the rear is an attractive old red brick two storey outbuilding which retains much of its original detailing and character and which is worthy of retention. The elevation to the garden of No.87 is weatherboarded.



The Old House

The Old House dates from the seventeenth century and is Grade II listed. Built right on the edge of the narrow footway, it has a long red brick facade and a plain tiled roof. Behind the eighteenth century brickwork is an earlier timber-

framed structure. The front elevation has seven sash windows with glazing bars at first floor level and five sashes on the ground floor, some with louvred shutters. The original doorways have been bricked up. The entrance is now in the north gable with a modern panelled door in a pilastered doorcase with entablature and cornice which was possibly removed from the front. Alongside is a small sidelight with sashes and glazing bars. The gable ends have a brick parapet with moulded brick coping and chimney stacks. There is another brick stack on the ridge. An attractive feature of this impressive building is the decorative eaves detailing with modillion brackets.

Beyond, here to the north, on both sides of the road, the space opens out and attractive glimpses are afforded of the gardens between and beyond the buildings which front onto the road.



No. 93 High Street

On the eastern side **Lynn House, No. 93 High Street**, a Grade II listed red brick house with slate hipped roof, is set back from the road and has a small gravelled driveway and attractive beech hedge spilling over a low twentieth century brick wall with brick piers. The building probably

dates from the late eighteenth century and has a three window range of nineteenth century plate glass sashes with margin lights in flush frames. Above are flat brick gauged arches. The six panelled entrance door has an attractive circular fanlight above with radial glazing bars. The pedimented doorcase has Tuscan columns. For a time in the nineteenth century the home of the Binyon family of Whitmore and Binyon's ironworks which was located to the north; it later became the home of the works manager.



Dwelling to rear of No. 93 High Street

Set back between No. 93 and The George (No. 95) is a small single storey rendered dwelling with a pantiled roof which probably started life as an outbuilding to No. 93.



Former Post Office No. 80 High Street

Opposite, on the western side, is a white brick boundary wall with piers topped with painted stone caps and metal railings. To the right, positioned at right angles to the road is an attractive single storey white

brick mid nineteenth century classical structure which was formerly a Post Office (**No. 80 High Street**). Its High Street façade has a pediment and pilasters, but has lost the royal coat of arms which was originally prominently located above the central, now blocked, doorway. Sadly its plate glass sash windows have been replaced with uPVC. To the side (south elevation) were two further sash windows with single glazing bars either side of a modern, part glazed door. Despite unsympathetic alterations it remains a well detailed and attractive structure.



Nos. 78 and 80 High Street

Set back behind this, facing south, is the main house, **No. 78 High Street (The Beeches)**. This is a substantial eighteenth century dwelling with a hipped plain tiled roof and rendered walls. To the left and above a central pedimented door case with fluted pilasters and a modern glazed door are three hornless small paned sash windows. To the right is a large two storey mid-nineteenth century white brick canted bay with a flat leaded roof. This rather quirky addition and change in architectural style adds much character to the building. It has recessed sash windows with single glazing bars and projecting stone sills.

Beyond the house to the west is a tall pleasant red brick wall above which can be seen various mature trees and shrubs. The garden in front of the house also has a mature tree which is very important in townscape terms.



No.s 82 and 84 High Street

Beyond the white brick gable end of No. 80 on the western side of the hill, a row of one-and-a-half storey, and two storey cottages project forward close up to the road with a narrow footway in front. Because of the gentle curve of the road this group is quite prominent when viewed from the north-west corner of The Hill.

No.s 82 (Wren Cottage) and 84 High Street are pleasant little late seventeenth century Grade II listed cottages which are timber-framed and plastered with a black pan tiled roof and overhanging eaves and bargeboards. There are three gabled, slate roofed dormers with decorative bargeboards and timber casement windows. A massive red brick chimney stack is positioned just off centre at ridge level. On the ground floor, No. 82 has a canted bay window with glazing bars and a traditional Suffolk six paned casement window. No. 84 has one window which has small panes of glass and a top opening light. Both cottages have simple boarded doors which are located at each end of the front elevation.



Nos. 86 and 88 High Street

Adjacent to No. 84 is an attractive early nineteenth century red brick building with a shallow pitched, gabled, slate covered roof with a tall chimney stack at ridge level.

A pair of cottages, **No.s 86 and 88 High Street** have steps up onto a slightly raised ground floor. No. 86 is the smaller of the pair; the exposed part of the gable end which abuts No. 84 has vertical slate hanging. The two windows are modern replacements, as is the door. Next door No. 88 has retained its original fenestration of three recessed sash windows with glazing bars across the upper floor, with taller matching windows on the ground floor either side of a replacement boarded door with a small rectangular fanlight above. The windows and doorway have simple segmental brick arches over.



No. 88 High Street



The George prior to fire damage in April 2013

The George Public House, No. 95 High Street is set back slightly from the road on its eastern side, at the southern corner of

George Lane. It was a pleasant, largely unspoilt Grade II listed historic building which contributed strongly to the streetscape in this part of the Conservation Area – and still could do so. The George was badly damaged by fire in 2013 and is still waiting full restoration.

The George is actually a late-medieval timber-framed dwelling, altered in the early eighteenth century and again in the later nineteenth when the attractive pilastered pub fascia was added to the central section of its street façade. It had a gabled plain tiled crown-post roof (now lost), traditional bargeboards and eaves, rendered walls with mock ashlar coursing, and sash windows. The nineteenth century sash windows are paired with margin lights to each sash. The pub front has pilasters, panelling below the window sills, two four panelled doors and a fascia and cornice. There is a surviving large red brick chimney stack at ridge level. A high original internal ground floor level suggests that the High Street in this area has been lowered over the centuries.



The George, July 2014

To the rear of the pub's car park is an impressive flint and stone cobble wall with brick piers.



Wall to the Rear of the George

George Lane runs alongside the pub to the north. It connects through to the allotments, new housing estates, and open countryside in the valley to the east. It has been resurfaced and improved along with the pub yard and parking area. A windmill stood on this lane until the late nineteenth century.



George Lane looking east towards the site of the former windmill

Opposite the pub car park there is a group of traditional outbuildings. An attractive old red brick garden wall on the northern side of the lane links back towards the main road and abuts a pleasant unspoilt hipped roofed cottage (**April Cottage, No. 101 High Street**) with painted brick walls and a fenestration of timber sliding sash and casement windows. The roof is covered with orange clay pantiles and there is a large red brick chimney stack. A single storey wing fills the gap between the building on the corner of the main road and has an attractive black glazed pan tile roof.



The George Lane façade of April Cottage, No. 101 High Street

12.16 Snowdon Hill - George Lane to Yew Tree Close



No.s 99-103 High Street

On the northern corner of George Lane is the gable end of the first property of a terrace of nineteenth century two storey cottages which step down the hill (**No.s 99 to 115 High Street**). All have relatively shallow pitched roofs which retain their original roof coverings of orange or black clay pantiles. Some have quite sizeable chimney stacks.



No.s 105 and 107 High Street

The original appearance of these cottages has much changed and their original character has to a considerable degree been undermined. Some original windows and doors have survived but most are replacements. The gable of the first cottage (No. 99) is quite prominent when viewed from the south looking down the hill and the large windows on the ground floor are evidence that it was probably once a shop. Nos. 99 and 103 have painted brick walls and some small Victorian sash windows with single glazing bars.



No.s 105-111A High Street

No.s 105 to 111A form a terrace of five. Although they have the same black clay pantile roof covering and other matching details as the others, No.s 105 and 107 with their painted brick walls probably predate the other three in the terrace to the north. No.s 109 - 111A have an attractive white brick facade with some interesting brick detailing. No. 109 retains an original sash window with glazing bars on the ground floor. The other windows are modern timber casements. No. 111A to the left hand side incorporates a wide arched access way with a pair of boarded gates.



No.s 113 and 115 High Street

The two properties at the northern, lowest end, No.s 113 and 115 High Street, form a pair of probably early nineteenth century cottages. They have rendered walls with mock ashlar coursing and each has a blocked up first floor window opening. The windows are modern replacements, as are those in the gable end.



No. 90 High Street

Facing these cottages on the opposite side of the road is a handsome gault brick fronted mid nineteenth century detached villa which is set back slightly from the road. It is of two storeys over a high basement. **No. 90 High Street** has a low white brick wall with piers and Victorian railings bounding a small front garden. A flight of stone steps provide access to a plain doorway with a four panelled door and a small rectangular fanlight over. To the left is an elegant shallow canted bay window with glazing bars which is supported on iron brackets and has a flat leaded roof. To the right is a sash window with glazing bars and a decorative stone lintel which matches the one over the door.

Two first floor windows match the one below; they are positioned either side of a curved headed window with a semi-circular brick arch over. The north gable wall is red brick with decorative gault brick cappings; unfortunately the southern one has been painted over. A doorway in this return elevation has recently been replaced by a window.

The roof is covered in slate and there is a gault brick chimney stack on the northern gable. There are two further attractive sash windows serving rooms below the raised ground floor. The space to the left of this detached property has trees and shrubs and provides a glimpse of the open space beyond the frontage buildings, to the west.



Wyndham House, No. 92 High Street

To the right of No. 90 is one of the access driveways to **Wyndham House (No. 92)**. The villa itself is set well back from the road and is surrounded by mature trees and shrubs. Its once extensive grounds have now largely been developed for housing. Along the road frontage is an attractive white brick wall with elaborate cast iron railings at each end which form the curved entrance ways. The wall is partly obscured by the abundant foliage which spills over the top.



Wyndham House and Railings

This very handsome mid nineteenth century classical villa is constructed in gault brick with a hipped slate roof. The symmetrical front elevation which faces the road has a large parapeted brick entrance porch with an arched doorway and panelled door. It retains a full complement of timber sliding sash windows. Wyndham House and its setting make an outstanding contribution to the Conservation Area's character and appearance.



Snowdon House, No. 117 High Street

Opposite Wyndham House, on the eastern side of the road, is a similarly distinguished, but much larger early nineteenth century classical villa known as **Snowdon (or Snowden) House (No. 117 High Street)**.

It is also set back from the road amidst mature landscaped grounds which, like those of Wyndham House have largely been developed for housing. The houses of Yew Tree Drive and also Snowden Lodge are all built within its formerly landscaped grounds. Its principal drive originally opened onto the street opposite Norfolk Terrace to the north.



Snowden Hill flanked by the grounds of Snowdon House and Wyndham House

The villa has stuccoed facades and retains its nineteenth century small pane sash windows. Above is a hipped slate roof with pronounced overhanging eaves. There is a mid nineteenth century parapeted entrance porch to the northern or entrance façade, with an arched doorway within. The elevation to Snowden Hill has a single storey parapeted extension with sash windows similar to those on the front elevation. The porch and bay windows appear to be mid nineteenth century additions. From c.1870 until 1903 Snowdon House was the home of the Whitmore family of Whitmore and Binyon's ironworks. Snowdon House and its setting make an outstanding contribution to the Conservation Area's character and appearance.

Travelling northwards, down the hill, the grounds of both Wyndham House and Snowdon House link together with the open spaces either side of **Yew Tree Rise** and the bank and hedge on the western side of the road to form a green enclave which creates a visual break in the built-up part of the village. Mature trees on both sides of the road are a major townscape feature, although the grass verge, wooden posts and fences, the rather unattractive street furniture and glimpses of large modern suburban estate-style houses, form a rather weak element in the townscape here. Improvements could be made, in particular further indigenous hedge and tree planting, although the visibility splays required for the access road are always going to cause a problem.

12.17 Snowden Hill - Yew Tree Close to The Bungalows and Village Pump



Norfolk Terrace, No.s 102-108 High Street

Further down the hill tucked away with trees and shrubs on either side, is an elegant stucco fronted classical terrace of four houses **Nos. 102-108 High Street** known as Norfolk Terrace which probably dates from the second quarter of the nineteenth century.



Norfolk Terrace from the south-east

The terrace has a distinctly urban character and has survived in a remarkably intact state. Its finely decorated cast iron balconies are a particularly welcome survival. The roof is hipped at its southern end and has pronounced overhanging eaves. The terrace was originally built up against a pair of earlier semi-detached houses to the north, which were destroyed in World War Two. This probably accounts for the lack of a hip to the roof at its northern end. The chimneystacks and corner pilasters are in gault brick suggesting a construction date towards the middle of the nineteenth century rather than the 1820s.

Although all the windows are original, only one of the doors (on No. 104) appears to have survived. Each house has two large full height windows, one to each floor. The first floor ones are tall casements with glazing bars and architraves. The ones on ground floor are a relatively unique design of a single central casement, with narrow side lights, and fan lights all with glazing bars and architraves. All the original simple lightweight railings surrounding the front gardens survive. It is a pity that these properties have been painted different colours and that the front doors do not all match. There are single storey outshots to the rear of the properties.



Modern development to the north of Norfolk Terrace

Next door, set back and located behind a frontage of mature trees and shrubs, is a small development of detached houses. Its access drive occupies the site of a further pair of early nineteenth century dwellings destroyed in 1942.



Reed House, No. 119 High Street

Reed House, No. 119 High Street, on the eastern side of the road, also has a sizeable garden and when viewed from both directions appears to be surrounded

by a large area of mature landscape which forms a continuation of the landscape dominated green wedge which characterises importantly this part of the Conservation Area.

The Grade II listed house, which is set behind a low red brick boundary wall, has an almost square plan, with red brick walls and a hipped roof covered with concrete plain tiles. The brick facing, which is late eighteenth century, conceals an earlier core. There are large sash windows with glazing bars to the front and side elevations with segmental arches over. The front has two sashes on the first floor either side of a narrow window with a Gothic arched head. Below this are a panelled door with square pilasters and a projecting flat roofed portico with Doric columns and entablature. There is a large, modern wedge shaped dormer on the front roof slope and three very tall chimney stacks. Within the grounds there are some picturesque timber clad outbuildings with pantiled roofs.



Outbuildings to Reed House, High Street



Snowden Hill prior to the 1942 bombing raid

Opposite on the western side are a group of mid-twentieth century bungalows, which replaced cottages destroyed in an October 1942 bombing raid in which three people died. The destroyed cottages opened directly onto the street whereas their replacements are set back from the road. Their concrete tiled roofs, open plan front gardens and low dwarf brick boundary walls do little to reinforce the traditional character of the street and make a neutral contribution to the Conservation Area.



Post-World War Two development

Down the hill, beyond the tall red brick boundary wall of the side garden of No. 119, buildings begin to dominate the street scene again, with an almost continuous frontage on the western side located right up close to the road.



No. 121 High Street

On the eastern side **No. 121 High Street** is an attractive rendered house with a clay pantiled gabled roof set at right angles to the road. With overhanging eaves and bargeboards and a massive brick chimney stack, the building retains some attractive traditional timber casement windows. A two-storey lean-to side extension links onto a long narrow single storey range, also with a pantiled roof, which runs parallel to the road.



Village Pump

Beyond this single storey range is a green space with grassy bank, trees and shrubs along the road frontage with a number of striking spruce/conifer trees behind. This is the garden of a later twentieth century bungalow. Close to the entrance driveway is an old cast iron **Village Pump** with a stone trough surrounded by a red brick wall. This is an important historic feature in the village.

12.18 High Street – The Bungalows to Border Cot Lane

On the western side of the road, between the bungalows and the junction of Border Cot Lane, is a long almost continuous line of approximately twenty primarily eighteenth or nineteenth century cottages located at the back edge of the footway. Typical of many village or town street scenes in this part of the country, they are all two storey, roofs are almost all gabled and there is a variety of roof pitches and different eave heights. There are large chimney stacks with pots along the ridge line, walls are in the main rendered or painted brickwork and there is a variety of window types which provide a strong vertical emphasis to the fenestration.



No.s 132 and 132A High Street

At the southern end, the gable of **No.s 132 and 132A High Street** is quite prominent when viewed from the south. This painted brick gable has been extended with a lean-to at the rear. No.s 132 and 132A is a pair, with a massive red brick chimney stack and a shallow pitched roof with clay pan tiles. The cottages have a door either end, the

left hand one is an old four panelled door, the other is a modern replacement. No. 132 retains original casement and sash windows, those on No. 132A have been replaced with modern timber replicas. All have been painted brown. The original facing brickwork has been painted over.



No.s 134 and 136 High Street

Adjacent is another, late eighteenth century pair (**No.s 134 and 136 High Street**) with a steeply pitched roof covered with clay plain tiles. They have a large chimney stack and simple bargeboards. The doors are modern replacements; the windows are a mixture of original small pane sashes, and casements. The large six pane window to the left hand end provides historical evidence that the property may have once been used as a shop.



No. 138 High Street

There is a small gap providing access to the rear and then a rather odd single storey structure which is rendered with a recessed central panel and two square glazed openings.

This is attached to **No. 138 High Street**, a large early-nineteenth century house which has a double pitched roof with central valley. There are two large brick chimney stacks located behind the front ridge. The front roof slope is covered with modern machine made plain tiles which give a rather lifeless appearance to the roof. A glimpse of the clay pantiles on the rear roof shows how much more attractive old clay tiles are in comparison.

The house has had its facing brick work painted over in a deep red, and the three ground floor windows are late twentieth century replacements. There is a four panelled door with a rectangular fanlight over. The first floor has four hornless twelve light sash windows, a reminder of how attractive this building must have been when it was first constructed.



The Homestead, No. 140 High Street

The next door property, **The Homestead (No. 140 High Street)** was almost certainly built at the same time as it shares the same roof and the two first floor windows are matching (a third window has been blocked up). On the ground floor, to the right, there are two smaller sash windows and to the left there is a larger opening which has now been fitted with a single pane of glass. This was probably once a shop window with access via the door alongside. There is a later nineteenth century four panelled door with glazing to the top two panels and a simple rectangular fanlight over. To the right hand end is a small single storey extension with a pan tiled roof which fills the narrow gap between No. 140 and the house next door. This has a six panelled

door which is probably early Victorian. At roof level the building has simple bargeboards and eaves with a metal gutter supported on metal brackets. There is a large chimney stack on the northern gable.



No.s 142-146 High Street

Next door is a brick faced building with a much lower eaves line and an even steeper pitched roof covered in very attractive old clay plain tiles. **No.s 142-146 High Street** are a terrace of three timber-framed houses which are Grade II listed and date from the early eighteenth century. They were altered in the late eighteenth or early nineteenth century when a red brick facade was added. There are five windows at first floor level. The three left hand ones are modern timber replacements. The other two are nineteenth century casements with glazing bars.

On the ground floor are two Victorian sashes, with flush frames and a single glazing bar, along with a flat roofed canted bay window with glazing bars. There are three doorways. No.s 142 and 146 have plain architraves, simple pentice boards on curved brackets and six panelled doors. No. 144 has a doorway with moulded architraves and a bracketed pediment and a six panelled door with matching linings. To the right hand end is a large modern timber replacement window.



Camellia Cottage, No. 148 High Street

No. 148 High Street has a steeply pitched orange clay pan tiled roof and rendered elevation incised to imitate ashlar stone. There is a single, six pane casement window with a central opening light on the first floor, a larger window with glazing bars on the ground floor and a simple doorway with panelled door, linings and architraves. A pleasant, unspoilt, early nineteenth century cottage.



No.s 148-156 (Even) High Street



No.s 154-156 High Street

A long shallow pitched slate covered roof runs across the next four properties (**No.s 150 to 156 High Street**). The first two, No.s 150 and 152, are rendered, both have single first floor windows which are replacements. No. 150 has a doorway with linings and architraves and a modern stable door. Alongside is an attractive old shop window with glazing bars. No. 152 has a plain boarded door and a poorly designed aluminium replacement window with a fanlight which matches the one above.

No.s 154 and 156 retain their attractive gault brick walls, flat gauged arches and chimney stacks. No. 154 has a moulded door frame and six panelled door. The single windows on the ground and first floors are plastic replacements. No. 156 retains some of its attractive Victorian windows and doors. There are two sash windows with single glazing bars at first floor level but the ground floor windows are replacements. The distinctive central doorway described in earlier Conservation Area descriptions has sadly been removed much to the diminution of the property's character. Of the other two surviving doors, one is six panelled and has a surround with fluted architraves, the other a plain boarded door in a heavy frame.



No.s 158-160 High Street

No.s 158 and 160 High Street are a pair of painted brick cottages with unusual raised eaves line and a very attractive decorated fascia. Each house has a large red brick chimney stack, with corbelled cap, on a fairly shallow pitched clay pantiled roof. The left hand house retains its nineteenth century four light plate glass sashes, the windows of the right hand house have however been unsympathetically replaced. The distance between the heads of the upper floor windows and the eaves indicates that the roof has been altered. The two doorways both have modern panelled doors in heavy frames. At the right hand end is a wide passageway above which is an important little casement window with glazing bars and a metal opening light.



No.s 162-168 High Street

On the corner with Border Cot Lane is a terrace of four cottages (**No.s 162 to 168 High Street**) with rendered and painted brick walls and an attractive pantiled roof which is hipped on the northern end. There is a tall red brick chimney stack along the

ridge. There are various timber casement windows. No.s 162 to 166 have modern replacements and are of differing styles. No. 166 also has a modern shallow curved bay window. The doors are modern timber boarded doors. No. 168 retains its casement windows with glazing bars and four panelled door. The three properties closest to Border Cot Lane have small front gardens bounded by a modern low white brick wall with piers and decorative railings. Despite the changes to the fenestration the terrace still retains much of its original character.

12.19 High Street - Border Cot Lane Junction

A small industrial complex of mid and late twentieth century date has recently been replaced by a housing development. On the street frontage are two pairs of brick faced semi-detached two storey houses.



New houses on the High Street

To its north are two pairs of impressive late Victorian semi-detached houses (**No.s 123-129 High Street**) which were constructed between the publication of the 1883 and 1904 Ordnance Survey maps. Markedly different to the more vernacular cottages on the opposite side of the road, these red brick buildings, with white brick detailing, stone lintels and slate roofs, are largely unspoilt.



No.s 123 and 125 High Street

No.s 123 and 125 have two tall square bays with gabled roofs with decorative bargeboards. The sash windows with single glazing bars are all original. There is one on each floor of the front of the bays with narrow sidelights in the returns. No. 125 has a narrow sash window above a parapeted brick entrance porch. No. 123 has a recessed porch to the right with another sash window above. Both the front doors are original with glazed upper panels and a rectangular fanlight. There are two massive red brick chimney stacks with decorative white brick detailing. The walls of the houses have decorative white brick string courses and projecting dentil courses under the eaves.



No.s 127 and 129 High Street

No.s 127 and 129 have single storey canted bays on the ground floor with slate roofs and sash windows with a single glazing bar. Either side are simple front doors with brick arches over. At first floor level each has a single sash window above the bay windows. There is a large central

chimney stack with decorative brickwork and clay pots.

Both pairs of houses are built on a higher level to the road, the front gardens are bounded by very attractive heavy cast iron railings and gates which are attached to retaining walls (rendered to No.s 127-129; grey brick to No. 15; red brick to No. 123) with piers and stone cappings. The railings extend from No.s 123 to 129. The ironwork was made by William Pryor and Sons Ltd, Dalston Junction, London.

When viewed from Border Cot Lane the backs of the properties in the High Street to the south are a picturesque jumble of large chimney stacks and sloping clay pantiled roofs. Although there are some modern features such as soil vent pipes, replacement windows and garden sheds, the overall appearance does not appear to have changed much for years. There is a very pleasant old brick and flint wall along the roadside edge.

A new house has been constructed alongside a pair of small traditional cottages on the south side of Border Cot Lane (**No. 2 and Windy Nook**).



Windy Nook and No.2

Although these retain their attractive clay pan tiled roof, large red brick chimney stacks and overhanging eaves and verge details, the fenestration of both properties is much changed with the windows and doors being mostly unsympathetic replacements.



No. 7 Border Cot Lane

On the north side, the boundary of the Conservation Area incorporates a small traditional single storey dwelling (**No. 7 Border Cot Lane**) which again has a very attractive clay pan tiled roof and chimney. The walls are rendered and modern plastic replacement windows and doors have been installed.

On the northern corner of Border Cot Lane and High Street are three modern detached houses. Alongside, to the east, is an access way to another industrial site. The new brick and flint boundary walls are a reasonable attempt to enhance the road frontage here.



Nos 131-141 (Odd) High Street

At the junction with Border Cot Lane, the curve of the road means that the buildings are orientated more north and south. On the south side, set back from the road on a grassy bank planted with shrubs, are six semi-detached houses (**Nos. 131 to 141 (Odd) High Street**). Constructed by the local Council in the mid-twentieth century, their large brick chimneys and clay tiled

roofs are particularly important design features, given their prominent location in the village and its Conservation Area. (Unfortunately one has already had its roof recovered in concrete tiles).



No.s 131 and 133 High Street

12.20 High Street - Border Cot Lane to the Old Bakery

On the northern side of the road is a long run of historic buildings which are very closely grouped together and continue for a considerable distance towards the edge of the village. The gable end of **No. 178 High Street (Milestone Cottage)** marks the point where buildings on this side of the road are right up to or close to the edge of the footway and begin very much to enclose the space and dominate the street scene. No.s 178-182 were probably built as a single dwelling.



No.s 178-182 (Even) High Street

Milestone Cottage is named after the early nineteenth century cast iron **milestone** located in the footpath in front of the house.

This distinctive object is both important to the character of the area and of significant historical interest thanks to its local manufacture. It rests against a dwarf brick wall. No.178 has painted brick and rendered walls. There are two large red brick stacks at the ridge level of a very steeply pitched clay pan tiled roof with traditional bargeboards and eaves detailing. Milestone Cottage has modern replacement timber windows and a stained boarded door.

No. 180 (Rosetta Cottage), next door, retains its nineteenth century fenestration. There are two Suffolk vernacular nine paned windows on the first floor, and on the ground floor, an attractive nineteenth century bay window with sashes and glazing bars and a simple six panelled door with glazing to the top two panels. It has simple metal railings to its small front garden. The rendered walls on both properties have been coursed to imitate ashlar stonework.



Mile Post manufactured by Garretts

No. 182 High Street at the eastern end projects forward and has large painted brick gable on the back edge of the footway. The two windows and door in the gable are now plastic replacements.



No. 184, The former Chaise and Pair Inn, and No. 186 High Street

To the east are **No. 184, the former Chaise and Pair Inn**, and a smaller integral cottage known as **No. 186 High Street**. They have a clay pantiled roof, large shared chimney stack and painted red brick walls. Its gable ends have simple painted wooden bargeboards and the windows are painted wooden casements. The Chaise and Pair closed in 1911 as part of a scheme to reduce the number of alcohol licences in Wickham.

No. 184, the former inn on the left, has four, nine pane windows, two on each floor. Between the two on the ground floor is a doorway with a six panelled door, with glazed top panels. The painted wooden doorcase has pilasters and a simple entablature with projecting lead covered cornice. At the left hand end are two narrow, three light casements, one on each floor.

No. 186, on the right hand side, is a smaller property having one window on each floor. The upper one is a nine paned casement, the ground floor window has six panes, the lower transom in this case is missing. The doorway is on the right hand corner, a six panelled door is slightly recessed within a heavy moulded doorcase with architraves and linings.



Waterloo Row, No.s 188-192 (Even) High Street

Set back slightly behind a dwarf wall of brick and concrete blocks, is a rather quaint terrace of three cottages with red brick walls and a hipped, shallow pitched slate roof with a large red brick chimney stack (**Waterloo Row, No.s 188-192**). The centre one of the three, No. 190, was until recently largely unspoilt but has now lost its timber sash windows and original door.

The two properties either side also have had plastic replacement windows fitted. No. 188 also has a plastic door and the openings for the windows have been altered and they now have straight brick soldier courses above each one. It has also been repointed with a cement mortar. Such changes have eroded the attractive character of this short terrace to its detriment.

Adjacent to No. 192 is a narrow driveway which provides access to a small group of properties (**No.s 194, 196 High Street and The Coach House**). Facing onto the driveway is a flint faced building with a clay pantiled roof and tall red brick chimney stack. Unfortunately, the flint has been painted over and the middle section has been rendered. The windows are a mixture of traditional and modern timber casements. No. 194 has a boarded door; No. 196 has a panelled door. Beyond, to the north, is **The Coach House**, a detached painted brick structure with shallow pitched slate roof with modern rooflights. There is a lean-to porch and some timber casement windows.



No.s 143-149 (Odd) High Street

On the southern side of the road is a row of four, visually quite dominant late Victorian houses (**No.s 143-149 High Street**). Their prominence is enhanced by the fact that the buildings on both sides of them are set well back from the road. Really very interesting in design terms, they are largely unspoilt, although the right hand one has had new modern tiles laid on the roof.

The roof is fairly shallow pitched and there are four large chimney stacks, two on the front slope, two on the rear. All are in red brick with decorative white brick corbelling. The front two are larger and have four white chimney pots. The gable ends have decorative bargeboards. The walls are in red brick with white brick pilasters at each corner on the front elevation. There are also white brick string courses and heavily decorated brick work at eaves level. Two small decorative gables are located over one of the windows on the front of each house which are supported on projecting brick corbels.

There are six sash windows at first floor level, four with pairs of glazing bars and two narrower ones with single glazing bars. Below, on the ground floor, there are four further sash windows with pairs of glazing bars. All the windows have plain stone lintels above them.

There are two doorways which are located centrally and because they have recessed porches they are quite discreet. In fact, the entrances are quite decorative, with semi-circular arches with key stones, pilasters and decorative brick panels above a moulded string course. The doors are the

original four panelled doors with glazing to the upper two panels. The two end properties have their doors in the gable ends, along with three sash windows all of which match those in the front elevation. The houses are set behind small front gardens and they all retain what are probably the original iron railings. A very fine terrace of good quality and well cared for.



No.s 143-149 (Odd) High Street



No.s 151-161 High Street

Still on the south side, **No.s 151-161 High Street**, are a red brick terrace of six cottages distinctively set well back from the road with large gardens in front which are important in the streetscene due to their extent and prominence. Along the road frontage most retain their very attractive cast iron railings, although two have lost them and there is now a parking area with low timber fencing.

The properties themselves appear to date from the early nineteenth century although they are now much altered. The long pantiled roof remains uninterrupted and the three massive white brick chimney stacks are still there, although the central one has lost some of its decorative white chimney pots.



Railings to No.s 151-161 High Street

A number of the houses have been rendered. The left hand end house has been extended in bricks which do not quite match. The two end properties also have plastic replacement windows. The others retain their nineteenth century six-light casement windows. Three of the ground floor windows and two doorways retain their original impressive flat gauged brick arches and it may be that the pedimented doorcase on No. 157 is also original. Most of the doors are unsympathetic modern replacements. In front of the southern end of the terrace is a low brick wall capped with fine later nineteenth century cast iron railings which are now in poor repair.



No.s 198-200 (Even) High Street

On the western side of the road are the remaining buildings of the former Whitmore and Binyon's ironworks. This extensive complex also included a gas works. Whitmore and Binyon's iron works, engineering works, and gas works, occupied this site until 1903. Whilst there was a substantial complex of buildings on the site by the early nineteenth century, the bulk of the buildings dated from c.1867,

1885, and c.1898. The firm was wound up in 1901 and in March 1903 the Woodbridge Reporter noted that 'the site looks a desolate waste with only one large shop remaining.' The surviving houses, office and show room are of considerable historic interest.

No. 198 High Street is a rather intriguing iron slag faced building with stone capped parapeted walls which hide the roof. It was probably built using waste slag from the adjoining iron works. The flint rubble flank wall has been painted over, as have the brick quoins and the hood mouldings over the door and windows. The windows are modern uPVC replacements, as is the door. No. 198 is set back slightly from the road with a small front garden. Although faced in iron slag it does visually form part of the impressive group of gault brick buildings alongside, all once part of the Whitmore and Binyon Ironworks, a major local employer. They possibly date from 1867, but look earlier.

Adjoining to the east, **No. 200 High Street** lines up alongside No. 198, and is set behind original cast iron railings, gate and gate posts. The house is double fronted and, like its neighbour, has its roof hidden from view, although it does have leaded eaves and a gutter rather than a parapet. The gault brick is corbelled under the eaves and there is a pilaster on the left hand corner. The four original sash windows, two on each floor, have no glazing bars and have finely moulded, flat, painted stone lintels over. There is a similar lintel over the doorway which is relatively simple, with a slightly recessed frame and a rectangular fan light with etched glass. The door is a modern flush replacement.



Hasnips Shop, High Street

Hasnips' shopfront probably dates from the building's construction (or possibly re-fronting) c.1867. It is certainly that shown on Edwardian photos of the building. The shopfront has a return window on the left hand side and recessed doorway. It has panelled stall risers and pilasters with decorative console brackets below a continuous sloping fascia which has a moulded cornice above. A retractable blind is neatly recessed into the cornice at the front. The panelled shop door has glass in the top panel and a rectangular etched glass advertisement in the fanlight over.



Detail of shopfront to Hasnips Shop

On the first floor are two sash windows with a further one on the left hand return. These are similar to those on the house alongside except they have a single glazing bar. The gault brick walls have pilasters on the corners, string courses and corbelling above which is a tall parapet with a central,

raised, decorative panel. Behind the parapet is a clay pan tiled roof with a ridge which runs at right angles to the front facade and a white brick chimney stack.



Haldon House, High Street

To the right of the shop is **Haldon House**, which is very much a continuation of the same building. Again it probably dates from c.1867 and was constructed for Whitmore and Binyon's works. Originally the Whitmore family residence, it later became the residence of senior employees. The parapet detailing runs through, although part of it has been rendered. Two of the three first floor windows are original, similar to those on the other buildings, except this time there are two margin glazing bars. The third has been replaced with a modern casement.

On the ground floor, to the left, is a large window opening of an unusual design. It has an oversized pronounced carved stone lintel which is supported on console brackets. Beneath are splayed, moulded stone mullions and a stone sill. It originally contained horned plate glass sashes which have sadly been replaced. On the right hand side the original sash window has been lost and replaced with a timber window which does not match. The central doorway is slightly recessed under a semi-circular brick arch. The door is a modern six panelled door with a semi-circular fanlight over.

To the right is a gap in the built up frontage which was designed as the principal entrance to Whitmore and Binyon's works. The east facing flank wall of Haldon House

is designed as a principal elevation with a doorway surrounded by five windows. The windows are the same as those on the front, sashes with two margin glazing bars, although again one has been replaced with a window which does not quite match. The door has also been replaced with a modern standard one. The moulded lintels on this elevation have decorative console brackets. The gault brick wall has pilasters and decorative brickwork at eaves level. The roof is shallow pitched, covered in slates and there is a large white brick chimney stack.



No. 202 High Street

On the opposite, eastern side of the courtyard is gault brick classical building of c.1867 which was reputedly the works office for Whitmore and Binyon's works. It is now known as **No. 202 High Street**. Alongside the roadside corner of the two buildings, either side of the courtyard, are two decorative circular section cast iron gate posts to the former works entrance, attractive surviving historic features which deserve to be retained and cared for as part of the village's history.



A cast iron gate pier, a remnant of the former entrance gates to the ironworks

The southern gable reads as a pediment and was designed to face onto the principal entrance to the works. A brick entablature runs beneath and around the front and there are brick pilasters with capitals. The gable has five blind windows which are rendered over, a sixth, in the bottom left corner, has a window fitted but this is a timber replacement.

The roadside elevation has four first floor windows, the original sashes now all replaced with modern timber top hung windows with glazing bars. Below, something closer to the original fenestration remains on the ground floor. There are two sash windows, this time with glazing bars. To the left is a semi-circular headed window with the top panes of glass divided by two diagonal glazing bars which replaces a door. There is a semi-circular brick arch with key stone and stone bases. To the right is a doorway with a similar arch and fanlight above a six panelled door with glass to the top two panels. The shallow pitched roof is slated and there is a quite small red brick chimney stack at ridge level.



Gordon Terrace, No.s 204-210 (Even) High Street

To the north, next to the group of white brick buildings, is a terrace of four mid-nineteenth century painted brick cottages (**Gordon Terrace; No.s 204-210**). These were again probably built for Whitmore and Binyon but are now much altered. They have an attractive black pantiled roof and three quite large but rather squat red brick chimney stacks at ridge level and on the gable ends. Most of the windows are however plastic replacements. The doors at either end are four panelled, No. 206 has poorly designed plastic windows and doors to its ground floor which replace a former shop front. No. 208 has a modern stained timber panelled door.



Entrance to Gospel Hall Close

A small housing development is recently constructed on a site to the north. Its name, **Gospel Hall Close**, commemorates the early 20th century prefabricated Gospel Hall which stood on the street frontage until 2013.



The former Volunteer Inn and bakery

Opposite, on the eastern side of the road, is a pleasant early nineteenth century red brick building (**The Old Bakery**) which appears to originally have been a terrace of three cottages. A pub called the Volunteer Inn occupied at least part of the premises from c.1868 to c.1969. There is a shallow pitched slate covered roof with chimney stacks at each gable end. The prominent northern gable has been painted and modern timber replacement windows have been installed. A long, low, single storey rear extension is also prominent. It has clay pantiled roof, large modern rooflights and part of the brick and flint boundary wall has been painted over.

The front, which is situated right on the back edge of the footway, has brick pilasters with corbelled eaves. The three original sash windows at first floor level have single glazing bars with flat arches over. The left hand window on the ground floor matches the ones above. The rest of the ground floor has been altered. The original doorways have been bricked up and four new sash windows have been installed. Although the new windows have glazing bars, the changes to the original building have been undertaken with a reasonable degree of sensitivity. The eastern gable retains an original sash window at first floor level.

12.21 Lower Street – West of Spring Lane



No.s 165 and 167 High Street

To the east of the Old Bakery are a driveway and a north brick and flint wall. Alongside is a pair of small, vernacular, one-and-a-half storey cottages of probably late seventeenth or early eighteenth century date, **No.s 165 and 167 High Street**. They have a steeply pitched clay pantiled roof, massive central chimney stack, low eaves and bargeboards. There are two small flat roofed dormers.

The right hand cottage (No. 165) has rendered walls a central boarded door and metal windows. The left hand one (No. 167) has modern applied vertical stud work and a boarded door. The window in the dormer again matches the one below. The one-and-a-half storey vernacular form of these two old cottages provides a pleasing contrast in a street scene made up otherwise of later two-storey buildings.



No.s 169 and 171 High Street

No.s 169-171 (Odd) High Street are a pair of small eighteenth century semi-detached

cottages. They have overhanging eaves and simple bargeboards. There is a red brick ridge stack in the centre of the steeply pitched gabled roof. The right hand property until recently had a shop front.

The rest of the fenestration comprises mostly modern timber casement windows. The left hand property, No. 171, has a central boarded door with architraves and pentice board over and four matching modern metal casement windows with fanlights. There is a small garden area in front of No. 171 bounded by a black painted dwarf brick wall with modern decorative metal railings on top.



No.s 214 and 216 High Street

To the east is a pair of semi-detached houses, **No.s 214 and 216 High Street**. This is another traditional Suffolk vernacular building with an attractive black pantiled roof, two large red brick stacks with moulded brickwork along the ridge and traditional eaves and bargeboards. It has a rendered front elevation with red brick gable ends which could be a later addition to a timber-framed building. Most of the windows and doors are now plastic and aluminium replacements, although there are two attractive Victorian sashes with two glazing bars surviving on the ground floor of No. 216. No. 214 has a simple doorcase with moulded architraves and linings and a rectangular fanlight.

To the right is a driveway which provides access to properties alongside and at the

rear. **Easicott (No. 216A High Street)** is a small single storey dwelling with rendered walls and clay pantiled roof set behind the frontage buildings. Behind, to the north, is a large altered weather-boarded eighteenth century threshing barn with a brick plinth. (The Suffolk Historic Environment Record describes this as being behind No.210). The large grounds are all in the Conservation Area.



Weavers Cottage

On the other side of this driveway is **Weavers Cottage** with a gable end onto the main road. Although this house reflects the appearance of a traditional Suffolk one-and-a-half storey rendered cottage, the detailing, including the dormers, the windows and the door, appear modern. The roof tiles are attractive clay plain tiles and there is a large red brick chimney stack along the ridge.



The Crooked House, No.173

On the south side of the road there are listed buildings on both sides of Spring Lane. **The Crooked House (No. 173)** is

set back and angled slightly towards Spring Lane. It has a pleasant frontage with railings on a low red brick wall and some mature holly trees, although the garage, with its metal doors, does appear to be over large in relation to the house.

The Crooked House dates from the sixteenth century. Grade II listed, it was much altered in the late eighteenth century and was again remodelled in the twentieth century. The left hand north-south wing had a jettied gable facing the road junction. The timber-framing to the first floor is exposed but the jetty has been underbuilt in red brickwork. The roofs are plain tiled with simple wooden bargeboards and there is a large red brick stack at ridge level. The right hand range has plain rendered walls. Attached to the western gable is a short extension with attic and a gabled dormer. The windows are a mixture of small pane hornless sash windows, with flush frames, and casements which are mostly twentieth century. The entrance is within a modern single storey flat roofed extension to the left hand side.

The adjacent now cleared corner site on the corner of High Street and Spring Lane was until the 1950s occupied by a row of highly picturesque one and a half storey timber framed cottages with rendered walls and pantiled roofs and dormers.

12.22 Spring Lane

A small section of Spring Lane is included in the Conservation Area. There is a particularly attractive group of traditional dwellings along the northern stretch of the Lane, close to the junction with The High Street (Lower Street).



Sydney Cottage and Alma Cottage

On the western side there is a high wall constructed out of random brick and flint. Two, two-storey red brick cottages were built in the 1850s with their almost windowless roadside elevations built off this wall. The northern one, **Sydney Cottage**, is very much unspoilt with its original roof covering of black glazed pantiles, massive chimney stack with decorative brickwork and 19th century timber casement windows with glazing bars.

Alma Cottage has modern timber replacement windows, the roofs are covered in concrete tiles and the chimney has been reduced in height. There are also modern single storey side and rear extensions. Notwithstanding this, the pair of cottages, along with the brick and flint boundary walls is a very pleasant feature in this part of the Conservation Area.



Spring Lane looking west

Opposite these two is a terrace of simple red brick cottages with shallow pitched clay pan tiled roofs which step up slightly in the middle and are hipped at both ends. There are chimney stacks along the ridges and in the hipped ends. The cottages (**No.s 6-18 Spring Lane**) are set back from the road with small front gardens. Some have suitably rural hedges, others have low red brick walls, piers and railings. Two are bounded by concrete block walls. Much of the original character and appearance of this pleasant terrace remains, although some of the red brick has been painted and some plastic replacement windows have been fitted.



No.s 6-18 Spring Lane



Modern infill development Spring Lane

To the north of this terrace, just before the junction with the main road, is a modern dwelling.



Green space behind properties on the corner of Spring Lane and High Street

Beyond the close boarded fences either side, there are views through to the trees behind the street frontage.

12.23 Lower Street – East of Spring Lane

Around the junction with Spring Lane there is a small cluster of listed buildings.



No.s 177 and 179 High Street

No.s 177 and 179 High Street (Lower Street), on the corner of Spring Lane, date from the early eighteenth century. A semi-detached pair, they are Grade II listed. Timber-framed with plastered walls, it has an attractive clay plain tiled roof, with a large red brick chimney stack along the ridge and another on the right hand gable end. Attached to this gable is flint and brick lean-to extension which has been painted over. The right hand house (No. 177) has two timber casement windows with metal lights to the first floor and two Georgian sash windows with glazing bars on the ground floor. Between these there is a 20th Century four panelled door, part glazed, set within a doorcase with moulded architraves and pentice board. The original windows to No. 179, the left hand property, have been blocked on the first floor. On the ground floor there is a twentieth century shop front and half glazed door.



Workshop to rear of No. 179

A large and well preserved late-nineteenth or early-twentieth century two-storey red brick **workshop** with a clay pan tiled roof is particularly prominent. This is in fact at the rear of No.179 High Street. It has pier and panel walls and wooden casement windows. This unusual structure is a particularly important survival because it is now one of the few reminders of the small scale workshops which were once an important feature of this part of Wickham Market. Its retention is essential to the character of the Conservation Area.

In front of this building is a rather wide, unattractive footway, which has some poor street furniture, including a modern telephone box, which along with the large street lights, wooden poles and overhead cables, serve to undermine the historic character of the streetscape in this part of the village.



No. 181 High Street

No. 181 High Street, to the east of No. 179, is listed Grade II. A house and a shop, it dates from the early nineteenth century and has a painted brick front elevation and a black glazed pantiled roof. The two storey building has a four window range across the first floor. These are sashes with glazing bars, the top sash

being half the size of the bottom. On the ground floor, to the right hand side, is an attractive painted wooden late nineteenth or early twentieth century shop front with a central recessed half glazed door. To the left hand side is an entrance doorway with pilasters, panelled linings, frieze and lead covered hood. The door is six panelled with glazing to the top two panels. To the left of this is a single sash window similar to those above but with equal sashes. There are small chimney stacks to the east and west gables.



No.s 183-187 High Street

No.s 183 and 187 High Street is a terrace of two dwellings which at one time formed a single house. Grade II listed and dating from the late eighteenth century, the property was extended in the early nineteenth century to the east in a matching style. The gabled roof is covered in black glazed pantiles and there are two red brick stacks at ridge level. The red brick walls have decorative eaves with corbelled and moulded bricks and gauged flat brick arches throughout.

Across the first floor are five windows with a sixth opening above the door which is blocked up. Four of the windows are mullion and transom casements, the fifth a sash window with single glazing bar located at the western end. The ground floor has casements to No. 187 and three sash windows, matching the one above, on No. 187. No. 187 has a pedimented doorcase with architraves and panelled linings and a six panelled door. No. 183 has been fitted with a modern door in a plain frame.



No. 220 High Street

The Former Chequers Pub, No. 220, on the north side of the road is Grade II listed. Originating from the late seventeenth century, this low one-and a-half storey building is timber-framed with a painted brick facade. The plain tiled roof has three gabled dormers with timber casement windows with glazing bars and a large red brick chimney stack just off centre at ridge level. The windows on the ground floor are flush fitting timber casements with glazing bars and fanlights.

The modern four panelled door is slightly recessed and the doorcase has moulded architraves and linings. The original building is set on the back edge of the narrow footway. Behind are some brick and rendered extensions and outbuildings, some with slate roofs, others have pantiles.



No. 22 High Street and No. 1 The Drift

No. 22 High Street and No. 1 The Drift; a large red brick building with a hipped plain tiled roof, which is set back slightly from the road. Set just behind a tall red brick wall to

its south, is a large beech tree which is a major feature in this part of the Conservation Area.

Formerly one house it has an impressive façade to the road which is probably of late eighteenth century date. Its window openings have flat gauged lintels, but the window openings themselves sadly now contain unsympathetic plastic window frames. The original doorcase with its pilasters, entablature and cornice happily survives although it now contains a replacement part glazed panelled door. To the southern end is a large two storey late nineteenth century canted bay with a hipped roof. There are two red brick chimneys with white clay pots in the hipped roof at each end of the building.



No.1 The Drift

The front door to No. 1 is around the side and faces onto The Drift which is a short narrow gravelled lane running north from the High Street. The doorway has a six panelled door with a pedimented doorcase and moulded pilasters and linings. To the right are two, four paned timber casement windows.



No.s 3-9 The Drift

Attached to the rear of No. 1 is a line of attractive two storey red brick cottages, **(No.s 3-9 The Drift)**. With pantiled roofs, modern timber casement windows and doors, simple brick arches over the openings, overhanging eaves and bargeboards and large brick chimney stacks with decorative pots, they create a pleasant little enclave just yards from the busy main road. Around and beyond these cottages is informal planting, trees, hedgerows, brick and flint walls and a large converted barn at the end of the Lane which contributes positively to this pretty corner of the village.



No.s 224-232 (even) High Street including Deben Lodge (no. 224)

To the east of The Drift is **Deben Lodge, (No. 224 High Street)**, a Grade II listed cottage dating from the late eighteenth century. Behind the Suffolk white back facade is a timber-framed building. The shallow pitched roof, which sweeps down to lower eaves at the rear, is covered with slates and there is a red brick chimney on each gable. There are four large sash windows on the front elevation, with glazing bars and gauged brick arches over. In the centre of the ground floor is a small flat roofed projecting bay window with canted sides. The entrance doorway is on the western elevation and has panelled pilasters, entablature and pediment and a panelled door. There are timber casement windows to the left of the door within the rear lean-to.

Deben Lodge is set back slightly from the road behind low metal railings and a hedge. These iron railings are an attractive feature. Set on a moulded red brick base, they run all along the front of the adjoining terrace of four flint faced cottages.

Abutting Deben Lodge, **No.s 226 to 232 High Street (Smithdale Terrace)** are attractive and relatively unspoilt. They have flint walls with red brick dressings, orange clay pantiles on the roof, large red brick chimney stacks and a parapeted gable at the eastern end which has been painted over in black. Three cottages retain their timber sash windows with glazing bars. Those on No. 232 have been altered in the past but despite the top hung fanlights, the old timber windows with glazing bars are quite interesting. The doors are modern flush doors with a glazed panel, fortunately all the same design.



No.s 189-195 High Street

On the south side of the road forming part of a group with the listed No.s 183 and 187 is a terrace of seven small brick cottages with a shallow pantiled roof and large red brick chimney stacks. **No.s 189-199 High Street** have red brick walls with decorative brick dentil courses under the eaves and simple brick arches over the windows and doors. No. 199, at the eastern end, has been painted. Some of the cottages retain their simple painted casement and sash windows with glazing bars and boarded and panelled doors. Others have had modern replacements fitted and have had non-traditional stained finishes applied. (No. 193 has aluminium windows and doors).

No. 199 (Bears Cottage) is a double fronted house with an original doorcase with architraves and linings and a six panelled door. There are sash windows with glazing bars on the first floor, those on the ground floor are timber casements with glazing bars and fanlights.



No.s 189-199 High Street



No.s 201 and 203 High Street

Adjacent to No. 199 is a Grade II listed building which used to be one house but is now divided into two semi-detached cottages (**No.s 201 and 203 High Street**). Set back slightly from the adjacent terrace and the footway, the building was constructed in the early nineteenth century and has red brick walls and a shallow pitched slate covered roof with a chimney stack in the eastern gable end. There are three windows across the first floor which are casements with glazing bars. The right hand one on No. 201 is fitted with a traditional metal opening light. On the ground floor of No. 201 there is a casement window to the right hand side of a simple entrance doorway with a six panelled door set in a recessed frame.

No. 203 is double fronted, with a casement window with glazing bars to the left of the doorway and a lead roofed canted bay window with glazing bars to the right. The six panelled door has a blocked in fanlight with a semi-circular brick arch above. Along the whole facade, below the first floor windows, is a stuccoed plat band.

Around the north-eastern end of the Conservation Area there are a number of modern houses that make a neutral contribution. On the north side is a brick terrace of three and a pair of semi-detached rendered houses.

Opposite, on the other side of the road, a group of seven houses date from c.1999.



Modern housing near the Bridge over the Deben

Whilst not small in terms of their size and scale, they are an improvement over the design standards that have been reached elsewhere in the village in the recent past. In many ways a reasonable attempt has been made here on this important "gateway site" to the village, to ensure that the development serves to preserve and enhance the character and appearance of the Conservation Area.



No. 246 High Street

On the northern side of the road **No. 246 High Street** occupies a very prominent site on the edge of the village, being the first

traditional property along the main road when entering the village from the north-east. A very attractive flint faced house, it has brick gables, a large chimney stack at ridge level and simple bargeboards and capping pieces. The steeply pitched roof has been recovered in a brown concrete plain tiles and the red brick quoins and detailing around the openings have been painted black. The three first floor windows are timber casements but the two ground floor ones are plastic replacements. The simple doorway has a bracketed hood and a four panelled door with the upper panels glazed. Notwithstanding the changes, the building remains a particularly attractive feature on the edge of the village. Evidence from historic maps suggests that there was a blacksmiths here in the later nineteenth century.



No. 246 High Street

The main road carries on northwards out of the village. The **road bridge** over the Deben is a rather unattractive modern structure built out of concrete and brick with plain metal railings as a parapet. It replaced a far more elaborate and graceful nineteenth century structure.

12.24 Deben Mills.



Deben Mills from the road bridge

The north-eastern corner of the Conservation Area encompasses **Deben Mills**, a major land mark and an important group of listed buildings. These buildings straddle the boundary between the parishes of Hacheston and Wickham Market. The Steam Mill is in Hacheston parish.

When viewed from the bridge the complex forms a particularly attractive composition in the landscape. The river with its grassy banks in the foreground leads to the nineteenth century white brick bridge which is listed Grade II in its own right. Seen above the bridge are the three main buildings in the complex, the early nineteenth century Mill House, the Water Mill with its weather-boarded walls and, on the right, the Steam Mill building. Between and either side of these can be seen a backdrop of mature trees and hedgerows.



Storage Building

To the left, the coal yard and external storage areas provide evidence that the Mill complex remains a "working" environment.

The bridge over the tailrace to Wickham Mill (partly in Hacheston parish) is constructed in brick and is a two span semi-circular arched construction which was widened on the north side on the 20th century. There are simple white painted cast iron parapet railings to both sides which are inscribed 'A Barnes Woodbridge 1901'. The leat below possibly pre-dates the present mill. The mill deeds go back to 1701.

The Mill House is early nineteenth century and may have an earlier core. The south entrance facade is in white brick, the rear is rendered. The shallow pitched gabled roof is slated. The front is three storeys, the rear two. The symmetrical front elevation has pilasters at each end and two wide sash windows with glazing bars on each floor. The entrance doorway in the centre has a six panelled door, the upper panels are glazed, and a pedimented doorcase. Above is a single tall semi-circular headed sash window spanning the two upper floors. Two red brick chimneys on the rear roof slope poke up above the ridge line.

The Water Mill is attached to the right hand side of the Mill House and was reputedly built or rebuilt in 1794. It is timber-framed and weather-boarded structure with white brick to the ground floor. The roof is plain tiled and there is a weather-boarded lucam on the right hand gable end. To the first floor front there are three sash windows with small panes of glass. On the ground floor is a simple boarded door at one end and a part weather-boarded lean-to to the right hand side. Inside the machinery is complete and in working order making the building a particularly fine unaltered example of a Water Mill, hence its Grade II* listing.



Pilaster detail, The Mill House, Deben Mills

To the right of the Water Mill is the former steam powered roller mill which is dated 1868, a three storey structure in gault brick with a slate roof and weather-boarded lucam to the left hand gable. A symmetrical design, it has a three window range. The windows are casements with six panes and a central opening light. On the second floor the left and right hand windows are blind. On the ground floor there is a single window, a central part glazed door and, to the right.

A slate roofed gabled single-storey extension in gault brick which was formerly the engine house projects from the north eastern corner of the mill. Its gabled eastern elevation has a large iron framed window with glazing bars. Its once prominent chimney which rose well above the roofline of the steam mill itself has been demolished. The engine itself which was manufactured nearby by Whitmore and Binyon for Reuben Rackham was removed c.1960 and is preserved at the Museum of East Anglian Life in Stowmarket.



Lucam, The Steam Mill, Deben Mills

To the right hand end of the Mill is a tall lean-to structure in red brick with a pair of casement windows with glazing bars.

Behind the three principal buildings are various other attractive ancillary buildings mainly in red brick with clay pan tiled roofs.

In 1885 the mills were taken over by Reuben Rackham; Rackhams continue to operate from the site. Flour milling ceased in 1970.

Deben Mills and the north-eastern end of the village have, in general, a fine rural setting with the River Deben, its grassy banks and water meadows, mature trees and hedgerows. The countryside appears to come very close to the buildings which front onto the High Street and it is important that this attractive setting to the Conservation Area is not undermined by any further intrusive change or sporadic new development.

13 CONSERVATION AREA MANAGEMENT PLAN

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

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

There are on the other hand other characteristics which only serve to undermine the traditional qualities of the Conservation Area. These can include intrusive overhead wires and their supporting poles, which exist throughout the Conservation Area, inappropriate street furniture, and the large modern street lights. Heavy traffic around The Hill and along the High Street also has a major impact upon the character and appearance of the Conservation Area.

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 changes can include alterations and extensions which do not respect the scale, form and detailing of existing buildings, the use of modern materials and details in the area, insensitive highway works and signage, unsympathetic advertising and the construction of intrusive non-traditional wall, fences driveways, garages and other structures.

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

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

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

13.1 Design of new development

In a Conservation Area such as Wickham Market 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 (see also section 13.7, below).

13.2 Conservation Area boundary

On completion of appraisals for all 34 of the District's Conservation Area a review will be commenced of their boundaries as a separate exercise. There is no timetable as yet proposed. Full public consultation will be undertaken on any suggested revisions to the position of the boundary that may be proposed as part of the future review. Suggestions for consideration arising from the public consultation include: the allotments; eastwards down Spring Lane to, and to include, the row of cottages in Sandy Lane and a house with a windmill base; the open area immediately to the north of the New Vicarage; the Glebe allotment land; the former Wickham Market workhouse (Deben Court) and linking east side of Chapel Lane area; first part on approach of the long stay car park ensuring that walls and large sycamore are included; westwards along Dallinghoo Road to include flint wall in front of No.20, and No.s 22-30, the barn next to No.30 and other older properties up to Walnuts Lane.

13.3 Demolition

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

13.4 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 Wickham Market is maintained and protected.

13.5 Landscape and Trees

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

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

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

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

13.6 The Landscape Setting

Apart from the overhead transmission lines and pylons (which are visible from almost any point outside the built-up area of Wickham Market) and the A12 dual carriageway, the landscape setting surrounding the village is relatively unspoilt. The valleys of the River Deben and the Byng Brook are particularly attractive, so too are the landscaped grounds and parkland surrounding some of the larger country houses which are located just outside the village. These include Loudham Hall to the south and Glevering Hall to the north.

To the west of the village there is a relatively flat plateau which extends south to include parts of Pettistree. This forms a mainly open, arable landscape which affords some particularly fine views, especially across the river valleys. To the north and east the landscape is dominated by the valley and flood plain of the River Deben which is characterised by numerous established hedgerows.

Whilst the bypass is inevitably conspicuous it does open up, from the road, some extremely attractive views of the valley and of Wickham Market itself. The village centre has been established on the edge of the plateau, so that beyond its eastern fringes the land slopes away affording impressive views of the Deben Valley.

When viewed from the bypass the village appears to be built on a hill, with the spire of the Church dominating the skyline and forming a notable landmark. To the east of the Church are open fields, their undeveloped state substantially enhancing its setting and that of the village as a whole.

13.7 The Principal Approaches

The approaches to the village and the Conservation Area from the north and south are both impressive for different reasons. From the north, Bridge Farm, Deben Mills, the river and the bridge combine to create a picturesque rural approach. This is further enhanced by the traditional cottages which mark the beginning of the village and the fact that the countryside appears to wrap itself around the backs of these to the east and west thereby forming a "soft" edge to the village.

The approach from the south, from Ufford, is across part of the flat plateau which stretches to the west and the south of the village and although there are views to the east across the Deben Valley, this approach is characterised by the mainly open arable landscape. Here the edge of the village is rather scattered and great care is needed to ensure a satisfactory transition if any future development takes place.

What are particularly impressive are the long distance views towards the village and its central feature and focal point - the Church and its spire. Currently it still appears that the essential form of the settlement is that of tight-knit group of buildings huddled around the Church and this creates a very attractive composition in the landscape. To a degree this has already been diluted by recent development on the edge of the village (particularly to the south) and it is important that erosion of this character does not take place.

From the west the approaches are characterised by open countryside abutting suburban housing development; the transition between the two being quite abrupt. Furthermore, it is not until quite close to the centre of the village that the traditional character and appearance of the historic spaces and buildings begin to dominate. The transition is again quite abrupt along all these approaches (Dallinghoo Road, Broad Road and Border Cot Lane) and the tightly drawn boundary of the Conservation Area reflects this aspect.

13.8 Contacts

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

Design and Conservation Service

Tel. 01394 444616 conservation@eastsuffolk.gov.uk

Arboricultural and Landscape Manager

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

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

14 REFERENCES, FURTHER INFORMATION & PUBLIC CONSULTATION

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

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

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

A total of 16 responses were received which led to 46 changes to the draft appraisal and conservation area management plan prior to adoption in March 2016.

