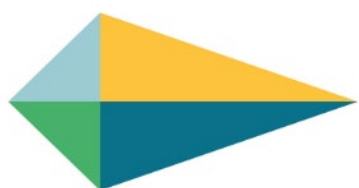


WISSETT

Conservation Area Appraisal



EASTSUFFOLK
COUNCIL

February 2020

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Public consultation:

This took place between 23rd September and 4th November 2019 and included:

Owners and occupiers of each property within the Conservation Area were contacted by letter: to inform them of the new replacement Conservation Area appraisal; to provide a summary of the appraisal's purpose; and to seek their views on the proposal. Also invited to comment were: the parish council; Suffolk County Council Archaeology Service; Ward Members; and the Council's Landscape and Arboricultural Manager. Additionally, the draft appraisal was placed on the Council's website for viewing and downloading.

2 comments were received in total which led to 2 changes to the draft appraisal and management plan.

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Introduction

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

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

This Conservation Area appraisal:

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

Planning Policy Context

Conservation Areas were introduced through the Civic Amenities Act in 1967 and there are currently 52 in East Suffolk. Conservation Areas are *"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*.

The Wissett Conservation Area was designated in 1993 and reviewed in 2006.

Designation as a Conservation Area is not intended to prevent new development or stifle the area's economic life or potential, though it is expected that a high degree of attention will be paid to design, repair and maintenance of the area. When exercising planning powers, the Council will pay special attention to the preservation and enhancement of the Conservation Area according to the policies for the built environment set out in the adopted Waveney Local Plan 2019. In recognition of these policies and in line with the requirements of the 1990 Planning (Listed Buildings & Conservation Areas) Act, East Suffolk Council will continue to formulate and publish proposals for the preservation and enhancement of the Conservation Area and consult the public on these proposals.

Summary of Special Interest

Wissett is a small linear village of ancient foundation. At the heart of the settlement is the Church of St Andrew with its striking Norman round tower. To the north and south of The Street the land rises steadily, and to the south side of the road areas of arable land provide a break in the streetscape and views to the wider countryside. There are relatively few listed buildings in the Wissett Conservation Area, but most of those in the village are clustered around the church, are prominently located and form significant groups or eye-catching focal points in longer views.

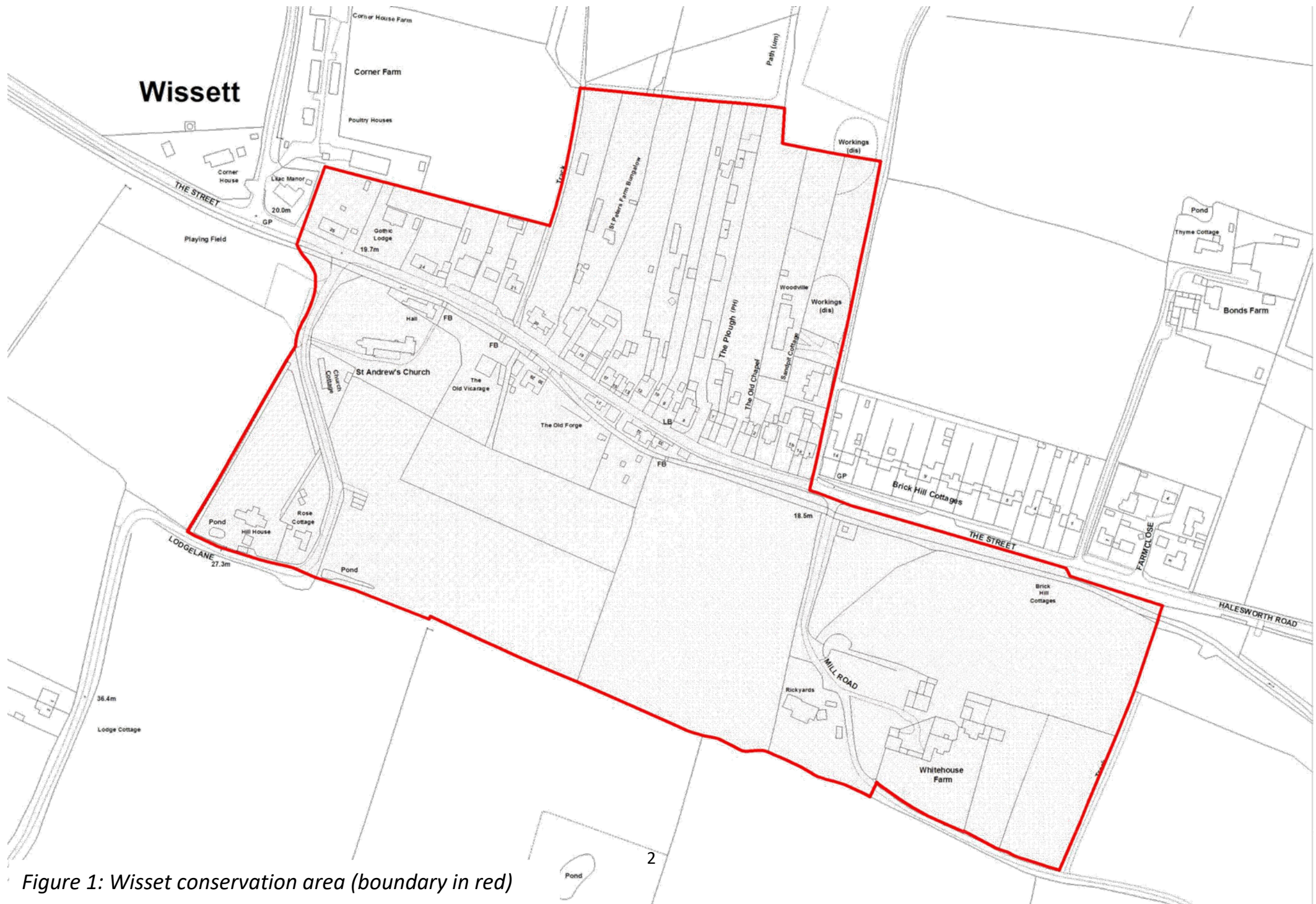


Figure 1: Wisset conservation area (boundary in red)



Figure 2: View looking west with No. 24, The Street in the distance

Assessment of Special Interest

Location and Context

Wissett (meaning Willow Fold) is situated in north east Suffolk, eight miles inland from the coast. It is eight miles south of Bungay and two miles north west of the market town of Halesworth. It is a small rural village with a population of 268 (as of 2011 census).

The Conservation Area comprises the historic core of the parish surrounding the church, and extends east along The Street, and includes parts of Lodge Lane, Buntings Lane and Mill Road. Excluded are the scattered farmsteads of the parish, many of which are listed, and the more recent ribbon development to the east of The Old Chapel. Just outside the Conservation Area, on rising ground north east of the village is an important archaeological site of medieval origins. The scheduled moat at Bleach Farm has within it a sixteenth century farmhouse and an eighteenth century listed barn.

General Character and Plan Form

Wissett is a rural village, situated in the Blyth valley along the banks of a small brook, known as The Beck. It is linear in form and The Street follows the course of the brook. The village centre is by the church, at the intersection of the roads to Halesworth, Rumburgh, Chediston, Ilketshall St Margaret and Spexhall.

Landscape Setting

Wissett lies in the Blyth valley, with the intensively farmed clay plateau of High Suffolk all around it. The land rises significantly to the north, west and south of the Conservation Area, and comprises fields bounded by hedgerow and trees, with scattered farmsteads. North of The Street (and partly within the Conservation Area) on the west side of Buntings Lane, is a former sandpit, obscured from view by woodland. Distant views of the village are largely blocked by trees and hills from almost every angle.



Figure 3: 1839 Tithe Map

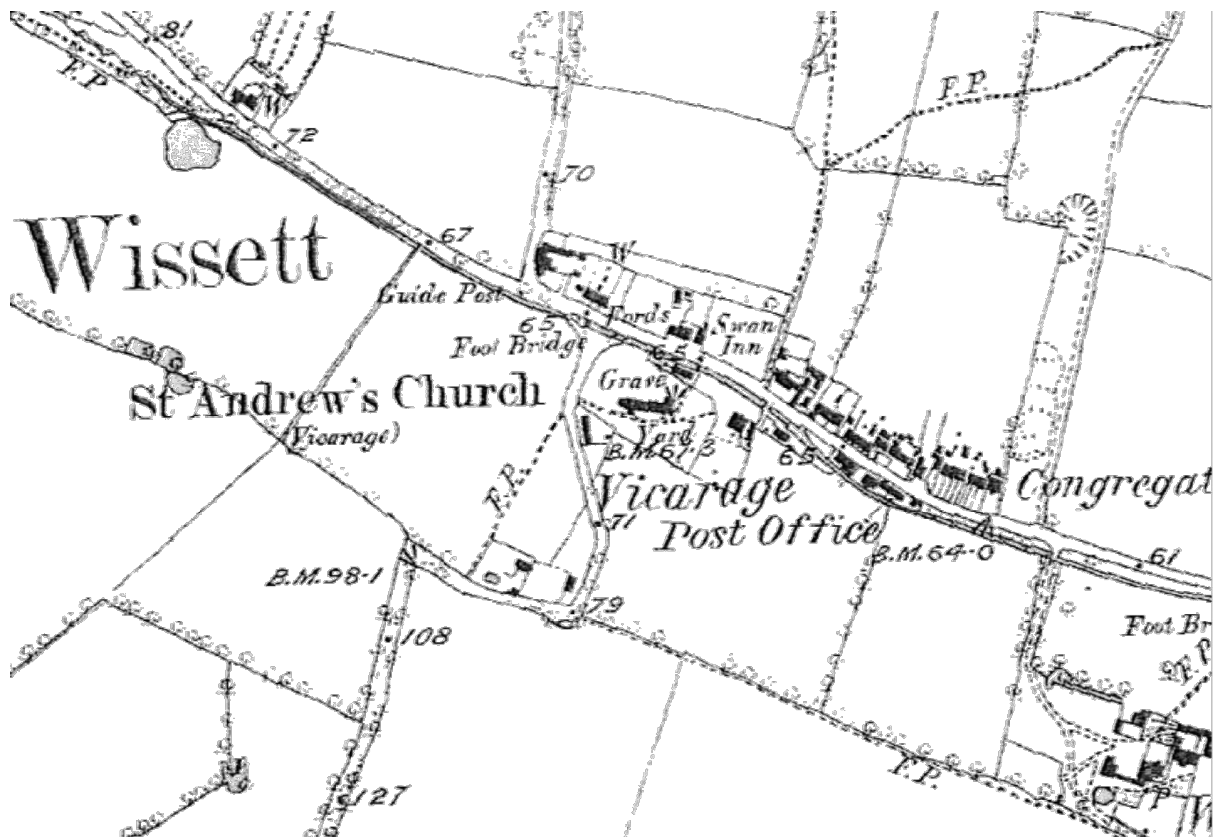


Figure 4: 1884 Ordnance Survey map

Historic Development and Archaeology

Early in 2011 two hoards of Bronze Age (c.2500 to c.800 BC) axe heads, spears, and a rapier blade were discovered in Wissett. The two separate 'Wissett Hoards' were found in close proximity, and are over three thousand years old, dating from the Middle Bronze Age period. The hoards are unusual for being found so close together, and also for their content as several items had not previously been found together. Fifteen objects have been authenticated by the British Museum and have been purchased by The Halesworth and District Museum.

Separate late Bronze age finds within the Conservation Area include a sherd of pottery found in a sewer trench near The Plough Inn, The Street.

The closest Iron Age (700BC-43AD) settlement appears to have been at Chediston, a mile away to the south. The nearest Roman (43-410AD) finds [recorded in the County Historic Environment Record](#) have been slightly further east of the sandpit on Buntings Lane.

A church and churchyard were in existence in 1086. At that time, Wissett le Roos, a manor of four carucates (carucate = 120 acres) was held by Ralph the Constable. By 1070, Ralph the Constable had died; Count Alan of Brittany took over, and it is known from the Domesday Book that in Wissett in 1086 were three hundred pigs four acres of meadow, four cobs, twenty cattle, sixty pigs, sixty three sheep, and fifty one goats. Wissett was among the three manors in the Halesworth area with the highest stock levels per hundred acres, although arable farming also took place here. At this time, two carucates of free land and one chapel are also recorded. The population was around twenty, half of them smallholders, and the total value of the manor of Wissett was £11.

Over the next few centuries, the manor was held by several owners, among them Roger Bigot (1220), Sir John de Vallibus (1267) and Sir Thomas Roos (1383). By this time, there were two other smaller estates, Wissett Manor and Blenche's.

Rural life continued in Wissett throughout the Medieval period, and it is recorded that in 1524 there were 37 taxpayers in the parish. Between 1500 and 1640, the land was mainly wood pasture (for livestock rearing), dairying, some pig keeping, horse breeding and poultry. Crops were mainly barley with some wheat, rye, oats, peas, vetches, hops and occasionally hemp. The earliest surviving secular buildings in the Conservation Area date from this period.

Wissett clearly benefitted greatly during the Georgian period by its proximity to Halesworth, with its various small industries, and the population rose from thirty seven households in 1674 to three hundred and forty nine inhabitants in 1801. Many of the red brick cottages within the Conservation Area were constructed during this period. By the early nineteenth century, Wissett was a thriving community, with a blacksmith, a cobbler, a general store, a public house (The Swan) and an alehouse and brewhouse (The Plough). For the first time, the church had its own vicarage, there was a Congregational Chapel and burial ground, and at Vicarage Cottage (No. 27, The Street) was a National Society, Church of England School. The population rose by 40% between 1801 and 1851, to four hundred and ninety residents.

Wissett Congregational Chapel was opened in October 1841. The land was given by John Phillips, who also donated £100 towards building costs, and whose grave marker has since been incorporated into the front boundary wall.

After 1850, the population of Wissett gradually declined to its present two hundred inhabitants, and there is now only a single public house, and no other shops or businesses. This decline brought with it a reduction in the need for housing, and minimal new building took place in Wissett during the first half of the twentieth century; the latter half, however, has seen residential development at the eastern end of the village and one or two houses built on brownfield sites within the historic core of the settlement.

The village has strong literary and artistic connections, the artists Vanessa Bell, Duncan Grant, and the writer, PD James (Baroness James of Holland Park) all reputedly producing creative work whilst staying in the village. Virginia Wolf was also a visitor.

The Character and Inter-relationship of Spaces Within the Conservation Area



Figure 5: The Street, looking east from the western boundary of the Conservation Area, showing the strongly linear character



Figure 6: The Street, looking west, showing the strong linear character

The principal space is strongly linear, varying in width, and formed by the village cottages, some built against the road edge, others set back behind gardens, creating spaces of great variety and appealing human scale with both close views and wider vistas to open countryside.



Figure 7: The important visual contribution made by front gardens

There are occasional long views between the buildings to the north of The Street, through to back gardens and fields beyond. On the southern side, The Beck winds itself about, and can be glimpsed here and there before making its presence clearly felt along the roadside near the church and the junction with Lodge Lane.



Figure 8: The strong visual contribution made by grass verges and hedges, Lodge Lane

In Lodge Lane and Mill Road a sense of enclosure is created by hedgerows and woodland, with the occasional glimpse of

settings to private houses, farm complexes, fields and the wider landscape.

Buntings Lane is little more than a track, enclosed to the west by hedgerows and woodland, with the occasional building, part concealed, and a fairly open aspect across fields towards the Grade II listed Bonds Farm to the east (outside the Conservation Area).



Figure 9: The enclosed green character of footpaths north of The Street

To the north side of The Street are three footpaths, all of which head north and out of the Conservation Area. These tracks, often attractive spaces in their own right, usefully link the settlement with the wider landscape.

Significant Green Spaces and the Contribution of Trees

There are few publically accessible green spaces to the northern side of The Street, although the private front gardens to many of the houses make a positive contribution to the green character of the area.

The site of the former sandpits to the west of Buntings Lane are important for their green character, but also for the potential archaeology they contain; the site is believed to be the location of a Roman settlement.



Figure 10: View of the churchyard, looking east towards The Old Vicarage

To the south side of The Street, the situation is very different. Making the most significant green contribution to the Conservation Area is the churchyard. The lack of boundary wall and the slightly rising ground mean this area is prominent. The space is well kept and the rows of grave markers make a significant contribution to the interest of the area. To the west side of the churchard is a mixed hedge which defines the boundary.



Figure 11: The northern end of Lodge Lane, looking towards The Street

The grass verge to the south west corner of The Street and Lodge Lane contains the village sign, a bench commemorating the 2012 Diamond Jubilee of Queen Elizabeth II and a chestnut tree marking the location of the village pound. Unfortunate road widening (2011), visibility splays and works to the bridge over the brook at the junction of Lodge Lane and The Street have eroded the green enclosed quality. The village sign was moved from its location on the grass verge to the

north of the churchyard to its current location as part of the road junction alteration works.

To the south of the churchyard and The Old Vicarage are areas of open farmland, which are visible from The Street, and these extend east towards Whitehouse Farm. The fields to the north and east of this Grade II listed farm complex provide the south side of The Street with an open and interesting green character and the gently rising topography is clearly visible here.



Figure 12: Mature beech tree to the north east boundary of the churchyard

Significant specimen trees within the Wissett Conservation Area are not particularly abundant, although there are mature examples to the extremities of the churchyard, and occasionally examples are found in gardens to houses along The Street.

Clusters of trees can be found to the south side of The Street around the location of Whitehouse Farm, and around the junction with Mill Lane. The land immediately surrounding Whitehouse Farm contains some significant and sizeable specimen trees and

belts of trees, although the orchard to the east of the Farmhouse referred to on historic maps has been lost. Immediately bordering the Conservation Area to the east, and adjacent to White House Farm is a pocket of open land to which public access is permitted under a Countryside Stewardship Scheme. This land is also managed as a wildlife habitat.

Trees form an attractive backdrop to houses located along The Street, and the footpaths to the north side of the road are lined with clusters of self-sown trees and mixed hedges.



Figure 13: Significant specimen trees within the churchyard and garden surrounding The Old Vicarage

Further groups are found either side of The Street around The Old Vicarage, and to the west of No. 24, The Street, in front of Gothic Lodge and at the western end of the Conservation Area.

Wissett would benefit from a comprehensive tree survey to identify further significant examples, in addition to the protection afforded to trees in Conservation Areas.

Key Views and Vistas

St Andrew's Church is a key landmark, and there is a fine view of it from The Street at its junction with Lodge Lane. There is another fine view westwards out of the Conservation Area from the church.



Figure 14: Open-fronted cart store at Whitehouse Farm, seen from Mill Road

Located on rising ground, and set back some considerable distance from The Street, the farm complex at Whitehouse Farm is a significant landmark within the Conservation Area. The complex as a whole can be glimpsed from The Street, and attractive closer views of the ancillary structures and farmhouse can be had from Mill Road; the open fronted cart store located to the west boundary of the site is a particularly pleasing and little altered structure making a positive visual contribution to Mill Lane.

Elsewhere, except in winter, only glimpses are to be had into the Conservation Area through gaps in hedges and woodland; likewise, several houses are almost entirely hidden from view. Views out of the village are more readily available, particularly to the south side of The Street, looking towards the surrounding fields. To the north side of The Street three public footpaths heading north provide wider views of the Conservation Area and glimpses back of the settlement.

Materials and Details

As is to be expected from a settlement that has grown and developed over a number of centuries, the material palette within Wissett is diverse, and it is this variety, combined with good detailing and preservation that makes a strong contribution to the character and quality of a Conservation Area.

The buildings within Wissett of the greatest status are constructed from the most costly materials and possess the highest level of detailing – the church is a clear example of this, constructed primarily from stone and flint, both very labour intensive materials to use. The roof covering is slate (replacing an earlier thatched covering) and is a material not found within the region, and therefore a relatively expensive one to acquire and use.

There are occasional examples of timber framed cottages with rendered elevations, and these typically have red clay pan tile roof coverings (replacing the original thatch).



Figure 15: Good quality red brick cottages with black glazed pan tile roof covering and prominent chimney stacks

Red brick is the most commonly found material within Wissett, and the Conservation Area benefits from having a high number of cottages constructed from this material, with good quality brick lintels and occasionally brick gable end upstands.

Decorative eaves courses are a pleasing and often found detail within Wissett. More commonly seen is dentil detailing, with a few examples of dog-tooth decoration being evident.



Figure 16: Gault brick and brickwork detailing

Gault, or Suffolk white brick is only occasionally found; this material being more expensive than red bricks. There are two exceptions, namely The Old Chapel and The Old Vicarage, both with Welsh slate roof coverings and both built at a time when these materials were still relatively new to the area. The status of these two buildings clearly demanded a higher quality of building material and detailing.



Figure 17: Painted weatherboarding and rendered elevations

Weatherboarding makes an occasional appearance in the Conservation Area, and examples of it treated with tar are found to the barn at Whitehouse Farm, and painted boarding can be seen to the side addition at No. 24, The Street, on cart sheds at Whitehouse Farm and the former Swan Inn.



Figure 18: Thatched roof covering and tarred weatherboarding

Unusually for a village in this region, there are relatively few surviving examples of thatch - the roof covering to the barn at Whitehouse Farm and the former Swan Inn at No. 24, The Street are notable exceptions.



Figure 19: Original 8 over 8 flush sash window

Occasionally good quality original joinery is found, including timber doorcases, surrounds and pentice boards, as well as wooden windows with metal casements hung on projecting pintel hinges.



Figure 20: Timber casement window with opening metal casement hung on pintel hinges



Figure 21: Timber doorcase, original door and overlight

This joinery, and associated historic glass, are important historic features, and retention is essential for the preservation of character.



Figure 22: Retained iron railings and gate

Front gardens vary in depth and are occasionally enclosed by railings (likely made in the village), and less successfully bounded by modern brick walls or fences.

Inventory of structures and landscapes which make a positive contribution to the character of the Wissett Conservation Area

The structures and landscapes identified in this inventory that are not covered by statutory listing (Grade I/II*/II) are included on the Local List. Local listing can apply to buildings, monuments, sites, places, areas, or landscapes that have a degree of significance which must be taken into account in planning decisions. Buildings of different designs, styles, uses and eras can be locally listed - including modern buildings. The Council has used the following criteria for assessing candidate structures, spaces and places which meet one or more of these criteria to merit local listing:

Contribute to the value of the townscape

Be a good or relatively unaltered example of a structure constructed in the local vernacular building tradition

Be a good example of the work of a respected local architect

Have a strong association with a prominent historical figure and/or event

Form a notable example of a coherent planned housing or commercial development

Buntings Lane

There are no structures making a positive contribution to the conservation area on Buntings Lane. However, to the west side of the lane are the remains of former sandpits, which are of some historical interest to the area as the site is believed to have formed part of a Roman settlement.

Lodge Lane



Figure 23: St. Andrews Church, Lodge Lane

St. Andrew's Church, Lodge Lane (GI), C12 century origins, including the round tower. C14 century south porch with diagonal buttresses and flushwork panels. Norman north and south doors to the nave. Chancel mostly early C19. Reordering 1843 by John Davy of Halesworth. Further scheme of 1882 prepared by Richard Makilwaine Phipson (1827-1884), a prolific Ipswich born architect, and the Norfolk County Surveyor.



Figure 24: Church Cottage, Lodge Lane

Church Cottage, Lodge Lane Built 1772 and shown on the 1884 OS map as a pair of cottages with stores or additions to both gable ends (the south addition had been removed by the time of the 1927 OS map).

Originally the building belonged to the parish and rents were used to repair the church. Fine red brick Flemish bond elevations, with a black glazed pan tiled roof contained by brick upstand gables at either end. Dog tooth eaves course. The cottage has been extended to the south end by one bay during the C20 and to the north end, in larger but mirroring style. The cottage exists in close proximity to and shares a visual relationship with the church.



Figure 25: Two timber railway carriages, to the east side of Lodge Lane

Railway carriages, Lodge Lane A pair of adapted former railway carriages, currently used as field stores. Made for The Great Eastern Railway circa 1880-90. These are extremely rare survivals and make a significant contribution to the Conservation Area. The carriages are visible from the churchyard and highly visible from Lodge Lane.



Figure 26: Rose Cottage, Lodge Lane

Rose Cottage, Lodge Lane A detached rendered two storey cottage with lean-to additions to the north and south gable ends. Red clay pan tile roof covering with gable end red brick stack. Painted brick elevations with dentil eaves course detailing. Replacement doors and windows. Sizeable late C20 / early C21 rear addition. Reputed to be where Oxford born crime fiction writer P. D. James wrote her first novel.



Figure 27: Hill House, Lodge Lane

Hill House, Lodge Lane Built in the early C19 by William Hagggar, whose initials are to be found on the south elevation. Formerly a pair, now a single dwelling. Low and linear red brick elevations, with pan tile roof covering. Attached single storey additions to the south and west elevations. The 1839 tithe map shows an extensive range of farm buildings to the south west, which had been removed by the time the 1884 OS map was published. Brick and weather boarded garage store to the south boundary bordering the road included for group value.

Mill Road



Figure 28: Whitehouse Farm, Mill Road, south east elevation

Whitehouse Farm, Mill Road (G11) Former farmhouse of at least two phases; late C16 and early C17. Two storey with attics, with three cell plan form to the main range. Large central brick chimneystack. Pan tile roof covering and rendered walls. Jacobean dog leg principal stair within stair tower to the south elevation, and wide elm floorboards throughout the first floor accommodation. Service stair to the south end of the service range, providing access to the attics.



Figure 29: Attached outbuilding range and cart store, Whitehouse Farm, Mill Road

To the west is an extensive attached range of mid to late C19 single storey outbuildings, and a mid C19 two storey weatherboarded cart store and grain loft. There is a further detached mid to late C19 curtilage listed open fronted store to the west.



Figure 30: Barn to the NE of Whitehouse Farm, Mill Road, south elevation

Barn to the north east of Whitehouse Farm, Mill Road (GII) A fine weatherboarded C16 timber frame barn with thatched roof covering retaining some wattle and daub infill panels. Cart entry to middle bay and two-phased porch to the south dating from the mid C18 and late C18 / early C19. Lower attached additions to the east and north, and a detached red brick outbuilding range to the north. Prominent gable lean to the west elevation reputedly the result of WWII bomb damage.

The Street (north side)



Figure 31: The Old Chapel, The Street

The Old Chapel, The Street Former Congregational Chapel built in 1841 and paid for by money donated by John Phillips who owned the land on which the chapel was built. Extended 1882 and renovated 1923. The chapel was sold in 1972 and converted to a

residence. Its burial ground, to the east, was built on in the 1930's and this structure has recently been redeveloped; some of the grave markers rather unceremoniously now incorporated into the boundary wall. White brick elevation facing The Street, with red brick side elevations with white brick window surrounds. Shallow pitched slate covered roof. Decorative barge boards to the south elevation. Set back some distance from the road, although the visual contribution of this space has been eroded by hard landscaping and garden structures.



Figure 32: No's 2 to 4 (cons), The Street



Figure 33: No's 5 to 7 (cons), The Street

No's 2 to 4 (cons), and No's 5 to 7 (cons), The Street Two separate groups of three cottages, all set back behind long front gardens. Three of the two storey terraces of cottages appear to be shown on the 1839 tithe map. It is likely that the easternmost cottage was demolished (the site being where the chapel was erected). The centre cottage became No's 2 to 4, and

the west cottage became No's 5 to 7. Both ranges now contain three dwellings each, although the 1884 OS shows the west range having four cottages (No.5 is two cottages converted into one). Two storey, red brick elevations with dentil eaves course. Shallow pitched roof covered with black glazed pan tiles. No's 2 to 4 retain attractive 8 over 8 pane sash windows. No's 5 to 7, although attractive, demonstrate how character is eroded when original joinery is lost.



Figure 34: *The Wissett Plough, The Street*

The Wissett Plough Public House, The Street A structure is shown on the 1839 tithe map. The 1884 OS map shows a larger structure which is marked as a brew house (meaning in this case a beer or ale house which brewed its own beer). By 1927 the structure had been enlarged to the west and a detached outbuilding built to the east (outbuildings had been demolished by 1972), and it is likely that the current Tudor vernacular appearance of building dates from this period. The pebble dash exterior and applied half timbering to the first floor make the development of the building, and the extent of any retained historic fabric, difficult to determine. Forms a group with No's 2 to 4 and 5 to 7 (cons), The Street.



Figure 35: *No's 13 to 17 (cons), The Street*

No's 13 to 17 (cons), The Street Originally five dwellings, although the westernmost pair had become a single unit by 1904. These are possibly the structures shown on the 1839 tithe map. Red brick elevations with red clay pan tile roof contained to the ends by upstand brick gables. The row of cottages has unfortunately lost all traces of its original joinery, although the frontage is important for the contribution it makes to the streetscape.



Figure 36: *No. 18, The Street*

No. 18, The Street. The 1839 tithe map shows a structure to this approximate location, although the footprint does not seem to correlate with what exists. Stylistically the house is early C19 and is believed to have replaced an earlier dwelling. Two storey with upstand gable end brickwork and chimney stacks. Brick dentil eaves course. Ground floor central door and windows sit beneath gauged brick flat lintels. The six panel entrance door with glazed upper lights is original, the windows are replacements. Used as the

village Post Office and shop during the C20, closing in 1983.



Figure 37: No. 19, The Street

No. 19, The Street Stylistically similar to No. 18, The Street, although later in date and not shown on the tithe map. The street facing elevation retains its original 8 over 8 pane sash windows. A timber cobbler's workshop stood by the road to the west of this cottage. This was demolished by the time the 1972 OS map was published. Lean-to store to the west gable end with attractive random brick and cobble elevation.



Figure 38: St. Peter's Farmhouse, No. 20, The Street

St. Peter's Farmhouse, No. 20, The Street Timber framed former farmhouse of uncertain date. Large central chimney stack indicating a two cell plan form dwelling. Black glazed pan tile roof covering, rendered elevations and a porch dating from the mid C20. Replacement timber windows follow the pattern of the originals. Good iron railings to the front boundary. Associated farm buildings

located to the east had been demolished, and a bungalow built, by 1972.



Figure 39: The Swan, No. 24, The Street

The Swan, No. 24, The Street (GDII) Former public house, late C16 with late C17 alterations. Two storeys with an attic, thatched roof and central brick stack. Lean-to addition to the west gable end with separate entrance and crenulated parapet to rear. Rendered elevations. Attractive retained window joinery, including central first floor three light window with modest gothic detailing. Simple and attractive bracketed pentice board over main entrance, with boarded door below. Detached C19 curtilage listed red brick store to the east with red pan tile roof. Open-fronted cart shed attached to the rear of the store with a red pan tile roof.



Figure 40: Gothic Lodge, The Street (view reproduced from 'A Walk Through Wissett', p.61)

Gothic Lodge, The Street A lodge built in the 1970's using reclaimed materials and joinery. A single storey dwelling of gothic character, with central entrance in projecting bay flanked by pairs of windows with arched heads. A raised crenulated parapet (perhaps making reference to the detailing of the single

storey addition to the west end of No. 24, The Street) partly conceals a hipped roof covered with pan tiles. Set back from the road and screened by trees and hedge. An extremely unusual and quirky structure with well-informed detailing.



Figure 41: No. 25, The Street

No. 25, The Street (GDII) Formerly two houses, now a single dwelling. C15 and C16 with a mid C19 red brick front with white brick quoins to corners of elevation, window surrounds, and band course. Rendered east and west gable ends. The north elevation apparently has exposed timber frame and rendering. Three red brick ridge stacks, with steeply pitched roof covered with red clay pan tiles. Horned four light sash windows to the ground floor, replacement casements above. Internally and to the western is a fine two-bay hall with crown post roof and original cross-entry door (blocked) with arched head.

The Street (south side)



Figure 42: The Village Hall, The Street. South elevation facing the church showing various phases of construction

The Village Hall, The Street Set back from the road, behind grassed verge and The Beck, the hall is an attractive single storey structure with mixed flint elevations and prominent red brick quoins, situated prominently at the west end of the Conservation Area. Red clay pan tile roof covering. The structure was originally a dwelling known as Vicarage Cottage, and is shown in the 1839 tithe map. It became a National School in 1845, and was altered and extended to the designs of Arthur Pell of Beccles in 1899, the builders Dunn of Halesworth undertaking the alteration work. It became the village hall in 1908. The elevations show clear evidence of phased construction. Extremely prominent within the setting of the GI church.



Figure 43: The Old Vicarage, The Street.

The Old Vicarage (No. 28), The Street Designed by Thomas Farrow of Diss. Constructed in 1843 at a cost of £700 for the Reverend Robert Kemp. The builder was John Davy of Halesworth. Dignified two storey classical elevations in white brick to west and north, although the eastern and southern elevations are constructed from a less costly red brick.

Curiously asymmetric entrance front composition Overhanging eaves with shallow pitched slate roof covering. Despite being a

formally composed dwelling the entrance door to the north elevation is off-centre (see above) and consequently the amount of brickwork either side also differs.

Windows are set within slightly recessed sections of brickwork, with a brick string course set flush to the corner pilasters, separating the ground and first floor openings. The building retains original joinery, including an impressive timber door surround with rectangular fanlight and small pane sash windows. Detached brick outbuilding range with shallow pitched slate roof exists to the east of the house. The original plans in the Ipswich Branch of the Suffolk Record Office.



Figure 44: *The Old Vicarage west elevation, seen from the churchyard*

The Old Rectory is prominent in views from The Street and has a strong visual and historical relationship with the GI church and churchyard.



Figure 45: *No's 29 and 30, The Street*

No's 29 and 30, The Street. Dating from the early C19 and built as a pair of cottages.

Cement render regrettably now covers the red brick elevations, although the dentil eaves course is still visible. Black glazed pan tiled hipped roof with central (rebuilt) chimney stack. Replacement windows within what appear to be the original openings. The property occupies a large plot and is prominently located within the Conservation Area.



Figure 46: *The Old Forge, The Street*

The Old Forge, The Street Formerly part of a larger complex, now divided in ownership and much altered. Single storey red brick structure abutting the pavement. Hipped pyramidal roof covered with red clay pan tiles. Brick dentilled eaves course.

Large opening with boarded shutter to the street facing elevation and lack of window openings suggests the former industrial use of the building. Interesting windows to the east elevation with closely spaced vertical glazing bars. The smithy equipment was donated to the Halesworth & District Museum when the building was converted to a house c1990.



Figure 47: No. 32 (Forge House) and No. 33 (Beck Cottage), The Street

No's 32 (Forge House) and 33 (Beck Cottage), The Street Late C18 / early C19 cottages with impressive red brick street facing elevation, with a long roof covered with red clay pan tiles punctuated by three large and well-detailed chimney stacks.

Shown as three units on the 1884 OS map but likely started life as a pair of cottages associated with the forge complex (a vertical joint in the brickwork reveals that the western end of No. 32 is an addition, and likely dates from the third quarter of the C19). To the front boundary are good railings and gates, presumably made at the forge. Gauged brick heads to ground floor window openings (cement rendered to No. 32). Replacement window joinery to No. 33, whereas No. 32 retains its metal casements hung on pintel hinges. No. 33 was used as the village shop until the late C20.

To the east of No. 33 is a single storey outbuilding, likely constructed during the third quarter of the C19. It is shown on the 1972 OS map as a filling station. Ashlar scored street facing elevation, with sliding top hung workshop door.

Conservation Area Management Plan

Problems, pressures & capacity for change

Generally the village is in good repair. The churchyard, which is so central to it, is well cared for, and houses and their gardens are maintained to a good standard.

Waveney Local Plan 2019 directs most housing development to the main towns of the old Waveney District Council area, with limited development opportunity within the larger villages. Should this policy be changed in the future, care will need to be taken to protect key green spaces both within and surrounding the Conservation Area, as these make a special contribution to it. Additionally, the physical separation between Halesworth and Wissett should be preserved.

Care should be taken to preserve local building characteristics by the use of vernacular forms and materials, and building detailing, such as dentil eaves courses and upstand gable parapets. Traditional timber joinery details such as bargeboards, windows, doors and doorcases, should be repaired rather than replaced or, if beyond repair, replacement units should be designed on a 'like for like' basis. Important features such as chimney stacks and pots, front gardens, boundary walls and iron railings, should also be preserved where practicable.

The Extent of Intrusion or Damage

The historic core at Wissett, centered around the church, retains much of its character and rural quality. But since the Conservation Area was last reviewed (2006) the village has experienced a subtle but noticeable degree of change, and this has taken the form of examples of timber fences, replacement

windows and some poor quality small-scale development.

The leafy northern end of Lodge Lane, highlighted and illustrated in the last appraisal document, has been eroded by highway alterations to the junction with The Street and the provision of car parking opposite the church. Access to the car park has necessitated the removal of sections of the grass verge and hedge to Lodge Lane.

The Conservation Area still retains a rural feel, and with the controls that an Article 4(2) Direction impose, the rate of damaging incremental change has hopefully been reduced.

The Existence of Neutral Areas

The Conservation area boundary at Wissett is tightly drawn and consequently neutral areas are few. Occasionally there are areas of private drives or gardens where their contribution to the Conservation Area is neutral. Individual examples of infill development do little to enhance the area, and the small cluster of houses to the east of The Old Chapel are examples of this. Further examples exist to the east of No. 24, The Street (Grade II listed), and thought should be given in future to the setting of designated assets and how development in close proximity affects them.

General Condition of the Area, and Building's At Risk (BARs)

A building at risk is one that has an uncertain future and is likely in a poor or deteriorating condition. Historic England keep and maintain a national list of Grade I, II* and II listed structures. There are no buildings in Wissett on this list, nor on the Suffolk County Register

for East Suffolk. Both registers deal with listed structures.

However, the Grade II listed barn and associated listed and curtilage listed structures at Whitehouse Farm should be considered for inclusion on the national or local register until the recently approved program of repair for these structures has been completed.

The railway carriages located to the east of Lodge Lane are rare survivors, and their condition should not be allowed to deteriorate further. However, their unlisted status means they are not eligible for inclusion on either the Historic England or Suffolk County Register.

Tired housing stock does not constitute a BAR, as this will rectify itself, with the appropriate planning controls, as new owners take on such properties.

Suggested Boundary Changes

No boundary changes were proposed following the 2019 review of the Conservation Area. However, further research regarding the possible Roman Settlement to the north of Sandpit Cottage would be beneficial in establishing if the current boundary includes all of this settlement area.

Future development

The Waveney Local Plan 2019 directs most housing development to the main towns of the old Waveney District Council area, with limited development opportunities within the larger villages. Development within Wissett is therefore only likely to take place on brownfield sites unless this policy changes in the future.

Key views and vistas

Trees and hedges within Wissett are well maintained and unlikely to significantly obscure views within the settlement or out to the wider landscape.

The potential for infill development to block views out of the Conservation Area is a possibility, and planning decisions will need to bear this in mind when determining any applications.

The Beck



Figure 48: The Beck, at the corner of Lodge Lane and The Street

The concrete post and tube barriers around the beck at the junction of Lodge Lane and The Street are a somewhat unsympathetic and dominant features at the heart of the conservation area, and they exist in close proximity to the important cluster of listed structures within the Conservation Area. The concrete sides lining the brook are also

unattractive. However, it is unlikely these recently installed materials will require replacement for many years. More thought should, in future, be given to material use, particularly in close proximity to listed buildings.

Overhead wires



Figure 49: The negative impact of wires and their poles in key locations

Overhead electricity and telephone wires and their poles can be a negative characteristic in a Conservation Area. When an opportunity presents itself, it may be desirable to consider placing wires underground.

Signage and surfaces

Fortunately Wissett does not suffer from an oversupply of signage or road markings.

The introduction of modern tactile surfaces for pavement areas should be avoided where possible. The hardening of verges through the introduction of concrete kerbs should also be resisted, as these features bring an unattractive urban aesthetic to a rural area.

The use of suburban materials for private driveways, such as block paving, has a negative impact on rural character. Such materials should be rejected in favour of gravel, grass and compacted stone driveways.

Parking

The parking problem highlighted in the 2006 Management Plan has been addressed through the creation of a sizeable car park to the west side of Lodge Lane (outside the Conservation Area). Although this provision has had some negative impact on the Conservation Area, the car park is a useful community facility, and particularly beneficial when used in connection with the church opposite.

Traffic

There is an ongoing concern locally about the speed traffic passes through the village. If traffic calming measures are considered, the impact this would have on the Conservation Area, nationally designated and Locally Listed heritage assets should be fully assessed. The introduction of excessive road surface changes and street furniture should be avoided.

Protection through an Article 4(2) direction

The Wissett Conservation Area benefits from having an Article 4(2) Direction placed on it. This legislation removes permitted development rights from residential properties in Conservation Areas. This direction was placed on the Conservation Area following the last review (c2006). Consequently planning permission is required before any changes are made to the design or material of any part of a property within the Conservation Area boundary. Because these controls remove what would otherwise be 'permitted development' the planning application is free.

Wider Survey to Identify Candidates for Addition to the Waveney Local List

Local List entries do not have to restrict themselves to the confines of a Conservation Area, and it would be prudent if Wissett Lodge was added to the Local List whilst a spotlisting application was prepared.

A wider survey to identify potential candidates for the Local List situated outside the Conservation Area boundary should also be completed.

Local Generic Guidance

Guidance is contained in 'A guide for owners and occupiers of properties in conservation areas', and 'A guide for owners and occupiers of listed buildings'

<https://www.eastsuffolk.gov.uk/planning/design-and-conservation/listed-buildings/>

Appendix 1: Useful information

Web sites

Department of Culture Media & Sport (DCMS)
www.culture.gov.uk

Historic England
www.historicengland.org.uk

The Heritage Gateway – Archaeological
Records for Homersfield Parish
http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1017&index=31

Institute of Historic Building Conservation
www.ihbc.org.uk

Ancient Monuments Society
www.ancientmonumentsociety.org.uk

Council for British Archaeology
www.britarch.ac.uk

The Gardens Trust
www.gardenhistorysociety.org.uk

The Georgian Group
www.georgiangroup.org.uk

The Society for the Protection of Ancient
Buildings
www.spab.org.uk

The Twentieth Century Society
www.c20society.org.uk

The Victorian Society
www.victorian-society.org.uk

Design & Conservation East Suffolk Council
Email:
conservation@eastsuffolk.gov.uk

Planning East Suffolk Council Email:
planning@eastsuffolk.gov.uk

Building Control East Suffolk Council Email:
building.control@eastsuffolk.gov.uk

Appendix 2: Glossary of terms

ashlar: masonry consisting of blocks accurately dressed, cut, squared and finished. Alternatively, lines were scored in render to achieve a similar effect to the dressed stone.

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

casement: Hinged light, hung at the side unless specified as top hung.

castellations or crenellations: Battlements, to create the impression of a castle.

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

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

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

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

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

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

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

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

gauged brick: An arch or lintel made of bricks which radiate from a common centre point. Usually found over doors and windows.

gault brick: Bricks made of gault clay which produces a smooth heavy yellow brick, popular in the mid to late 19th century.

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

High Suffolk: High clay upland plain of Suffolk, corresponding with the historic woodland pasture area.

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

mullion: The upright dividing the lights of a window.

overlight: The light immediately over a door, if rectangular or square.

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

pentice board: a small timber canopy over an opening, typically a door, and usually supported on simple timber brackets.

'pintle' window: See casement. A pintle is a type of hinge, most commonly seen nowadays on a gate, but often used to hang metal opening casement windows.

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

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

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

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

transom: The horizontal member dividing a light of a window.

tumbled-in brickwork: Courses of brickwork laid at ninety degrees to the slope of a gable or other feature and tapering into the horizontal courses.

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



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Email conservation@eastsuffolk.gov.uk

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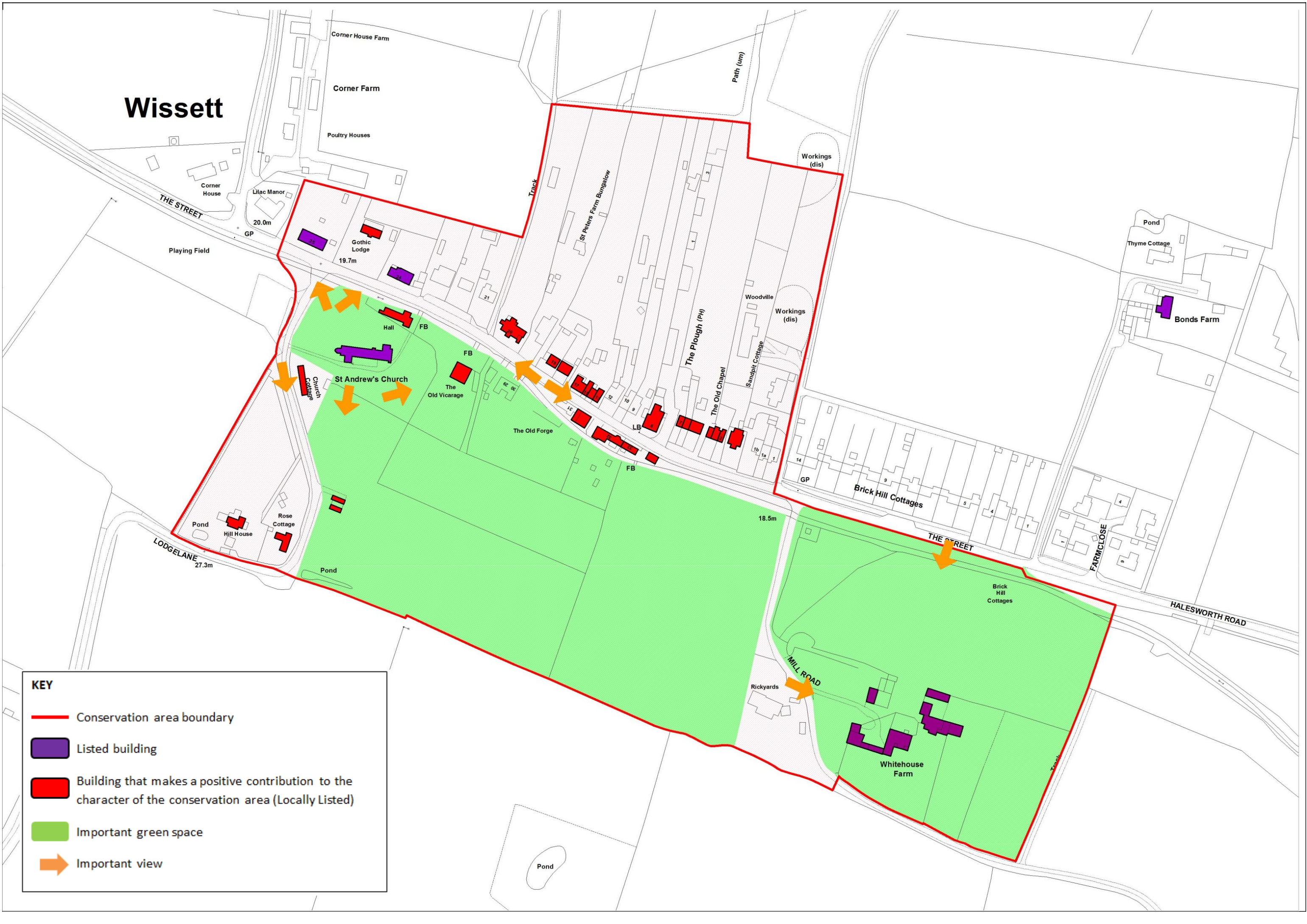
Planning Telephone 01394 444219.

Email planning@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 741230 or by emailing archaeology@suffolk.gov.uk



Wissett



KEY

- Conservation area boundary
- Listed building
- Building that makes a positive contribution to the character of the conservation area (Locally Listed)
- Important green space
- ➔ Important view