

Yoxford

Conservation Area Appraisal

February 2020



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Public consultation: this took place between 1st February and 29th March 2019 and included:

All building owners/occupiers in the conservation area and in the proposed extensions to the conservation area were written to, advising them of the consultation and providing a web-link to the appraisal and offering to send printed copies on request; the Ward Member, Parish Council, Suffolk Preservation Society, Historic England and County Archaeology were written to requesting comments; the draft appraisal was placed on the Council's website for downloading; and a public meeting attended that was held in the village hall on 16th February 2019 attended by around 40 people where a presentation on the proposals was made.

A total of 21 responses were received which led to 15 changes to the proposed boundary, draft appraisal and conservation area management plan prior to adoption in February 2020.

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Introduction

The East Suffolk District currently has fifty two designated conservation areas, and these range in size from small coastal settlements, such as Dunwich, to the centres of larger towns like Lowestoft, Woodbridge and Felixstowe.

Yoxford is a large village in the valley of the River Yox in Eastern Suffolk, framed by the mature landscaped grounds of three country houses. The busy A12 cuts through the eastern section of the village, and there is a railway station just over a mile to the north at Darsham. In 2019 it retains two pubs, several shops, and a thriving hotel. New building has largely been confined to gap sites within the village's historic core. The Conservation Area covers most of the historic core of the village together with part of the parkland of neighbouring Cockfield Hall to the north.

The Yoxford Conservation Area was first designated by East Suffolk County Council in 1973, and re-designated by Suffolk Coastal District Council in 1991. The Conservation Area was extended in February 2020 to include the three parklands and their buildings of Cockfield Hall, Rookery Park and The Grove. The designation and re-appraisal of conservation areas is an important process and one that is governed by the Planning (Listed Buildings & Conservation Areas) Act 1990.

The role of a conservation area is not to restrict change and development, but to understand and recognize what is important about an area, and to ensure that any change is not detrimental to it. By controlling proposals for demolition and having tighter control over design, materials use, and detailing, the intrinsic quality of a conservation area can be maintained. Trees located within a conservation area are afforded protection by default, thereby recognizing the important role of such

features within both an urban and rural context.

Once a Conservation Area has been designated, the local authority has a duty to review this periodically. During the re-appraisal that forms the current document, a list of *'structures which contribute positively to the Conservation Area'* has been compiled. The list is included within this document. A review of the existing Conservation Area boundary has also been undertaken.

The Conservation Area has been appraised, and this report prepared, accordance with the published Historic England's guidance Advice Note 1 *'Conservation Area Designation, Appraisal and Management'* (2016).



High Street and the Churchyard from Church Lane

1 Planning Policy Context

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 within the historic environment and to define through the development plan system its 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 16 Conserving and enhancing the historic environment) of July 2018.

The relevant policies of the 2013 Suffolk Coastal District Local Plan are Strategic Policy SP15 and Development Management Policy DM21 – Landscape, Townscape and Design: Aesthetics with supporting text on the historic environment. The relevant policies of the emerging Suffolk Coastal area Local Plan are Policies SCLP11.3: Historic Environment, SCLP11.5: Conservation Areas and SCLP 11.8: Parks and Gardens of Historic or Landscape Interest.

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; and
- a guide to managing future change: small scale affecting households and larger scale affecting new development.

2 Summary of Special Interest

- Yoxford was a prosperous trading and communication centre in the later eighteenth, and early nineteenth centuries when many of its houses were either rebuilt or remodelled. Their façades are elegantly designed and carefully detailed. Yoxford's essentially late Georgian character has to a great extent been preserved, and the attractiveness of its houses draws large numbers of visitors to the village.
- The village has a greater number of substantial houses than might be expected for its size because of its position at an important junction on the main road, described in the 17th century as the 'New London Road'.
- The village is framed by three fine country house parklands which were largely laid out in the late Georgian period. These parks are included within the Conservation Area. All the parks retain their mansions, garden, and subsidiary buildings, and large numbers of mature parkland trees. There are now very few settlements in the United Kingdom which retain all of their major houses and parks with this degree of intactness.
- Within the Conservation Area are several large landscaped gardens. Many retain eighteenth or early nineteenth century brick walls and mature trees and make a strong contribution to both the character of the Conservation Area and the setting of its listed buildings.
- Historic places of worship make a strong contribution to the Conservation Area's character although most have now been converted to other uses. The fine medieval parish church is the focal point of the village, and there are also three nineteenth century former Methodist chapels of both classical and gothic designs.
- The Conservation Area retains notable examples of nineteenth century cast iron railings, and a good collection of unspoilt nineteenth century shopfronts which add greatly to the character and distinctiveness of the village.

St Peter's Church from Church Lane





3 Assessing the Special Interest

3.1 *Location, General Character and Setting*

Yoxford is one of the largest villages in eastern Suffolk and is located in the valley of the River Yox. Whilst the essential character and appearance of Yoxford is very much derived from the great diversity of the historic buildings which front onto its High Street, it also owes much of its appeal to its surrounding parklands and their landscape setting.

The village is framed by the mature landscaped and partially wooded grounds of three large country houses, Cockfield Hall, The Rookery and The Grove. These country house parks were either laid out or re-landscaped in the eighteenth and the nineteenth centuries when many of the village houses were also being rebuilt. The Parks to The Grove and The Rookery are partially located on rising ground, The Grove itself standing on the brow of a gently sloping hill overlooking the village. Cockfield Hall park to the north occupies the flat land of the valley floor.

The River Yox runs virtually parallel to the High Street as it flows eastward towards the Minsmere River and the Coast. Unlike many other rivers in the area, the Yox at Yoxford has a relatively narrow flood plain, although there are water meadows with their characteristic trees and hedgerows in the vicinity.

Just off the coastal 'Sandlings' strip, the village is sited inside the eastern edge of the 'High Suffolk' clay lands, where the heavy soils are best suited for arable farming. 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.

The busy A12 cuts through the eastern section of the village, and there is a railway station just over a mile north at Darsham. In 2020

Yoxford retains two pubs, several shops and a thriving hotel.

The village houses largely flank the A12 and the High Street, and new building has largely been confined to a small number of gap sites within the village's historic core. The gardens and surrounding parkland which make the village special have largely escaped development. On both sides of the main village street, behind and to the side of the frontage buildings, there survive pleasant undeveloped spaces. Where there are buildings to the rear, in most cases, they have a strong visual and historic relationship with the principal frontage building or read as an ancillary structure to it.



Properties on the north side of High Street

The Conservation Area covers the historic core of the village together with the parklands of Cockfield Hall, Grove Park and Rookery Park.

3.2 *History and Archaeology*

Neolithic and Bronze Age remains have been found within the parish and evidence of an iron age settlement has been identified on the pasture land east of the A12. An Iron Age antler weaving comb has been found during sewage works on the bank of the River Yox and part of a terret ring (chariot fitting). A Roman settlement is believed to have existed in the vicinity of the village.

Anglo Saxon finds have been recorded to the east of the village close to the remains of the early medieval Cistercian Abbey at Sibton.

The parish was listed in the Domesday survey of 1086 variously as 'Gokesford' and 'Lokesfort', held prior to 1066 by Manni and Norman respectively. The first holding included woodland for 30 pigs and 20 acres of meadow, the second a further 5 acres of meadow.

It is possible that an early settlement lay a small distance to the north of the present village along the former trading route known as the Erlesway where it met an old route to Bramfield. Both of these old roads were stopped c1794.

Cockfield Hall probably takes its name from the Cockfeud family who succeeded to the lordship of the manor in 1359. The manor however, significantly predates their lordship as it is described in the Domesday survey. The landscape feature presently referred to as a moat within the Hall's grounds was probably created from a series of medieval fish ponds called 'The Stew' which were located to the west of the manor House. The real moat surrounding the house itself has been long filled in. Documentary sources including a document held by the College of Arms suggest that the original moat separated the inner and outer courts of the manor house.

Yoxford Manor House itself is known to have been falling into ruin by the late fifteenth century; it was never rebuilt. It probably stood in isolation some distance from the church.



Wisbech Cottage, High Street

The earliest identified surviving buildings in Yoxford are timber framed structures dating

from the mid and later sixteenth century. Most of these have however, since been re-fronted. Many of these structures appear to have been originally orientated east-west and then probably in the eighteenth century re-orientated to face north-south when they were given new façades to the High Street.



Detail of a c1818 engraving of The Grove

In 1785 the main Ipswich to Great Yarmouth turnpike was opened. It formed a catalyst for the growth of Yoxford through passing trade, with its proximity to the turnpike crossroads. The previously small village grew to a population of 1272 by the mid nineteenth century, with around 27 trades represented. The agricultural boom years of the Napoleonic Wars saw the creation or consolidation in their present form of the parks surrounding the village at Cockfield Hall, The Rookery, and The Grove, together with the smaller but nevertheless significant designed landscapes at Satis House and Yoxford Place.



Coal Yard House at the western end of the village

In 1794, the Erlesway, a once important trading route, which ran east-west through Cockfield Hall park parallel to the present High

Street was closed as part of a programme of improvements and extensions to the Hall's park. The park as it exists today is very much a creation of the Napoleonic War period. Other routes through what became the park were also closed. The river was also straightened and at some places diverted into new channels.

In the nineteenth century two Methodist Chapels were built within the village for the Wesleyans (1833-35), together with a Primitive Methodist chapel of c1856. Attempts were also made to repair the decaying fabric of the parish church c1802, and in 1837 a north aisle was added to the design of the London architect Henry Roberts. Saint Peter's was considerably restored in 1868 by the talented Diocesan architect Richard Makilwaine Phipson.



A c1910 postcard of the Rookery

The construction of the Ipswich to Lowestoft railway in the 1850s with a station at nearby Darsham saw a progressive waning of the road and coaching trade.

In the mid-nineteenth century the village had its own gas works and a small factory producing bottles of mineral and soda water. A Mechanics Institute with reading room and a small library was formed in what is now Milestone House, and a children's home was established at Hope House. A fire engine had also been installed in a former hearse house opposite the parish church by the late nineteenth century.

With farm work on the surrounding large estates becoming mechanised and labour

moving to larger industrialising towns, the population of Yoxford slowly declined. Today around 1,000 people live in the village.

Cockfield Hall was partially destroyed in an air raid in 1942 and its rear section subsequently demolished. The larger houses in the village were requisitioned by the military during World War Two and many were in poor repair by the time they were returned to their owners. Cockfield Hall was used as a Navy training establishment for coding and signals. Satis House and Elmsley were used by the army. All of the larger estates surrounding the village changed hands in the twentieth century, starting with The Rookery in 1914. The last major change of longstanding owners came when the Blois family sold Cockfield Hall in 1997.



Plain tiles, render, and leaded casements at Wisbech Cottage

3.3 Traditional Materials, Details, and Colours

The earliest known surviving buildings in Yoxford are timber framed structures dating from the mid and later sixteenth century. Most of these structures have however, since been re-fronted. There are no examples within the village of timber framing having been exposed following the fashion prevalent in the early to mid-twentieth century.

Timber framed and weather boarded structures were once far more common than they are now, and most of the documented examples appear to be of eighteenth or early nineteenth century date. Weatherboarding

was once relatively common on labourer's cottages, small shops (such as those at London House and Garden House Antiques), barns such as the converted Old Slaughter House, and other outbuildings.



Pan tiles thatch and weatherboarding on demolished cottages, High Street c1920

Many of the houses which are now rendered remained un-rendered until the last quarter of the twentieth century. This particularly applies to those with facades which were constructed of brick.

Thatch is also shown on old photographs of demolished cottages on Brook Street and High Street, but only now survives at Thatched Cottage and Dickory Cottage at the junction of High Street and Brook Street. The now modified mid nineteenth century cottage orne lodge to The Rookery was also once thatched.

Welsh slate is the most common roof covering on houses built between the middle of the nineteenth century and the Second World War. In the mid and later twentieth century pan tiles again became popular.



Mid twentieth century pargetting at Starlings, High Street

Most of the surviving pargetting in the village is probably of twentieth century date, although occasionally possibly replacing decayed earlier examples. One early surviving example is the pargetted frieze at the Old Rectory which was reused from a house at the western end of the village demolished in the later nineteenth century. The square panels within the mid-twentieth century pargetting at Starlings may be based on the remaining pargetted decoration upon the façade of the nearby Old Beer House. It is not however, entirely clear if this latter pargetted decoration is of an early date, or part of the Wade estate's early twentieth century repairs to the building.



Early eighteenth century brick façade, Hope House



Later seventeenth century brickwork, Coal Yard House

The earliest surviving brickwork can be found at The Coal Yard House and Manor House, dwellings of prosperous families dating from the later seventeenth century. Red brick was increasingly used as a fashionable facing material for larger houses from the second quarter of the eighteenth century. Until the mid to late twentieth century much of this brickwork remained unpainted.

Gault, or white brick was used as a decorative embellishment on otherwise red brick façades from the 1830s, both the former Methodist Chapel of c1833-35 on High Street, and the former school on Brook Street of c1837 being fine examples of this fashion. This practice continued until towards the end of the nineteenth century, a good later example being Hope Cottages, High Street of c1870. The most spectacular example of polychrome brickwork (multiple coloured bricks used to decorative effect) was on a now demolished shop on the High Street of c1870.



Former Methodist Chapel, High Street c1833-35



Hope Cottages High Street, probably 1870s

High quality brick work appears on the few surviving buildings constructed during the Edwardian period such as Blythburgh House and the village school.



Blythburgh House of 1902



Rosslyn House, High Street probably of c1840

Early twentieth century photographs of houses in Yoxford show large numbers of leaded iron or timber casement windows some of which have latterly been replaced with small-paned, horned, sashes. Some, such as those at Taywood and Haven House (both now replaced with sashes) had a single mullion and transom and square leaded panels. Notable surviving examples can be found on the upper floor of Bank House and at Wisbech Cottage.

The village's surviving eighteenth, nineteenth, and early twentieth century window frames have, on occasion, been replaced with poorly designed and constructed wooden casement frames or uPVC.



Early nineteenth century and later replacement windows, The White House, Brook Street



Casement windows, Wisbech Cottage

Small-pane, hornless, sash windows probably first appeared in the village during the mid-eighteenth century. The earlier surviving examples tend to be flush framed as at Craig House (later modified), but by the early nineteenth century most sash windows were slightly recessed. A number of later nineteenth century buildings retain their original horned plate glass sashes; Blythburgh House and The Hollies being good examples.



Typical Casement Windows at Haven House, now removed



Detail of nineteenth century railings, Cockfield Hall Lodge, High Street

3.4 Street Furniture

Elaborate mid and later nineteenth century cast iron gates and railings survive in surprising numbers and make an important contribution to the character of the Conservation Area. The elaborate gates and railings to the former school on Brook Street, and those flanking the lodge to Cockfield Hall on High Street are particularly memorable examples. Other good examples can be found adjacent to the Doctor's surgery off the north side of High Street, and at The Old Rectory. A number of properties on the High Street have also recently had railings reinstated.

The most memorable example of nineteenth century cast iron street furniture is however the signpost on the corner of Old High Road and High Street. Now grade II listed, this dates from the early to mid-nineteenth century and has been carefully restored.

An early nineteenth century grade II listed wedge-shaped stone mile post can be found in front of Milestone House which gives the distance to London and unusually to Heveningham Hall.



II listed finger post in the Churchyard.



Gate piers and gate at the former school, Brook Street.

The thatched, timber framed and weatherboarded jubilee shelter on Brook Street of 1935 was designed and constructed to a high standard and is comparable to that at nearby Walberswick.

There is also a good George VI post box on the corner of Brook Street and High Street and further south along Brook Street at the corner with the Old High Road can be found the

handsome mid twentieth century wrought iron village sign of an ox which is supported on a tall square painted wooden post. Close by is also a mid-twentieth century cast iron finger post.



Grade II listed milepost Milestone House, High Street

On High Street in front of Mulberry Park is a well-designed and sturdily made timber memorial bench of 2010. There is a further well-made bench in front of the churchyard on the High Street.



Jubilee Shelter, Brook Street of 1935.



Memorial bench, Mulberry Park, High Street

The bulk of the village's later twentieth century street furniture is however less attractive. The bollards in front of houses on the north side of High Street undoubtedly perform a vital service, but are poorly designed. On Brook Street there is a proliferation of often insensitively placed signage and urban street lighting.



Bollards on the north side of High Street.



Signage and street lighting west side of Brook Street



Early nineteenth century shopfront, Craig House, High Street

3.5 Historic Shopfronts

A considerable number of nineteenth and early twentieth century shopfronts have survived within the village, many where commercial usage has long ceased.

By far the most significant and earliest of these is that at Craig House, which is described in its listing description as a fine early nineteenth century example. Whilst it has lost the decorative infill to its pilasters, it otherwise survives largely intact.

Another early, but less ambitious shop window survives at Stanhope on the High Street, this example probably being of mid-nineteenth century date. Early twentieth century photographs show many shop windows of this type in Yoxford and surrounding villages, but this is now a rare example. The village once possessed a number of projecting shop windows but these have all largely disappeared. The bay windows to Coach House Cottage on the High Street being possibly the only surviving example. The former bank frontage at Bank House Brook Street is probably another early example, but it is not clear how much of its original joinery survives.



Early to mid-nineteenth century shop windows Sunnyside and Taywood, High Street, both now removed.



Coach House Cottage (left) possess possibly now Yoxford's only surviving early to mid-nineteenth century shop window of this once common type.

Aspley House and Manor House both retain good and well-preserved examples of later nineteenth century shopfront. The former shopfront at Aspley House retains cast-iron barley sugar columns on octagonal plinths, decorative brackets, and elaborately panelled pilasters. The notable shopfront at Blythburgh House is possibly that installed when the building was originally constructed in 1902. This survives largely intact although the former central recessed entrance has been remodelled.



Later nineteenth century shopfront Aspley House High Street

At London House and Garden House Antiques on the High Street, small weatherboarded and timber framed lock-up shops of c1900 survive. The small shop at Garden House Antiques has had its front embellished with salvaged decorative elements from old furniture.



Early twentieth century shop front Garden House



Blythburgh House's shopfront of c1902 has been adapted but remains largely intact.



Nineteenth shopfront at Manor House

These surviving nineteenth and early twentieth century shopfronts contribute considerably to the character and significance of the Conservation Area.

3.6 *The Landscape Setting of the Conservation Area*

This section provides an overview of the green spaces within the Conservation Area's boundary.

The three historic country house parks which frame the village to the east south east, south, and north are detailed in East Suffolk Council's policy document SPG6 -*Historic Parks and Gardens*. Special planning considerations apply to these historically and aesthetically significant parks and gardens.

In addition to these large parks there are other smaller historic designed landscapes which are of historic and aesthetic significance including those surrounding Satis House, Yoxford Place, Hope House, The Old Vicarage, and Sans Souci.

Cockfield Hall's park owes its present form to improvements undertaken shortly after 1796 when the Blois family moved back into the Hall and contains an important group of early nineteenth century lodges and estate buildings together with the grade I listed Cockfield Hall and its grade II* gatehouse. Footpaths lead from the village across the eastern park, and the parkland itself envelopes the rear gardens of houses on the northern side of the High Street.

To the east of the A12, and north east of the village is an area of land which according to early nineteenth century maps was also formerly part of Cockfield Hall park. Separated from the remainder of the park by the busy A12, it has long returned to agricultural use and is not part of the landscape presently protected by policy SPG6 or the Conservation Area. This land is prominent in views from the north-eastern section of Cockfield Hall's park which is located on rising ground and provides an important part of the setting of the parkland of The Rookery to the south east.

To the north-west of the village, immediately north of the houses located towards the

western end of the High Street, is a small area of farmland, which is now largely pasture. Parts of it were absorbed into Cockfield Hall park during the second half of the nineteenth century but have long since returned to agricultural use. This land nevertheless forms a critical part of the setting of several key listed buildings and the historic core of Cockfield Hall's park.

The Rookery's Park is located on gently rising ground to the east of the village and is largely hidden from the village by a thick screen of trees. Love Lane, an historic trackway which is now a public footpath marks the boundary of the park. Below the ridge fronting onto the A12 are the historic grounds of Sans Souci and The White House.

Parts of the parkland of The Grove to the south of the village have also returned to agricultural use but retain remnant parkland trees. The land to the east of the mansion is now open fields but retains fine mature parkland trees and attractive views towards The Rookery and the village houses along the A12. These views would originally have been enjoyed from the mansion's garden façade, but the view is now interrupted by mid-twentieth century planting. The line of The Grove's former eastern drive is now a well-used public footpath, and because the land has not been subdivided it has retained much of its former parkland character. The western section of The Grove's grounds survives as mature parkland in the same ownership as the Mansion. From the park can be seen a memorable line of mature trees which now screen the rear gardens of the houses on the High Street. The spire of the church is the only significant feature to rise above them and is prominent in views from the house's entrance façade.

To the west of the village, cottages straddle the road including the picturesque group of eighteenth and early nineteenth century dwellings at Little Street.

3.7 Contribution made by Green Spaces and Trees

Not all the significant green spaces within the Yoxford Conservation Area are presently public ones. Indeed, apart from the churchyard it is arguably the gardens and parks of the village's larger private houses which make the most significant contribution to its character.

Individual significant areas of green space including gardens and parklands are discussed in the sections dealing with the character areas which make up the present Conservation Area.

On the eastern side of Brook Street, close to the southern boundary of the Conservation Area is a large field which was formerly Glebe land. This forms an important part of the setting of the Grade II listed Old School Cottages and other historic buildings of interest highlighted within this appraisal.

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

The trees lining the river bank form an important backdrop to the north-east side of High Street and are visible through numerous gaps between the buildings. This area can be approached by footpath along the old drive to Cockfield Hall from between the two lodges opposite the church, through a wooded area of Ash and Hazel. A similar strip of backdrop trees can be found at the rear of the southwestern side of High Street, lining the edge of Grove Park's estate. These comprise Beech, Oak, Sycamore, Ash, Scots pine, Lime

and Yew and have been made the subject of Tree Preservation Order No.74. Nearby pollarded Lime trees adjoining the Bowling Green are also protected by TPO No.82. The other significant area of trees lies within the double bend the A12 makes just east of its junction with High Street, where there is a single Oak on the small triangular green. Here TPO No.184 protects an area of trees in the grounds of The Limes, including Yew, Beech, Oak, Ash, Horse chestnut and Cedar of Lebanon. Just east of here either side of the road there are some unusual trees in the form of Wellingtonia, Spruce, Gingko, Copper beech and Holly.

Other significant tree groups that make an important contribution to the character of the Conservation Area include: the tree preservation order protected belt on the northern side of Grove Park; the trees fringing the Yox River, and estate boundary to Cockfield Hall. The tree belt flanking the A12 at Satis House help to mitigate traffic noise and preserve the house's parkland setting.

The sum effect of these trees is to provide an important green backdrop to the attractively varied skyline of the village and, in the case of the churchyard, to provide a very important tree group within the heart of the village.



The former drive to The Grove which is now a public footpath. Looking east with the park of The Rookery beyond on the far ridge.

3.8 Key Views

Significant views are discussed in detail within each character area. The village is approached from the north along the A12, or from the

footpaths crossing the parkland of Cockfield Hall. From the rising ground on the footpath to Martin's Farm can be seen a good view of the village to the south, whilst to the south-east can be seen the parkland of the The Rookery. Until very recently the view towards The Rookery was uninterrupted by modern development, but housing on Middleton Road is beginning to erode the important relationship between the two historic parks. Walking south along this footpath it joins a former drive to Cockfield Hall from the village, before reaching the centre of the village and a fine view of the Church from between the lodges.

The views over the park of Cockfield Hall towards the rear gardens of the houses at the eastern end of High Street are highly sensitive ones and have - to date - largely escaped insensitive redevelopment.

When travelling south along the A12 it is the wooded parks of Cockfield Hall, The Rookery, and Satis House which dominate the landscape. The views over Cockfield Hall park towards the Hall and village being particularly memorable.

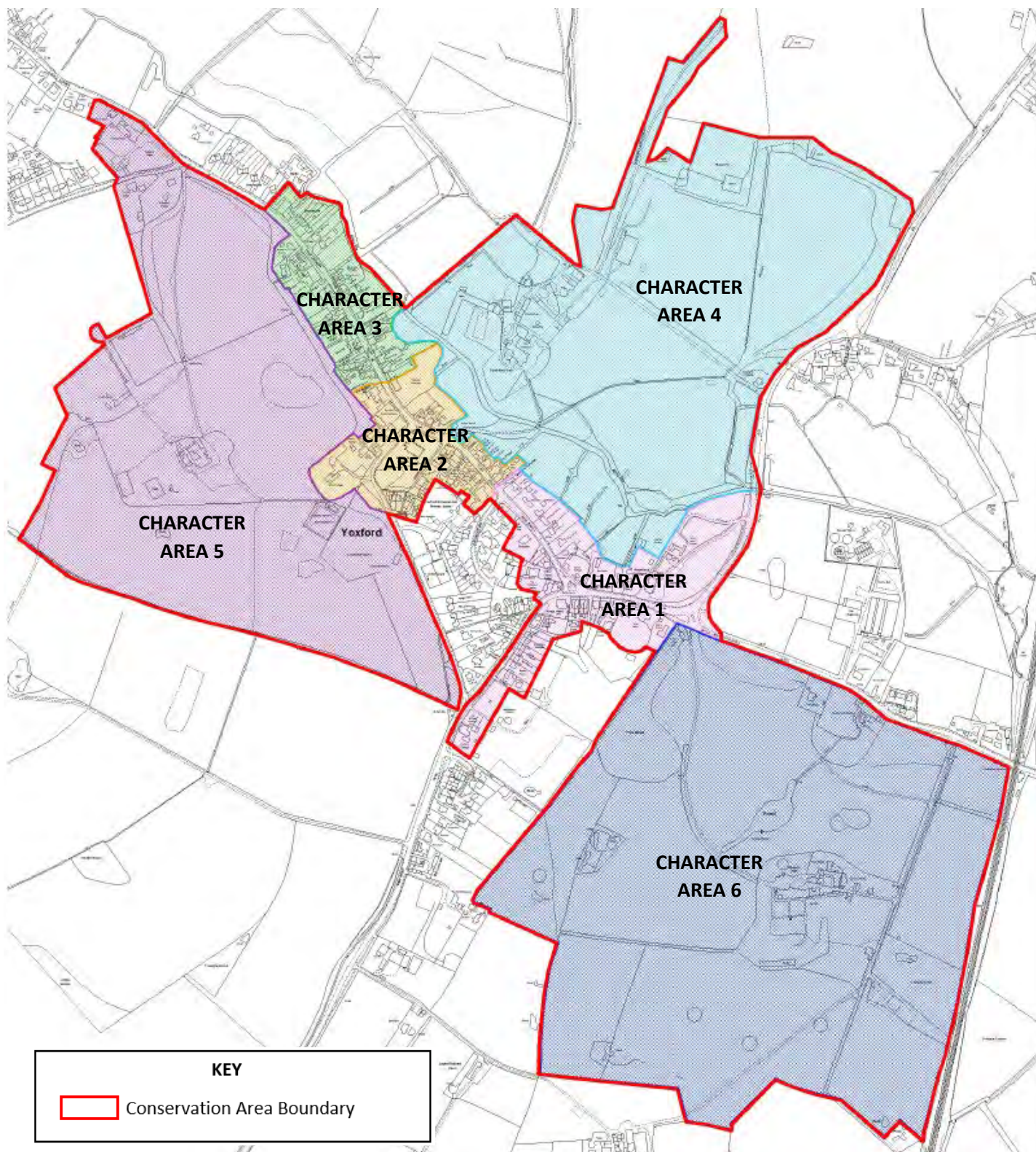
Love Lane, an historic trackway leading from the junction of Middleton Road and Brook Street, is now a public footpath. It follows the tree lined ridge separating the village from The Rookery's park and affords views to the east and west.

There are relatively few long views towards the village from the road to the south due to the winding nature of this part of the A12. The best long views are from the parkland and open fields to the east of The Grove.

When approaching the village from the west there are relatively few long views of the Conservation Area because of the topography of the landscape and the presence of the cluster of picturesque houses at Little Street. The small wooded park of Elmsley also effectively screens the historic core of the village from the south west, and blocks views

of the mid and later twentieth century housing development on the western side of Strickland Manor Hill from the western end of the village.

From the footpath leading north over the Cockfield Hall estate can be found further good views of the rear elevations of the houses on the northern side of the High Street.





The White House, Brook Street c1925. The front garden to The White House was lost to road widening some years ago.

4. Character Area 1: Brook Street and the eastern end of High Street

4.1 Character Summary

The eastern end of Yoxford around the A12 is more dispersed and leafy than the central part of the village. There is no consistent building line, with the larger houses generally being set back away from the road, and the older cottages generally standing at a right-angle to the thoroughfare. Many of the surviving nineteenth century and earlier houses were once the property of either Cockfield Hall or The Rookery estates. At the eastern end of the High Street very little construction was undertaken until the later nineteenth century, probably due to the then marshy nature of the land. Drainage ditches were dug in the area in the early and mid-nineteenth centuries, some of which were later culverted.

Brook Street (A12) flows roughly north-east to south-west through the northern section of the village before turning east close to the junction with Middleton Road to regain its original course by the Kings Head Inn. The A12 is a major trunk road which originally linked London and Great Yarmouth. During the twentieth century it has been widened and improved, resulting in the loss of a few historic cottages. Other notable houses which were once highly visible are now hidden behind high walls and fences in an effort to screen the traffic from their gardens.

The large kink in the road by the Kings Head prevents long views along the full length of Brook Street and marks a clear divide in the type of building which line it. To the north are large detached houses of primarily eighteenth or early nineteenth century date which are set within mature landscaped grounds. To the south are smaller dwellings which are often built end-on to the road. At the junction with High Street is a much-altered former coaching inn.



Bank House, with the Kings Head, and Brewers Cottage on Brook Street beyond.

Mature trees play an important role in the northern section of Brook Street. These include the specimen trees planted within eighteenth and nineteenth century villa and mansion gardens. The tree belt which screens Satis House from the A12 was probably planted in the early nineteenth century and remains very much as shown on the 1839 tithe map. Pins Wood, a later eighteenth or early nineteenth century screen of trees on a low ridge within the park of The Rookery helps to frame the present eastern boundary of this part of the Conservation Area. Through this wood runs Love Lane, an ancient thoroughfare which is now a footpath. Many of the trees in this part of the Conservation Area are now of a considerable age, and very little attention has been given to planting suitable replacements.

Further south along Brook Street there are fewer old trees, although a concentration can be found on the edge of the former Glebe between Brook and School cottages. A screen of mature trees on the western side of the road which screened the rears of houses on the High Street from The Grove's park has in this location largely disappeared although its western continuation survives intact. This part of Brook Street therefore has a more open character, enhanced by the rolling landscape of The Grove's former parkland to the west.

A diverse palette of traditional building materials has been used within the buildings and boundary walls of this part of the Conservation Area. The majority of the cottages are faced in red brick. Gault brick and render appear on the larger villas whilst decorative thatch, Welsh slate and pan tiles are used as roof coverings. Only one thatched structure now remains, but early twentieth century photographs show that there were once at least two others.



Looking towards the former school and Glebe on Brook Street (A12) from Old High Road



Looking towards High Street from the Kings Head, Brook Street with Cavan Cottage in the distance.

4.2 Key Views

There are relatively few long views in this part of the Conservation Area. The most notable in fact being those looking out of the Conservation Area at its northern end, west-north-west over the park of Cockfield Hall, and west at its southern end over land that was once part of the parkland of The Grove. A further important view is that from the lodge to The Rookery on Middleton road over the parkland beyond. Views from within these parks towards the Conservation Area are also important to the wider setting of the listed country houses within them.

There is a good short view looking south along Brook Street with Sans Souci and The White House on the right-hand side. From the eastern end of High Street looking towards the Kings Head Inn and looking from the Kings Head towards the High Street. Looking south from close to the Kings Head down the southern section of Brook Street a good view of the nineteenth century houses on its eastern side can be obtained.

Further south, the eastern end of the Old High Road frames a good view of the former school, and there are attractive views across the former Glebe land towards the cottages on its north and south sides.



Looking south east along Brook Street from the White House



Satis House glimpsed from Brook Street



The now demolished wheelwrights and stables at the Kings Head c1920, in the centre ground are the Thatched Cottage and Dickory Cottage now hidden behind a high later twentieth century wall, on the right Bank House.

4.3 Development and Buildings

There are two different types of development in this part of the Conservation Area which differ from the remainder of the High Street. Brook Street and the eastern end of the High Street are notable for their large houses set back from the road within mature landscaped grounds. A number of the smaller houses are situated with their gable ends to the road on small private trackways.

The earliest surviving structure is probably the core of The White House, Brook Street which may be of later sixteenth century date, and the later seventeenth century Old School Cottage. Both were probably originally isolated structures which have since been absorbed into the village. The low, thatched roofed, Thatched Cottage and Dickory Cottage may be of early eighteenth century date, as also may be Pine Trees on High Street; a row of earlier eighteenth century cottages which were restored and converted to a single dwelling in the late twentieth century. This former row of cottages once belonged to the Cockfield Hall estate.

The northern section of Brook Street is lined by substantial detached houses standing in mature landscaped grounds. On the eastern side, the White House and San Souci have walled gardens which pre-date the 1839 tithe map and appear to have formerly been high status dwellings associated with The Rookery. San Souci has now lost its outbuildings and the White House has been subdivided and its grounds partially built over.



Brook Street looking south from The Kings Head c1920, the cottages on the right have been demolished and the road widened.

The Limes on the northern side is a detached eighteenth-century house which formerly belonged to the Blois (Cockfield Hall) Estate. The Retreat is an elegant early nineteenth century classical villa standing some distance from the southern side of the High Street close to its junction with the A12.

Two later nineteenth century gault brick villas also survive, the restrained classical Holly House on Brook Street of c1860 and The Hollies on High Street, a villa of c1890 by Wright of Ipswich. Both are conservatively designed for their date.

At the junction with High Street stands the remaining part of the Kings Head Inn, a once substantial coaching inn of seventeenth century or earlier origins which was partially demolished and rebuilt in the mid twentieth century. Its stable yard and farm buildings have been demolished and replaced by housing.

The southern section beyond the High Street was historically lined with much smaller houses often built end on to the road. A

number of these cottages have been demolished. Only four groups of cottages predated the 1820s; the Grade II listed Old School Cottages, Victoria Cottage, the row now called Dickory's Cottage and Thatched Cottage, and a thatch range on the western side demolished in the mid to late twentieth century. A cluster of small cottages were however built to the immediate south of the Kings Head Inn c1820. Those nearest the pub have again largely been demolished.



Bourne Cottage and Brewers Cottages, Brook Street, survivors from a cluster of labourers' cottages built just to the south of The Kings Head c1820. Brewers Cottage has been partially rebuilt.

Beyond on the south-eastern side is a row of nineteenth century dwellings fronting onto the A12. Some of these houses have been altered in recent years to the detriment of their character. The land on which they stand was once the property of the Whittington family of Quidenham Norfolk, and San Souci, Brook Street, Yoxford and was probably developed after the death of John and Harriet Whittington, who died in 1827 and 1832 respectively. The plot backs onto what had been the grounds of San Souci. Properties are shown on the site on the 1839 tithe map although some were later rebuilt.



Holly House of c1860 and later twentieth century infill housing, those in the distance occupying the site of the Kings Head's service courtyards.

Bordering on the northern end of the former Glebe are two cottages of c1830 whilst at its southern end is the former village school and a further pair of pair of cottages including the Grade II seventeenth century Old School Cottages.

The second half of the twentieth century has seen relatively little development which has

added to the area's character. The mid twentieth century partial rebuilding of the Kings Head was undertaken in a restrained seventeenth century vernacular style but much of its character was subsequently lost through the replacement of its window joinery.



The southern elevation of the King's Head showing replacement windows

Just north of the Kings Head is a group of restrained classical houses faced in white brick of c1990. Their attractive design is somewhat let down by poor joinery detailing. The most interesting recent building is probably Frith House, Brook Street An understated single storey detached house completed c2015, to the design of Tate Harmer. It stands within the former grounds of the White House and is not visible from the road.

The loss of original doors and windows has had a considerable impact on the character of the houses on the eastern side of Brook Street to the south of the Kings Head.



Cockfield Hall park looking west from the bridge on the A12 (Brook Street), part of the park is within the Conservation Area.

4.4 Significant Open Spaces and Trees

If one leaves aside the churchyard the most significant open spaces within the Conservation Area are its parks and gardens. The Brook Street area is no exception.

Three country house parks frame this part of the Conservation Area. The parklands of Cockfield Hall, The Grove, and The Rookery are inside the Conservation Area. The importance of these designed landscapes is detailed within the separate *Supplementary Planning Guidance 6*. Emerging Suffolk Coastal area Local Plan Policy SCLP 11.8 'Parks and Gardens of Historic or Landscape Interest' is aimed at ensuring their continued preservation

When entering the village from the north Cockfield Hall and its primarily early nineteenth century parkland occupy the western side of the Road. Beyond the fine cottage orne lodge house can be seen the entrance façade of the Hall itself. The southern section of the park borders house plots on the northern side of the High Street. At the eastern end of the High Street where it joins the A12, The Limes, an eighteenth century former Cockfield Hall estate house, is visible from the park. Development within the plots on this part of the High Street could potentially have a highly detrimental impact on the wider setting of the Grade I Hall and its historic parkland.

An important cluster of trees lies within the double bend of the A12 east of its junction with High Street. A single Oak on the small triangular green forms a local landmark. TPO no.184 protects an area of trees in the grounds of The Limes, including Yew, Beech, Oak, Ash, Horse chestnut and Cedar of Lebanon.



The Park of Satis House remains very much as laid out at the beginning of the nineteenth century

At the junction with Middleton Road is the lodge and park of The Rookery, which is no longer as prominent as it was once thanks to a minor re-alignment of the A12 at this point.

Like its counterpart at Cockfield Hall, The Rookery's lodge is designed in the cottage orne style although now altered. Much of the Park to the Rookery is screened from the village by Pins Wood a tree belt standing behind the houses on the eastern side of Brook Street. A public footpath called Love Lane bisects the wood.

Opposite is the smaller wooded park of Satis House, a compact eighteenth century mansion which is now a hotel. Its border to the A12 retains a dense tree belt shown on maps of the 1830s. Occasional glimpses of the house's entrance façade can be gained through the trees. Satis House, Sans Souci and the White House retain their nineteenth century walled gardens. Amongst the most notable specimen trees is a Gingko (Maidenhair) within the grounds of Sans Souci which is believed to be the oldest example remaining in England.

The Glebe land just north of Old School Cottages forms an important part of the setting of these Grade II listed buildings and of the c.1830 cottages on its northern side.



Brook Street from the 1839 tithe map showing the park of Satis House, and part of Rookery Park together with the gardens of San Souci and The White House (Suffolk Record Office).

The grounds of The Limes and Satis House have numerous mature trees, comprising individual specimens of Cedar of Lebanon and Wellingtonia, clumps and trees in hedgerows. These combine with those to the west and the north to create a major feature in this part of the Conservation Area.

Parts of the gardens of both Sans Souci and The White House have been built on and neither is as extensive as it once was. At least one new building, the distinctive Frith House, has been built within the grounds of The White House in recent years.

The Grove stands on the southern side of the Old High Road on a ridge from which the land slopes gently down to the A12. The eastern section of its park has returned to agricultural use but retains much of its former character; the drive once ran across this land down to a gate way close to the junction with Brook Street. The southern sides of the houses on High Street were screened from the park by a dense belt of trees, now partially removed.

4.5 Structures making a positive contribution to the Conservation Area

Brook Street (East Side)



Sans Souci, Brook Street

Sans Souci, and Walled Garden, Brook Street. A detached house which is probably of later eighteenth century origins. Prominently located with three elevations visible from the Street. In the early nineteenth century, it was in the occupation of Jacob and Harriet Whittington who were described as being of gentry stock in early nineteenth century publications. Reputedly once part of the estate of The Rookery, pre-Second World War Ordnance Survey maps appear to show a somewhat larger frontage range, and this may partially explain the buttress on the house's southern gable end. Sans Souci was also reputedly used as an officer's mess for a local volunteer regiment during the Crimean campaign.

The house has a symmetrical three bay two storey principal façade with a dentilled eaves cornice, and projecting eaves. Shallow pitched Welsh slate roof. Mullioned and transomed wooden casement windows. Doorcase with pilasters containing a panelled door beneath a rectangular over light. Single storey full width addition along remainder of the rear elevation of the main range beneath a catslide roof.

A substantial range projects at a right-angle from the house's south-eastern corner. This range appears to be of at least two (possibly three) builds with the far eastern section having an early to mid-twentieth century

appearance. This has some applied timber framing on its rear (eastern) elevation, a decorative wooden balcony, and a gambrel roof with dormer windows. It is also rendered, with garage doors at ground floor level on the north side, and a concrete pan tile roof covering. Later twentieth century flat roofed addition projecting from southern elevation.

Impressive walled garden to rear which appears to be of early to mid-nineteenth century date. Walls mostly of gault brick, the rear (eastern) wall appears to have a shallow curve. This garden is shown on the 1884 1:2,500 Ordnance Survey map whilst the curved rear section follows a wall or boundary line shown on the 1839 tithe map. Within the grounds is a Ginkgo (Maidenhair) which is believed to be the oldest example remaining in England. To the south east are the truncated remains of a largely demolished former outbuilding.

The grounds of San Souci once also included all the land fronting onto Brook Street between Brewers Cottage and the lane at the side of Grey Cottage. This land was however developed in the 1830s.



White House and White Lodge, Brook Street

White House and White Lodge, Brook Street with coach house and garden walls (grade II). A substantial detached dwelling which has latterly been converted into two houses. At the core of the building is believed to be a timber framed house of later sixteenth or early seventeenth century date, which was probably re-cased in the early nineteenth century, and extended to the rear in the mid-nineteenth century. It has rendered facades,

with a Welsh slate covering to the Street slope of the roof and red pan tiles to the rear.



The mid nineteenth century rear range of White House, Brook Street

The principal range is timber framed with a loosely symmetrical gothick façade of c1820 with large pointed arched windows containing elaborate gothick tracery to the ground floor, and small paned casements above. Each of the windows has a hood mould. Central doorway with a six-panelled door. Above the door is a rectangular over-light containing a radial fanlight. A finely detailed wooden porch of c1820 with square section panelled columns projects from the centre of this part of the Brook Street façade. Four centred arches spring from the columns over the front and side openings. Substantial brick ridge stack.

The taller left-hand range (now part of White Lodge) lacks the gothick detailing of its earlier counterpart having flush mounted small pane hornless sash windows. Curved bay to the ground floor of the Brook Street façade.

At the rear is a substantial mid-nineteenth century range of restrained classical design although now painted it is probably faced in gault brick, as it has gault brick chimney stacks.



Detail of Porch, White House, Brook Street

At the rear of White Lodge is a nineteenth century red brick former coach house with a symmetrical façade of three bays, the central bay being of two storeys. Welsh slate roof. Boarded doors to ground floor, the right-hand bay has however, lost its original entrance doors which have been replaced with a casement window.



White House Cottage, Brook Street

White House Cottage, Brook Street (grade II). An attractive red brick building which was originally an ancillary structure to The White House. Probably of mid nineteenth century date. It now forms a separate cottage. In two distinct sections, the range nearest to Brook Street has horned small pane sash windows and elaborate pierced bargeboards. Attached at the rear (south) to a red brick boundary wall.

Frith House, Brook Street An understated single storey detached house completed c2015, and designed by Tate Harmer. Standing within part of the former grounds of the White House. Innovative energy efficient design. The house is clad in Japanese charred larch and of two sections, each with a sloping sedum roof and large areas of glazing.



Holly House, Brook Street.

Holly House, Brook Street A mid-nineteenth century gault brick villa with an elegant symmetrical classical façade and an overhanging hipped, shallow-pitched, Welsh slate roof. Small painted horned sash windows. Central panelled door with semi-circular plate

glass over light. Lower gault brick range to rear with large chimneystack. Southern return elevation largely blind. Early Ordnance Survey maps show a further range attached to the southern return elevation set back from the road. This has been demolished.



The Kings Head Inn, Brook Street

The Kings Head Inn, Brook Street A public house of probably seventeenth century or earlier origins, which once formed part of a much larger inn complex. The inn however, only had a beer house licence until the 1950s. It was much altered, partially rebuilt and drastically reduced in size c1930 and a further range was demolished in the 1960s. The central part of the Brook Street elevation is probably the oldest surviving part of the building. It is of a single storey with an attic lit by a single dormer. Red pan tile roof and a small pane casement window.



The Kings Head c1920 before partial demolition and the rebuilding of the gabled range to the right.

The gabled section to its south is a mid-twentieth century rebuilding of a much earlier cross wing. It is rendered with some applied timber framing and a red plain tile roof covering. The original leaded casement windows have unfortunately been replaced with PVCu.



The now demolished wheelwrights and stables at the Kings Head c1920

At the northern end of the building is a single storey range which once continued much further before a further now demolished gabled two storey range of service buildings was reached. Twentieth century single storey toilet block attached to rear.



Brewers Cottage, Brook Street

Brewers Cottage, Brook Street and boundary wall to the Kings Head An early to mid-nineteenth century red brick cottage standing at a right angle to the road. Although extensively altered it still retains some of its original character and occupies a highly prominent site on a bend of the A12. Shallow arched lintels to windows and later twentieth century casements. Boarded external door. Shallow pitched concrete pan tile roof and simple late twentieth century bargeboards. Possibly originally built as a semi-detached pair, and with a central ridge stack on what used to be the spine wall between the two cottages. Late nineteenth and early twentieth century maps show a cluster of small cottages in this area many of which stood on what is now the pub car park. This is one of a small number of survivors. Good brick boundary wall to the Kings Head Inn car park and to the front garden.



Shirley Cottage and Willow Cottage, Brook Street

Shirley Cottage and Willow Cottage, Brook Street A semi-detached pair of cottages of rendered red brick; possibly of early nineteenth century date. Like many of the older cottages on Brook Street they face south and have a gable end to Brook Street. A group of similar cottages stood to the north, but were demolished in the mid twentieth century. Red pan tile roof and central stack riding from the spine wall between the two cottages. Willow cottage having a gabled porch and casement windows. Twentieth century single storey lean-to addition on eastern gabled end of Willow Cottage. Shirley

Cottage has a partially glazed front door and nine light casement windows.



Bourne Cottage, Brook Street

Bourne Cottage, Brook Street An early to mid-nineteenth century brick cottage with a symmetrical three bay, two-storey principal façade. Constructed of red bricks laid on their sides, so that their largest face is displayed rather than their narrow sides which is a typical form of construction seen in other East Suffolk villages during the period (rat-trap bond). Such cottages are now relatively rare survivals. Central doorway now converted to a window. Casement windows and former doorway with shallow arched brick lintels and wooden sills. Later twentieth century wooden casements. Twentieth century red pan tile roof with a single red brick ridge stack. Later twentieth century rear additions which appear to incorporate a small single storey red brick former outbuilding.



Nos 1 & 2 Silverdene Cottages, Brook Street

Nos. 1 & 2 Silverdene Cottages, Brook Street and railings A semi-detached pair of red brick cottages, the site on which they stand appears to be a vacant one on the 1839 tithe map but they were probably constructed soon after.

External joinery replaced but original openings preserved. Shallow arched lintels to ground floor windows and doors. Late twentieth century black pan tile roof with tall stacks to gable ends. Good cast iron railings. Single storey lean to outbuildings attached to gable ends. One of the better-preserved pairs of cottages on Brook Street.



Alma Cottages, Brook Street

Alma Cottages, Brook Street The two houses were built on land which had formerly belonged to the Whittington family of Sans Souci, and probably date from somewhere between 1832 and 1839. They have lost all of their original window frames which have been replaced with PVCu. The original doorcase with narrow pilasters, however, survives.



Grey Cottage, Brook Street

Grey Cottage, Brook Street A substantial dwelling of early nineteenth century appearance with mid twentieth century alterations and additions. Grey Cottage and its neighbour Brook Cottage were originally constructed to a very similar design. Both pre-date the 1839 tithe map and were built on land which had formerly belonged to the Whittington family of Sans Souci. The two

houses probably date from somewhere between 1832 and 1839. Grey Cottage has a two storey, four bay principal façade with blind panel above what was once the central doorway. Painted brick with a shallow pitched Welsh slate roof and overhanging eaves. Nine-light casement windows with shallow arched lintels. Two red brick ridge stacks. The left-hand (northern) bay is a reasonably sympathetic c1960 addition



Brook Cottage, Brook Street

Brook Cottage, Brook Street. A detached south facing house standing behind Grey Cottage which is only accessible from a private road. Brook Cottage is very similar in design to Grey Cottage, and like its neighbour pre-dates the 1839 tithe map. The two houses were built on land which had formerly belonged to the Whittington family of Sans Souci, and probably date from somewhere between 1832 and 1839 (a construction date as early as 1828 may however just be possible). Brook Cottage retains much of its early nineteenth century character and is important for this reason. Of painted red brick with a symmetrical three bay two storey principal façade facing south, formerly with a central doorway which is now blocked. Nine-light casement windows. Blind panel above former central doorway. Welsh slate roof with two red brick ridge stacks.



Old School Cottages, Brook Street

Old School Cottages, Nos. 1-3 (Cons), Brook Street (Grade II) A late seventeenth or early eighteenth century timber framed structure now covered with a modern cement render. Now a row of three cottages. Of a single storey with attics and with a gable end to Brook Street. Red pan tile roof with three gabled dormers, two of which retain their original square leaded windows. Two large red brick ridge stacks one parallel and one at a right angle to the ridge. Principal elevation of three wide bays with primarily later twentieth century casements. No. 2 with original three-light window with square leaded panes; two boarded and one half-glazed doors. The western gable end to Brook Street has two, three light casement windows with Gothick tracery. It forms part of a good group with the Old School and Victoria Cottage.



Old School, Brook Street

Old School, railings and gates, Brook Street A former National School of 1837, reputedly altered and slightly extended in 1885. Converted to other purposes after 1897 when a new larger school was built in the centre of the village. In the Edwardian period it was a Sunday School. Built of red brick with gault brick dressings and corner pilasters. Welsh slate roof. Elaborate pierced bargeboards. The former school retains many of its original mullioned and transomed casement windows. Lancets to gable ends. Symmetrical gabled façade to Brook Street with centrally placed gabled porch and bellcote. Good quality later nineteenth century iron railings, gate piers, and gates. Octagonal iron gate piers with finials standing on panelled square section plinths. Fleur-de-lis finials to gate and railings. The railings stand upon a dwarf gault brick wall.



Gate to the south of the Old School, Brook Street



Victoria Cottage, Brook Street

Victoria Cottage, Brook Street South facing cottage of probably eighteenth century date. Small pane casement windows which are probably later twentieth century date. Red pan tile roof with a central red brick ridge stack. Overhanging eaves with simple twentieth century bargeboards. Boarded front door. Forms part of a good group with the adjoining former school and Old School Cottages.

Brook Street (West Side)



Satis House from the drive

Satis House, Brook Street (grade II). A substantial mid eighteenth century house, now (2019) in use as a hotel. Formerly known as Yoxford House. Satis House faces east, and has a side elevation to Brook Street. It stands in mature landscaped grounds and retains many of its nineteenth century subsidiary structures. A park with a tree belt against the 1812 boundary is shown on the 1839 tithe map, and the grounds retain much of the planting and layout evident on the 1:2500 1884 Ordnance Survey map. The house is of

mid-eighteenth century date with mid and later nineteenth century alterations and additions (the additions certainly postdate the 1839 tithe map).



The Brook Street façade of Satis House

Built of red brick with rusticated quoins. Stuccoed principal façade which is lined to imitate ashlar blocks. The roof has a Welsh slated slope to the front, and plain tiled rear and inner slopes.

Of two storeys and an attic. The principal façade is of four bays with a further nineteenth century bay attached to the right-hand (northern) end. The central two bays of the original house are now occupied by a single storey partially enclosed Italianate portico capped by a stone balustrade. It has two square tapering pilasters and a central column, with a frieze and cornice, above. The return elevations of the porch have semi-circular headed windows. Within the porch are a pair of doorways with glazed double doors. On the first floor of the outer bays are tripartite sash windows, the other bays have French windows. Hipped roof to wings with small dormer windows. Wooden modillion eaves cornice. One bay mid C19 extension to right hand side in matching style. Left hand return elevation to Brook Street of five bays with small pane sashes in flush frames, beneath flat brick arches.



The Ice House to the north east of Satis House

Ice House, Satis House, Brook Street An early nineteenth century red brick ice house carved into the tree lined bank north of the house between the drive and the A12. Arched entrance approached up a flight of steps set into the bank.



Walled Garden at Satis House, Brook Street

Walled Garden and Gate Piers, Satis House, Brook Street A red brick enclosure of probably early to mid-nineteenth century date with stone capping to the walls. It flanks the drive to the north of Satis House and is a prominent feature on the approach to the mansion. Square-section gate piers, and strengthening

piers forming pilasters set within the walls. Two single storey timber-clad flat roofed pods of c2010 built against the north wall. At the southern end is a single storey early to mid-nineteenth century red brick structure with a pan tile roof and later twentieth century casement windows.



Satis Cottage, Brook Street

Satis Cottage, Brook Street Former Stable and coach house range, to Satis House. Of probably later nineteenth century date (the site is vacant on the 1839 tithe map). A number of small detached structures are shown in this location on the 1884 1:2,500 Ordnance Survey map, these had been linked together (or rebuilt) to form the present building by 1904. Red brick with steeply pitched pan tile roof containing gabled dormers with bargeboards. The covering to the principal range has been replaced with concrete pan tiles but black glazed pan tiles survive on the lower projecting ranges. Central gable containing oculus, with louvered timber ventilator to roof ridge above. Projecting ranges at either end. Some unfortunate later twentieth century alterations to fenestration. Further tall nineteenth century garden walls of red brick attached to rear.



The Limes, Brook Street

The Limes, Brook Street (grade II). A detached house of later eighteenth or early nineteenth century appearance, but possibly with an earlier core. Extended to the rear in the later nineteenth century. The earlier section is timber framed, with two rendered and two colour washed brick façades. Welsh slate to the roof slopes above the principal elevations and black glazed pan tiles elsewhere.



Principal façade of The Limes, Brook Street

The entrance façade is of two storeys and three bays with a central doorway. Six panelled front door with glazed upper panels within a reeded surround with corner squares and a small flat hood. Flush framed small pane sash windows flanking the doorway and on the first floor. Some leaded casements to the left-hand return elevation.

This dwelling was formerly a Cockfield Hall estate property and appears on an 1836 estate map. The shape of the property however differs slightly and extensive outbuildings are also shown. By the time of the publication of the 1884 1:2,500 Ordnance Survey map the outbuildings had been

demolished, and the house had gained its present shape. It may therefore possibly have started life as a farmhouse and then been remodelled as a villa in the mid nineteenth century. The house is visible from the parkland to the south east of the principal façade of Cockfield Hall.



Jubilee Seat, Brook Street

Jubilee Seat, Brook Street. A timber and thatched open-sided shelter containing benches. Built in 1935 to commemorate the silver jubilee of King George V, one of a number built in eastern Suffolk villages. Carved on the southern side is the legend 'Love Brotherhood Fear God' in red lettering. Hipped thatched roof supporting on square-section corner posts with curved braces. Reputedly constructed by the carpenter and builder Ezra Cotton of Yoxford.



Bank House, Brook Street

Bank House, Brook Street Built of painted red brick with a black glazed pan tile roof and probably of early nineteenth century date. Dog tooth eaves cornice and ridge stacks. Symmetrical three bay façade with centrally placed front door. Small paned leaded casement windows to first floor, ground floor

windows replaced. Twentieth century hooded iron porch. To the east is a 1.5 storey range which was constructed as a bank. The house is prominent in views along the A12 when going south.



Thatched roof of Thatched Cottage and Dickory Cottage rising above the high boundary wall and fence to Brook Street

Dickory Cottage and the Thatched Cottage A pair of thatched cottages of a single storey with rendered walls which is shown on the 1927 1:2,500 Ordnance Survey map as numerous small dwellings. The two houses stand directly at the back of Bank House and were formerly visible from Brook Street. A high later twentieth century boundary wall now hides them from view. Timber framed and probably of early eighteenth century date. Later twentieth century casement windows and boarded door. Timber frame understood to be exposed internally. Like many of the other early cottages on Brook Street this structure faces north-south and has a gable end to Brook Street. A similar pair of cottages to the south were demolished in the mid twentieth century.

High Street



Cavan Cottage, High Street

Cavan Cottage, and outbuilding High Street A gault brick cottage which was probably built in the second quarter of the nineteenth century. (A structure is shown on this site on an 1836 Blois estate map). Symmetrical two storey three bay façade to High Street. Late twentieth century casement windows set within original window openings. Central gabled later twentieth century porch. Rendered gable end to right. Rear elevation and two storey rear outshot also rendered.

Small nineteenth century red brick outbuilding fronting onto High Street to the east. Shallow gabled western elevation containing large pair of boarded doors.



Pine Trees, High Street

Pine Trees, High Street (grade II). Formerly a row of three cottages known as Pine Tree Cottages, and probably of early eighteenth century date. Converted to a single dwelling and new dwellings built within its former plot in the later twentieth century after the row had fallen into a state of disrepair. Timber framed, with a rendered principal façade

which is embellished with a late twentieth century pargetted panel forming a plat band beneath the first floor window sills. Red brick side elevations. Plain tiled roof slope to the front and pan tiles to the rear, two large rendered ridge sacks and a single centrally placed dormer. Casement windows mainly of nine lights. Of two storeys with an attic and of three bays. Lit by casement windows; the doorways of two of the three cottages have been converted into windows, the remaining opening is now within a substantial late twentieth century gabled porch.

Bank House – see Brook Street



The Retreat, High Street

The Retreat, High Street and boundary wall A substantial detached villa with a symmetrical classical façade. Of five bays and two storeys and probably of early nineteenth century date. Hipped Welsh slate roof with overhanging eaves. Rendered with twenty-light sash windows to ground floor and sashes with sixteen lights above. Stone sills and wedge shaped lintels. Partially glazed front door within centrally placed pillared porch. The western elevation appears to be a largely blind one. Red brick boundary wall with stone cap.



Dingle Cottage, High Street

Dingle Cottage, High Street An eighteenth century two-storey detached dwelling of red brick with a now painted principal façade. Steeply pitched hipped black pan tile roof. Twelve-light hornless sash windows. The eastern return elevation has a cobble section incorporated at ground floor level which may once have been a free-standing wall. Above is a blocked window. The rear section also appears to be a later addition.



The Western elevation of No.26 High Street

The western return elevation of the two storey range appears to have been designed as a display front, and is divided into bays by brick pilasters with moulded brick plinths and capitals. Between them are a row of Diocletian windows at first floor level with what appear to be cast iron sills. Below are a series of large former cart openings some of which are now glazed. A few cast-iron window frames are preserved.



No.26 High Street

No.26 High Street A former stable, coach house and blacksmith's workshop. Built of red brick which was until recently painted. Roof coverings of Welsh slate to principal range with pan tiles to lower ranges. The date 1827 is on a cast iron lintel on the building's western elevation.

Northern elevation with pedimented two storey break-front which is embellished with pilasters, and single storey flanking wings. The gabled ends of the single storey ranges are one bay deep.



The Hollies, High Street

The Hollies (formerly known as the Vicarage, and Holly Villa), outbuilding, and boundary wall with gate piers, to High Street A detached gault brick villa of later nineteenth century date, which is set back from the road within mature landscaped grounds. It has a three bay principal façade, with central single bay gabled breakfront. Pedimented gault brick doorcase and decorative bargeboards. The breakfront is flanked by single storey canted bay windows, with four light plate-glass sashes above. Black pan tile roof with Welsh

slate roof to canted bays. Probably designed by the architect and surveyor Henry J Wright of Ipswich (1849-1924) for the brick works owner, George Newson. Map evidence suggests that it was constructed sometime between 1892 and 1904 whilst there are undated plans for a house at Yoxford for Mr G Newson, which are signed by Wright in the Ipswich Branch of the Suffolk Record Office. Yoxford Vicarage in the later twentieth century.

Low gault brick wall and square section piers to High Street frontage of late nineteenth century date.

Middleton Road



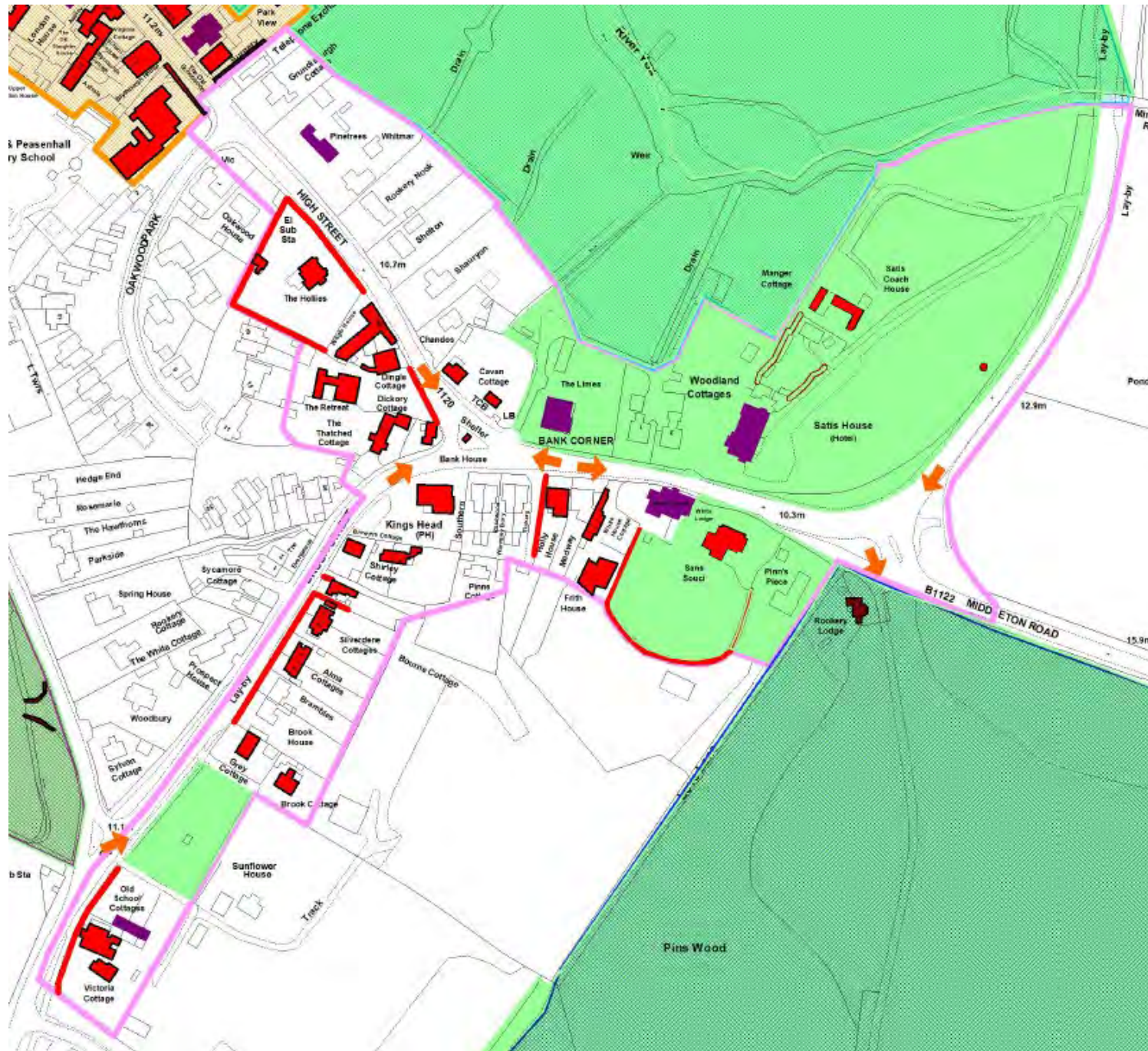
Rookery Lodge, Middleton Road

Rookery Lodge, Middleton Road. A picturesque mid-nineteenth century gault brick, single storey lodge house at the entrance to the park of The Rookery. Formerly thatched, the present Welsh slate roof however follows the form and contours of the original. Central chimneystack with decorative blind panels to sides and diamond shaped flues. Wooden casements replacing earlier casements with decorative leaded lights. Despite the loss of much of its original cottage orne style detailing, the lodge remains a highly attractive building in a prominent location at the entrance to the village,



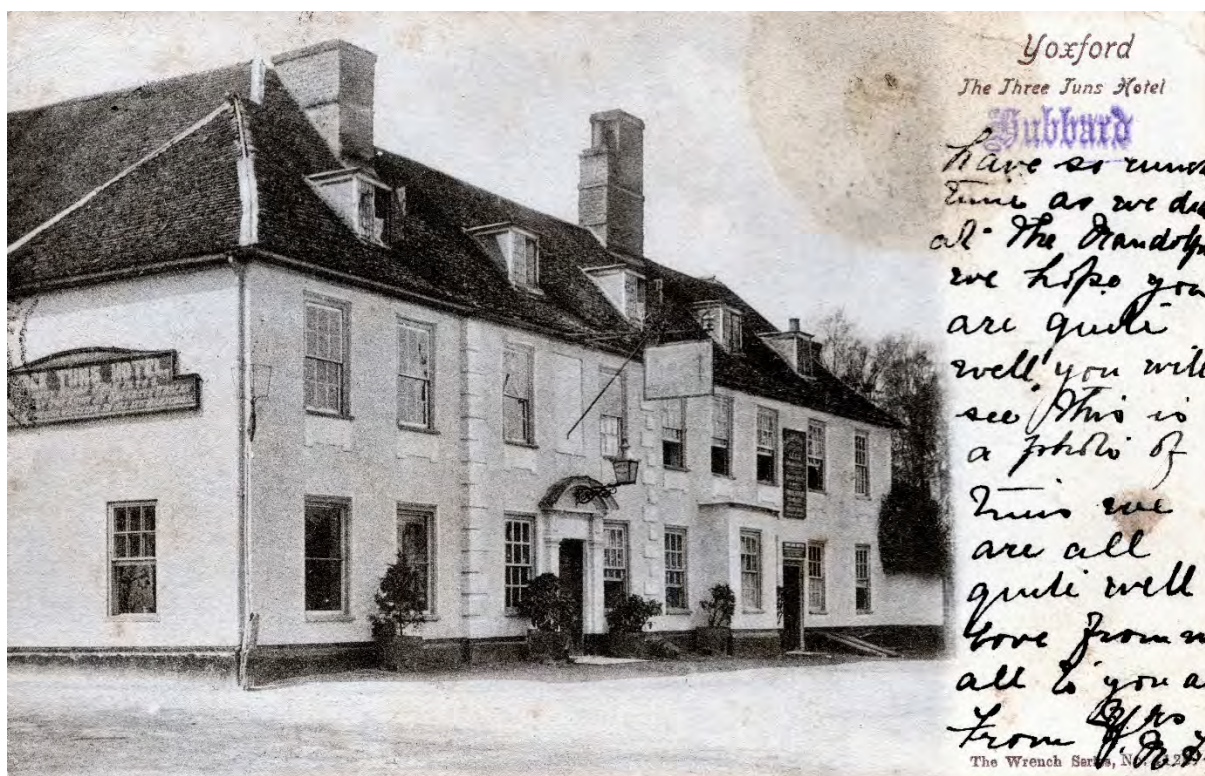
A c1920 view of The Rookery Lodge House

Character Area 1: Summary Map



KEY

-  Conservation Area Boundary
-  Listed building
-  Positive unlisted building
-  Important open/green space
-  Important wall
-  Important view



Once one of the largest and most prominent buildings on the High Street, The Three Tuns stood just to the west of the church on the corner of the Old High Road. It was burnt and demolished in January 1925. Many of its former outbuildings however survive.

5. Character Area 2: The Church and its environs

5.1 Character Summary

The central part of the Conservation Area was until the second half of the twentieth century separated from the houses grouped around the A12 by an area of open land. On the south side of the High Street a screen of trees and a field belonging to The Grove lay where the late twentieth century Oakwood Park development now stands (not within the Conservation Area). These red brick modern houses are built to a traditional design and set back from the High Street behind trees. Opposite on the north side of the High Street lay poorly drained land belonging to the Cockfield Hall estate which has again recently been built over.

The lanes grouped around the churchyard have their own distinct characteristics and mark the village's former commercial heart.

This part of the Conservation Area has a relatively open feel to it, thanks to the churchyard and the open spaces fronting the High Street to the west. The rolling parkland of The Grove to the south of the churchyard also emphasizes this effect.

For much of the nineteenth and twentieth centuries however this open character was not as evident. The now demolished Three Tuns Hotel and a demolished late nineteenth century shop gave a greater sense of enclosure to the churchyard's north-west and northern sides; whilst the churchyard itself was boarded by a wall and railings.

Two inns and their stabling once occupied much of the southern side of the High Street west of the churchyard. The largest of these - the Three Tuns - has disappeared but the other, The Griffin still survives. On the High Street, and on the western side of Old High Road there are still thriving businesses although a number of former shops have



High Street looking west, the Three Tuns and the shop with the elaborate polychrome brickwork have been demolished. The churchyard railings have also been removed.

been converted to dwellings. To the north and south of the Churchyard are the former drives to Cockfield Hall and The Grove respectively, the entrances framing fine views of the church.

To the east of the churchyard runs Church Lane a narrow thoroughfare open on its western side to the churchyard. Grouped around the south-eastern corner of the churchyard are a cluster of early nineteenth century cottages.

In addition to the parish church there were two other places of worship, both nineteenth century former Methodist Chapels which have been converted to dwellings. The former vicarage to the church is located to the north-west; the late nineteenth century village school to the south-east.

In the second half of the nineteenth century several properties were rebuilt as large new

shops. Blythburgh House at No.26 High Street is a notable example. Opposite the church once stood a large later nineteenth century purpose-built shop with elaborate polychrome brick work to its façade. This was demolished in the 1980s.



The northern side of High Street east of the churchyard was lined with small primarily nineteenth century cottages.

Other notable later nineteenth, or early twentieth century shopfronts survive at Aspley House, Garden House and elsewhere.



The High Street looking north east from the west end of the church

5.2 Key Views

When standing within the churchyard there are attractive views looking north towards the High Street, east towards Church Lane, and west towards Old High Road. From the north-western corner of the churchyard there is also an attractive view looking down the western section of the High Street.

There are also fine views from the High Street, Old High Road, and Church Lane, towards the Church. The view of the church from the western section of the High Street being made possible by the demolition of the Three Tuns Hotel in 1925.

One of the most important and now neglected views of the church is however, that from the mouth of the drive of Cockfield Hall, where the Blois family tilted the drive to exploit a fine view of the Church's tower and northern façade.



Looking south west on the High Street near the Old Bakery.



Church Lane from the Eastern End of the Churchyard



The Church from the former drive to Cockfield Hall. Despite its now overgrown state, walkers can still gain an idea of how the architect of the lodges and screen meant this composition to be viewed.

The former drive to Cockfield Hall is now a footpath which leads over an attractive bridge with early nineteenth century railings, and then past the principal façade of Cockfield Hall. Fine views can be gained from it of the Hall and over its mature parkland.



From the Old High Road can be gained fine views over the outlying portions of what was once this part of the park of The Grove.

At the southern side of the Churchyard a further path leads over the former park of The Grove over which further fine views can be

gained. This was also once a drive up to The Grove.

5.3 *Development and Buildings*

Very few pre-nineteenth century buildings survive within this part of the Conservation Area. Two that do - The Old Bakery and Manor House - are located around the churchyard where the Old High Road meets the present High Street. As on Brook Street, it would appear that the eighteenth century and earlier dwellings did not originally face onto the High Street; originally facing east-west to exploit the light rather than north-south. The only major building still to do this is the eighteenth century Old Rectory.

The Manor House is unusual in retaining a western wall of fine seventeenth century brickwork, with a parapet gable and decorative string courses. This suggests that this was once a high-status façade looking out over gardens. Only the Coal Yard House at the far western end of the village retains finer

seventeenth century brickwork with a characteristic Flemish gable. The sixteenth century Old Bakery is timber framed with the truncated remains of a massive early brick stack on its High Street elevation. The building possibly originally faced onto Church Lane.

One of two major eighteenth century buildings, The Three Tuns, was demolished after a fire in the 1920s, radically altering the skyline of this part of the High Street and robbing it of an important anchor building which visually linked the two sections of the High Street.



The School and a former Methodist Chapel from the lane which once led to the village gas works.

The other, The Old Rectory, a fine residence reputedly built for a master tanner, still graces the High Street.

The domestic buildings on the northern side of the High Street east of the churchyard are

primarily nineteenth century labourers' cottages. A number of these have been demolished, and most of those that do survive have been heavily altered.

Weatherboarding was once a relatively common building material for lesser domestic and subsidiary buildings. A group of eighteenth century or earlier weatherboarded single storey cottages once stood end on to the road just east of the lodges to Cockfield Hall but these were demolished in the mid twentieth century. Weatherboarding also appears on the old slaughter house, a converted barn to the south of the High Street and on the c1900 small lock-up shops opposite the churchyard, and attached to London House. The small mid and later nineteenth century brick cottages which do survive have mostly been heavily altered.

On the higher ground to the south of the High Street are clusters of cottages dating from the second quarter of the nineteenth century which face onto Church Lane and Park Place or stand end on to the High Street. Many of these are of white brick. White brick is also used for buildings on the High Street either as a facing material or as dressings. A number of white brick buildings have been rendered in recent years.



Blythburgh House, a purpose built shop of 1902



The nineteenth century shop and lodge, which mark the former entrance drive to Cockfield Hall.

One of the most distinctive groups of buildings was constructed for the Blois family of Cockfield Hall. The Tudor gothic lodges and screen wall of c1840 are a prominent landmark on the High Street which forms part of an important group with the church. The juxtaposition of restrained classical and Tudor Gothic façades on the shop is remarkable although the composition has been somewhat weakened by the later twentieth century rendering of the shop's High Street façade.

Later twentieth century infill housing has tended to draw on local vernacular styles for its design.



The southern section of the churchyard

5.4 Significant Open Spaces and Trees

Attractive open spaces make up a large part of this character area. The churchyard is located at the heart of the village and forms a significant part of the setting of at least seven listed structures. It contains one of the finest collections of eighteenth and early nineteenth century memorials in eastern Suffolk and plays an important role in a number of key views.



High Street from Church Lane, showing much altered mid nineteenth century white brick cottages.

A fine line of mature Limes flank the Old High Road at the western end of The Churchyard, and within the gardens of Grove Cottage and Vine Cottage opposite are further mature trees which contribute positively to the setting of these historic houses.

To the South of the Churchyard, on the opposite side of Old High Road is the rolling early nineteenth century parkland of The Grove. The section immediately opposite the churchyard is now partially used as the village cricket ground, a much valued local amenity. Along its western side runs a public footpath which was once a drive to The Grove. The parkland borders on the western side of the plots on Old High Road and the southern side of the High Street. These comprise Beech, Oak, Sycamore, Ash, Scots Pine, Lime and Yew and are the subject of Tree Preservation Order no.74. 5.

Mulberry Park is a small shady area of public open space on the northern side of the High Street which provides a visual link through to the wooded grounds of Cockfield Hall beyond. On its western side are the leafy grounds of the grade II listed Old Vicarage which has a fine c1800 serpentine wall marking its boundary with the parkland of Cockfield Hall.

Opposite the Old Vicarage is the former bowling green to the demolished eighteenth century Three Tuns Hotel, the open nature of this part of the High Street now accentuated by the leafy garden on the site of the hotel itself. The pollarded lime trees adjoining the Bowling Green are protected by TPO no.82.



The Old High Road from the Churchyard

Of the three tall Turkey Oaks which were recorded as lining the High Street frontage of the School in the 2010 appraisal only one has survived.

To the north, the parkland of Cockfield Hall itself falls within the Conservation area. This parkland forms part of the setting of the Grade I listed Hall and its listed subsidiary structures, and also contributes to the wider setting of listed buildings on the north side of the High Street. Here a further footpath follows the former drive from the lodges close to the village shop. The water meadows which historically formed this part of the park were partially drained in the early nineteenth century. This part of the park is in places now densely wooded with partially self-sown ash and hazel which compromise to an extent the character of the nineteenth century designed landscape. The 1904 1:2,500 Ordnance Survey map shows a walk and footbridge through the section west of the Old Vicarage. Two structures are shown in this location on an 1836 estate map but both had been demolished by the late nineteenth century.

5.5 Structures making a positive contribution to the Conservation Area

Church Lane

Old Bakery – See High Street (south side)



Cleghorns, Church Lane from the churchyard

Cleghorns and garden wall to Church Lane
Cleghorns. A substantial house is shown on this site on an 1836 Blois estate map of Yoxford. It is unclear however, whether this is the same building or a later replacement structure (the latter would seem likely).



Northern Elevation of Cleghorns from Church Lane

Of two storeys and three bays, with a red brick southern façade, and a white Suffolk brick northern elevation. Rendered gabled return elevation to the churchyard from which projects a large single storey red brick lean-to with a Welsh slate roof. Sash windows to south, later twentieth century casements to north. Substantial twentieth century rendered addition on north-eastern corner not of interest. The name Cleghorns possibly derives from the former Yoxford chemists Cleghorn and Owen who reputedly popularised the title

‘garden of Suffolk’ for Yoxford in their advertising.



Garden wall to ‘Cleghorns’ on Church Lane looking north.

The house’s high red brick garden wall to Church Lane is an extremely important feature in the setting of the eastern end of the GII* St Peter’s Church. It is of early to mid-nineteenth century date with square section piers.



Nos.1-4 (cons) Church Lane, from the churchyard

Nos.1-4 (cons), Church Lane An attractive picturesque row of four two storey cottages with attics, which are prominently located on the edge of the churchyard. Of late eighteenth

century date. Puzzlingly shown as three units on pre-World War One Ordnance Survey maps, No.3 being shown as slightly larger than its neighbours. Rendered façade and black glazed pan tile roof. Twentieth century small pane casement windows. Two red brick ridge stacks and two flat roofed dormer windows. Twentieth century gabled wooden porch to No.1, open-sided iron framed porch to No.3 Catslide roof to the rear. The terrace is timber framed in construction with original narrow timber winder staircases. Some retain coffin hatches. No.2 retains all of its metal windows and catches. This modest historic terrace contributes importantly to the character and appearance of the conservation area.



Nos.1-4 Church Lane from the north west

For other houses fronting the Churchyard see Park Place and Old High Road

High Street (North Side)



The Old School Room, High Street

The Old School Room, High Street and dwarf wall to High Street and eastern boundary

Built as a Wesleyan Methodist Chapel c1833-35, and extended to the rear to provide a Sunday school in the mid-nineteenth century. The whole building was converted to a school room and church hall c1888-90, after a new chapel had been completed next door. In the mid and later twentieth century it was a church hall. Now a dwelling.

The former chapel has a distinguished classical façade of red brick with gault brick pilasters and cornice. The capitals to the pilasters are of moulded gault brick. Tripartite first floor window in painted stone surround resting on moulded brackets containing small pane casements, similar stone surround containing a central double door and two small pane casement windows below. Shallow pitched Welsh slate roof, hipped to the sides, the roof projects slightly and rests on a heavy moulded eaves cornice.

Its two bay eastern return elevation is highly visible from the High Street and was designed as a display frontage. Pilasters of gault brick to centre and corners. The glazing within the tall windows in the side elevations has been replaced with PVCu.

Single storey red brick range at the back appears to be a late twentieth century rebuilding of the original mid-nineteenth schoolroom wing. This is faced in red brick and has a red pan tile roof and is now a doctor's surgery.



Eastern elevation of The Old Schoolroom

The building overlooks the park of Cockfield Hall to the rear.



Wall and Railing to rear of the Old Schoolroom

Dwarf gault brick wall with square section piers and painted ball finials to High Street. Further dwarf wall to east. Late c19th wall and elaborate iron railings to rear (north). The Old School Room forms an important part of the setting of the GII listed Chapel House which stands immediately to the west.

Christopher Stell, *Nonconformist Chapels in Eastern England* (English Heritage, London, 2002) p314.



Park View, High Street

Park View, High Street A small mid-nineteenth century cottage standing to the rear of The Old School Room, and bordering on the park of Cockfield Hall. The building is rendered and of two storeys, with its principal façade facing east, and its southern gable facing the High Street. The windows in the southern elevation are casements, small pane sashes elsewhere. The ground floor of the eastern façade has a single large plate glass walk-in window, whilst there are two small pane sashes above. Welsh slate roof with a rendered chimneystack rising from its western slope. Plain wooden bargeboards. A late twentieth century gabled wooden porch has been added

to the southern gable, with a late twentieth century boarded wooden door within. Flat roofed later twentieth century single storey additions.

Probably originally associated with Yoxford Gas Company's Town Gas Works which was in existence by 1865. A circular gasometer is shown to the immediate south of the building on the 1884 1:2,500 Ordnance Survey map. The company was still in existence in 1902 but the gasometer had been removed by the time of the publication of the 1904 1:2,500 Ordnance Survey map.



Chapel House, High Street

The Old Methodist Chapel, and boundary wall, High Street (grade II). A former Wesleyan Methodist chapel which was built c1888 to replace the earlier chapel next door. It was designed by William Eade of Ipswich and the builder was Smythe of Aldeburgh. The chapel closed in the early 1980s, and converted into a house c1992-94. Faced in gault brick with limestone dressings with a Welsh slate roof and stone capped gable ends.

It consists of a rectangular two storey auditorium with short, single storey transepts, a vestry at the east end, and porches on the corners of the High street facade. West gable end to road with large four-light plate traceried window (in rose pattern) and small quatrefoil light above, both with hood moulds. Stone cross at the gable apex. To left and right, clasping corners, are small gabled porches which are surmounted by stone lanterned fleches. The porches contain

double-chamfered pointed arched doorways with hood moulds. The north and south side elevations have two paired cusped lancets and gabled transepts with a two-light plate traceried window. Hipped slate roof over low square vestry on east end.

Gault brick dwarf wall to high street with square section piers, probably of contemporary date to the former chapel. James Bettley and Nikolaus Pevsner, *The Buildings of England, Suffolk: East* (Yale University Press, 2015) p613.



Nos 1-4 Sunnyside, High Street

Flats 1-4 Sunnyside, High Street A substantial eighteenth century structure with a three storey five bay façade to High Street. Substantial rear wing. Probably built as a pair of semi-detached houses and shown as such on the 1904 1:2,500 Ordnance Survey map; now (2018) four flats.



A c1920 photo of Sunnyside showing the now removed shopfront and door. On the far left is the former shop front to what is now Taywood Cottage.

The ground floor of the former left-hand house was converted into a shop in the mid-nineteenth century and the original window openings replaced by a door and shopfront.

These have since been removed and the original fenestration pattern reinstated. A symmetrical composition with a central wide door opening containing two six panelled doors. Below the first floor windows is a plat band. Old photographs suggest that the sills to the upper floor windows are stone and that there are gauged brick arched lintels to the openings. The building appears to have been rendered in the later twentieth century. The twelve-light hornless sash windows on the first and second floors of High Street façade may be original. PVCu below on the ground floor.



Taywood Cottage, High Street

Taywood Cottage, High Street A two storey rendered cottage which is attached to the western gable of Sunnyside. Like its neighbours to the west, it was altered in the later twentieth century. In the case of Taywood Cottage however, much of the house's nineteenth century fenestration pattern has been retained. Only the ground floor right-hand window opening has been altered, for this replaces a projecting nineteenth century shop window over a brick plinth. The original casement windows have been replaced with PVCu. Late twentieth century gabled hood to central doorway.



The Drive to Cockfield Hall as shown on an estate map of 1836 (Suffolk Record Office)



Manor House Lodge, to Cockfield Hall, High Street

Lodge Houses, Gates, Gate piers, and railings to Cockfield Hall, High Street (grade II). A pair of single storey Tudor gothic lodge houses

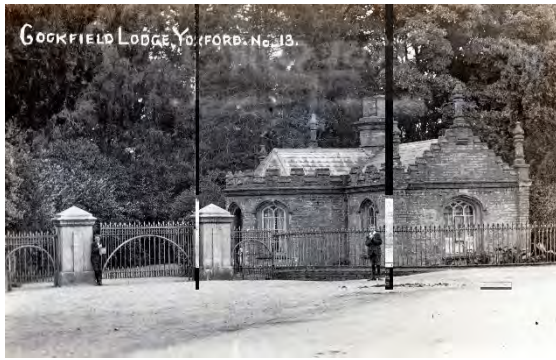
which flank the head of a former drive to Cockfield Hall. Possibly built in the later 1830s when the Hall itself was also remodelled, they form part of a coherent and architecturally important scheme with the screen wall to the side of The Manor House (q.v.). The drive and High Street forecourt appear on an 1836 estate map by Barnes, and according to Sarah Spooner, were created as part of a series of improvements instigated shortly after 1796 when the Blois family reoccupied Cockfield Hall. The parkland directly behind the lodges and flanking the drive appears to have been planted with trees to screen the backs of the adjoining houses. Trees are shown between the lodges and the stream on early Ordnance Survey maps.

The lodges are built of red brick with stone dressings. Welsh slate roofs. The left hand (western) lodge is now part of the Manor House complex and at the time of writing (2018) is empty and in a state of disrepair. The right-hand (eastern) lodge has been extended and is now a dwelling. The lodges are sited at an angle to frame a key view of the church tower from the park.



Manor House Lodge, to Cockfield Hall, High Street

Each lodge has a single bay façade with a crow-stepped gable to the High Street, with pilasters to the corners terminating in tall and elaborately carved brick finials. A single large three-centred arched window with elaborate gothic tracery fills the bulk of the facade. Hood mould above.



An Edwardian postcard of the eastern lodge

Their façades to Cockfield Hall's former drive are of three wide bays, the central one breaking forward significantly and having a canted end with a boarded door beneath a three-centred arch with hood mould. The parapet is crenellated. The flanking bays of the façade formerly had a three-centred arched window with elaborate tracery.



The Church, lodges and screen wall from the drive to Cockfield Hall

Square section stone gate piers with panelled sides, projecting plinths, and pyramidal caps, with similarities to those at Thorington Hall. Original nineteenth century gates with spear uprights connected by a semi-circular strengthening bar, a motif used on the contemporary gates to Thorington Hall. Good quality iron railings also flank the gate piers.



Side gate to Cockfield Hall Drive, High Street



Detail of railings to Cockfield Hall's lodges



Bridge over former drive to Cockfield Hall, High Street

Bridge Over the River Yox On the drive to the north of the lodges is a bridge. The early nineteenth century cast iron bridge sides now stand on a c1945 concrete superstructure. Delicate square -section lattice frame piers with urn finials to centre and each end, which are linked by railings with arched panels with decorative spears projecting from the base within every other arch. Swept handrail.



Detail of pier, Bridge over former drive to Cockfield Hall, High Street



Bridge over former drive to Cockfield Hall, High Street

At the head of the bridge the drive formerly forked, with a further plantation to the left. A drive formerly continued to the Hall to the left, the right-hand fork survives as a public right of way from which can be seen views over the parkland to Cockfield Hall.



Serpentine Wall, Cockfield Hall Park

Serpentine Wall, South Side of Cockfield Hall Park An impressive length of crinkle-crankle or serpentine garden wall. Red brick and probably dating from c1800. Some sections rebuilt and others in poor repair. Probably one of the longest walls of this kind to survive anywhere in England. The wall backs onto the gardens of the houses on the north side of the High Street and appears to start just south of the Old Vicarage.



Serpentine Wall, Cockfield Hall Park section close to Suffolk House

Village Store, High Street (grade II). Probably built as a shop in the second quarter of the nineteenth century. It is built of red brick with a painted façade to the High Street, and a Welsh slate roof.

Of two storeys and an attic with a four-bay façade to the High Street which appears to have possibly been built in two separate phases. The left-hand bay having a different fenestration pattern and an additional attic window beneath a continuation of the same roofline. The three right-hand bays are a symmetrical composition, with a blind pane above the door which is flanked by inset sashes with glazing bars and flat stucco arches. Good quality late nineteenth century shopfront to right-hand side framed by a pair of cast iron Ionic pilasters containing two, eight-pane shop windows. The central door opening is recessed with glazed double doors and a rectangular over-light. The left-hand bay has a mid- twentieth century shopfront.

The eastern façade (which faces the lodges and entrance gates to Cockfield Hall) is designed in the same Tudor gothic style as the lodge houses. Built of red brick with stone dressings. The southern section of the facade is angled to frame a view of the north side of the church, and the northern section is aligned with the drive. Each section has crowstepped gables and a high parapet. Four-centred arched, two-light windows with Y tracery and latticed lights. The façade has been slightly altered and the pinnacles to the gables are now missing.



Manor House, High Street

Manor House, High Street (grade II). House. An early to mid-seventeenth century timber framed house, probably retaining the remains of an earlier structure to the rear. The High Street façade is of three bays and two storeys and is rendered in rough cast. Small pane casement windows and a central door with six raised and fielded panels. The roof is steeply pitched and has two catslide dormers. Substantial central ridge stack of red brick. The western gable end is of early brick and contains two blocked windows. This was originally a high status façade but now looks directly onto the side of an adjoining modern house. Brick parapet gable and string courses.



Garden House, High Street

Garden House, High Street A three bay two storey house of possibly mid-eighteenth century date with a lower range to the rear beneath a catslide roof. Rendered with a red pan tile roof covering and truncated red brick stacks to the gable ends. Casement windows

and central six-panelled door. Good quality early twentieth century shop front with glazed tiles beneath the fascia displaying the word 'butchers'. Two flat roofed dormers to roof which appear on Edwardian photographs.



Snips Hairdressers, High Street

Premises Occupied by Snips Hairdressers, High Street A single storey rendered shop with a red pan tile roof. In the nineteenth century, this was the site of the village fire station and prior to that a hearse house.



The former fire station, now Snips Hairdressers, High Street

The fire station appears to have closed by 1904, and the present façade with its attractive and well preserved shopfront and door may also be of very early twentieth century date.

It is not clear if the present structure incorporates fabric from the earlier building,

however it was of a remarkably similar height and shape albeit with a single large arched opening in its frontage. Lean-to weatherboarded addition to side.



Garden House Antiques, High Street

Garden House Antiques, High Street A timber framed and weather boarded single storey shop of uncertain origins. Standing above a substantial brick cellar which is probably of mid-to-late nineteenth century date. Gable end to the High Street with a projecting flat roofed shopfront incorporating plate glass panels. There are elements which are obviously of some age such as the posts flanking the door opening but these could be reused. (The carved embellishments to the door are cut down bed posts from a four poster) A structure occupied this site c1900 but it is not clear whether this is it. Only the single roomed frontage range makes a contribution to the Conservation Area. The rear section is a somewhat makeshift later twentieth century flat-roofed structure made from two porta cabins and is of no interest.



Old Vicarage, High Street

The Old Vicarage and Yoxford Gallery, High Street, and boundary walls (grade II). A substantial house which was remodelled and extended in the later eighteenth century, but which probably has a sixteenth century core. Once the centre of a sizable landholding and reputedly constructed for a wealthy tanner. The house was used as Yoxford's vicarage between c1847 and 1946. Timber framed and plastered, the plasterwork being lined in imitation of ashlar. Plain tiled roof with crest tiles. Of two storeys with attics lit by pedimented dormers.



An 1847 Drawing of the High Street façade of the Old Vicarage

The High Street facade has hornless twelve light sash windows in flush frames. 1847 survey drawings in the Suffolk Record Office show the house with a window to each of the seven bays of the ground and first floors a number of which are not now evident. (The accuracy of these drawings is however difficult to quantify). Five windows survive to the ground floor and three to the first floor. Wooden eaves modillion cornice, one internal stack and one external stack to the north gable. Doorway to rear, re-set in mid-eighteenth century colour washed brick

extension: six-panelled door, reeded architrave, semi-circular portico on slender fluted columns and half-round pilasters, reeded frieze, modillion cornice; flight of four steps up to door. To right hand side of doorway a semi-circular headed staircase window.

The eastern façade has a full height canted bay window containing small paned sashes. Between the windows on this gable are two re-used bands of pargetting, added in the early twentieth century.



The Yoxford Gallery and Old Vicarage

A single storey c1800 former ancillary building is attached to the High Street façade and now serves as an art gallery. This fronts onto a service yard which was in existence by 1847 and in the nineteenth century was a laundry. Its High Street elevation has changed little since it was drawn by Robert Appleton in 1847 save for the loss of chimneystacks to the gable ends. Rendered with a dentilled cornice and a black pan tiled roof. Troops were reputedly billeted in the building in World War One. Other late eighteenth century or early nineteenth century service buildings are believed to survive behind.

To the east marking the boundary with the adjoining small park is a gault brick wall of probable later nineteenth century date resting on a red brick plinth. Good late nineteenth century iron railings to the High Street frontage. For the serpentine wall to the north see Cockfield Hall Park.

High Street (South Side)

For Yoxford Primary School see – Oakwood Park



No.26 High Street

Blythburgh House, No.26 High Street A purpose built shop with accommodation above which is constructed of red brick with moulded brick embellishments and stone dressings. Welsh slate roof. Frontage range of two storeys, rear range has a further attic floor over central section. Plate glass horned sash windows to the first floor beneath a continuous stone lintel band; stone sills beneath. Timber shopfront to ground floor which is possibly of early twentieth century date with decorative timber brackets to outer corners. Central bay pedimented with brick pilasters flanking the first-floor windows. Flanking the central bay are a pair of circular moulded brick frames within which is the date 1902. The outer bays are canted with shallow pitched projecting pyramidal roofs.

Eastern and western return elevations with pedimented central section and moulded brick platt and lintel bands. Three tall red brick chimneys.

The ground floor to Blythburgh House is currently in use as a restaurant which adds importantly to the mixed use character of the village centre. The building itself forms a prominent and highly attractive building within the local streetscene of fine well maintained quality.



No.26 High Street



Virginia Cottage, School Cottage, and Blythburgh Cottage

Virginia Cottage, School Cottage and Blythburgh Cottage An L-shaped block of dwellings which appears to be shown on the 1836 Barnes map (Blois estate annotated copy). Front range shown as a pair of houses on the 1904 1:2,500 Ordnance Survey map although one dwelling by the later twentieth century. (For the weatherboarded western section of this range see *The Old Slaughter House* below). At right angles to the rear is a small early to mid-nineteenth century terrace which appears to be shown as five cottages on the 1904 1:2,500 Ordnance Survey map. There also appears to have been a further small terrace of cottages standing directly behind it.

School Cottage is built of gault brick over a red brick plinth. Black pan tile roof with some red pan tiles as patching. Small pane casement windows and a boarded door beneath shallow segmental arches. Curious small window opening with shallow segmental arched lintel.

Blythburgh Cottage is built of the same materials but appears to be smaller. Casement windows beneath segmental arches and boarded door.



Aspley House, High Street

Aspley House, High Street A former bank and dwelling of two storeys, now one bay deep and six bays wide; a wing to the rear having been demolished in the late twentieth century. Subdivided into a ground floor and a first floor flat. Probably of mid-nineteenth century date. Built of gault brick with painted stone dressings and a hipped black pan tile roof. High Street façade has a high gault brick plinth. Six panelled door with rectangular over light and wedge shaped lintel above. The over light is embellished with margin lights.



Aspley House, High Street from the north east

Hornless sash windows of either twelve or sixteen lights beneath wedge shaped lintels with pronounced keystones. Upper windows appear to have PVCu secondary glazing. Fine later nineteenth century shopfront with cast iron barley sugar columns. Plate glass windows with panelled fascia beneath, decorative brackets to ends.



Detail of shop fascia, Aspley House



Old Slaughter House, High Street

Old Slaughter House, High Street A former agricultural building of two storeys standing

to the rear of Aspley House, built of red brick with a weatherboarded single storey lean-to addition to the south which replaces a structure of similar form and materials. Black pan tile roof replacing the previous red pan tiles. Of early to mid-nineteenth century date. The western gable has a former cart entrance at ground floor level and a window within a former taking-in door above. Now converted into a dwelling.



Old Slaughter House, High Street before conversion



London House, High Street with the Old Bakery to the right.

London House, High Street (grade II). A house and former shop of early to mid-nineteenth century date, possibly older core. Red brick with a white brick facade; steeply pitched hipped roof of black pan tiles with red pan tiles to the rear slope. Lower red brick range running parallel to the rear with hipped plain tile roof and casement windows. London House is of two storeys with a three bay High Street façade which is lit by three-light small pane casements, beneath flat brick arches. Asymmetrical doorway with inset six-panelled door, fielded panels, the upper two panels glazed, pilasters, frieze and cornice; brick

dentil eaves cornice. Two substantial gault brick stacks on the principal range, one on the ridge, the other projecting from the rear slope.

At the eastern end of the High Street façade a single storey weatherboarded range projects forward. This is probably late nineteenth century date which retains a late nineteenth century shop. Pan tiled roof.



The Old Bakery, High Street from the north west.

The Old Bakery, High Street (grade II). A house of sixteenth century date, with eighteenth and early nineteenth century extensions breaking forward to the left-hand side. Timber framed and plastered with mid twentieth century applied half-timbering to the two main facades. Later twentieth century pan tiled roof replacing plain tiles. Two storeys and an attic. Casement windows, some with square leaded panes. At the Church end of the building is a mid-twentieth century bow window which replaces a canted shop front of early to mid-nineteenth century date. The former principal entrance into the building was originally to its left but the opening was blocked in the later twentieth century. Eighteenth century wing with mid twentieth century boarded door. Gable end stack to main range, external stack to eighteenth century wing.



High Street Elevation of the Old Bakery

Edwardian postcards show the left-hand (eastern) gabled bay with a boarded door where the right-hand casement window is now located. To its left was a sash window with a shallow arched lintel. Above this in the gable was a similar shallow arched window opening. The adjoining gabled bay to the right has a substantial but now truncated external stack. Derrick Neave *A Second Look at Saxmundham and Area Remembered in Old Postcards* (Micropress, n.d.)



The Northern Elevation of St Peter's Church showing the north aisle designed by Henry Roberts of c1837.

Saint Peter's Church, High Street (grade II*). A substantial medieval parish church occupying a prominent site on the southern side of the High Street. The Church is highly visible when travelling east along the High Street.

Repaired and altered by Daniel Manthorp c1802, and with a north aisle added in 1837 to the design of Henry Roberts. Saint Peter's was considerably restored in 1868 by the talented Diocesan architect Richard Makilwaine Phipson, and again in 1920. It consists of a nave, chancel, north and south aisles, and a west tower with a spire, and is largely built of random flint with stone dressings. Lead roofs to nave and aisles, the chancel roof is however slate on its north side and covered in plain tiles to the south.

Henry Roberts' 1837 perpendicular style north aisle is faced with knapped flint with white brick dressings. It is of seven bays with a crenelated parapet; two-light windows, main entrance to west bay. Four-bay arcades to nave aisles.



The Church from the north west. The substantial Three Tuns Hotel stood in the foreground until the 1920s

Late fourteenth or early fifteenth century four stage west tower with diagonal buttresses to the west face; restored two-light west window, two-light Y tracery bell chamber openings; crenelated parapet with panelled flush-work and carved string course with gargoyles to corners; seventeenth century lead-clad needle spire. The south aisle is of c.1500; and is of four bays beneath a flat parapet, with a blocked pointed arched

doorway to the western most bay, the windows are mostly restored. Chancel south aisle (Cockfield Chapel): early-mid sixteenth century; two bays, one large four-light window (renewed), Priest's doorway with square hood mould, one blocked three-light window to east bay. Renewed three-light east window to chancel in Decorated style. James Bettley and Nikolaus Pevsner, *The Buildings of England, Suffolk: East* (Yale University Press, 2015) p612-613.



Detail of the memorial to Anne Davy

Memorial to Anne Davy To the Norwich born Anne Davy who died in 1786 aged 72. Carved limestone headstone with fine lettering and semi-circular code stone panel depicting a carved classical urn with putti and a scroll draped over an anchor. The scroll reads 'death is swallowed up in victory'. On the urn is an oval panel containing a bust which is believed to be of Anne Davy. The left-hand figure holds up a coronet to the portrait set within the urn. The panel is signed by Richard Brettingham De Carle who according to *The Buildings of England* was probably Anne's son-in law. De Carle was a relative of the architect Matthew Brettingham (Matthew Brettingham's daughter having married a De Carle). RB De Carle is known to have worked at the Coade factory in Lambeth. The earliest known Coade stone memorial is at Winterborne Strickland in Dorset and dates from 1782 very shortly after Coade stone was introduced. This example is one of about three known survivals from the 1780s. At east end of the church. James Bettley and Nikolaus

Pevsner, *The Buildings of England, Suffolk: East* (Yale University Press, 2015) p613.

Churchyard wall and railings At the rear of the houses on Park Place is a low brick wall with spear head railings which appear to be have been replaced in the later twentieth century. Around other parts of the churchyard are the remains of a low brick retaining wall.



Signpost in the Churchyard, High Street

Signpost corner of High Street and Old High Road 20 m. north-east of St. Peter's Church tower (grade II). Of early to mid-nineteenth century date. Circular cast iron column; three signs with openwork cast iron lettering and a pointing finger at the extremity; scrolled bracing to column enclosing the distances; ball finial. Height c.4 m. The sign reads Framling'm 10; Yarmouth 30; London 93. A rare survival.



Wall to Bowling Green of the Former Three Tuns Hotel, High Street

Bowling Green Walls, High Street An early nineteenth century red brick wall which formerly enclosed the grounds of the Three Tuns Hotel, a substantial early eighteenth century and earlier coaching inn which stood immediately to the east (destroyed by fire in 1925). The enclosed space is believed to have been a bowling green. The wall forms a significant part of the setting of the Grade II* listed St Peter's Church and helps to screen the later twentieth century housing to its south from the High Street.



The Griffin Inn, High Street

Griffin Inn and outbuilding to the rear, High Street A substantial former coaching inn, now a public house which use contributes very importantly to the character of the conservation area. The building is set back from the road and consists of a long gabled principal range with two wings projecting forward at its western end. Black and red pan tiled roof slopes to the High Street, the rear roof slope entirely covered in red pan tiles. Three tall red brick ridge stacks to the

principal range and one stack to the eastern wing.

The rear elevation is rendered with casement windows and two pan tiled roofed single storey projections. In the centre of this elevation is a small late twentieth century flat roofed addition which detracts from the appearance of the building. The present building appears to be a multi-phased structure of later seventeenth or early eighteenth century origins, but the history of the pub goes back far further and it is possible that some earlier fabric is preserved within the present structure.



The Griffin Inn, High Street

An advert in the *Ipswich Journal* of the 25th of April 1747 called it 'an ancient, commodious and well accustomed inn'. The applied timber framing on the High Street façade is shown on c1900 postcards and was reputedly added during a c1880 remodelling (a relatively early date for this kind of applied decoration). The building was also rendered at that time.



Car Park Elevation of the Griffin Inn, High St

An attractive early nineteenth century red brick outbuilding of a single storey stands within the yard to the pub's rear. This has a red pan tile roof and boarded doors. Its small pane casement windows appear to be of nineteenth century date.

Oakwood Park



High Street façade of Yoxford School

Yoxford and Peasenhall Primary School and boundary wall to High Street. The school faces onto Oakwood Park but has a side elevation facing onto the High Street. A former Board School, one of a series designed by the talented local architect Thomas Key of Southwold (1864-1911) who also practiced in Aldeburgh and Bloomsbury. Other schools by Key include those at Saxmundham and Oulton Broad. It was originally built c1897 but has been extended on at least two occasions since then. A single storey red brick structure freely incorporating classical and Tudor vernacular elements. The High Street façade largely plain save for a large central Serlian window beneath a central gable. with Central clock tower with ogee roof and fleche. Singularly inappropriate flat roofed c1967 addition to western end.



Oakwood Park façade of Yoxford School

On the Oakwood Park façade there is a substantial gable at the northern end which contains a full height arched window. Large gabled brick dormer in the centre of the façade containing two sash windows. Built to replace the former National School on nearby Brook Street (qv). Of the three Turkey Oaks which stood on the High Street frontage and which are recorded in the previous Conservation Area Appraisal only one now survives. James Bettley and Nickolaus Pevsner, *The Buildings of England Suffolk East* (Yale University Press, London, 2015) p213.

Old High Road (West Side)



Tunshaven, Old High Road

Tunshaven and Freedom Works House and attached workshops; probably originally associated with the now demolished adjoining Three Tuns Hotel which fronted onto the High Street. On late nineteenth century maps these buildings appear to form the southern section of the Inn's rear courtyard, Tunshaven itself being then linked to the Inn by a range of outbuildings. Tunshaven is of a single storey

with a shallow pitched hipped roof and red brick chimneystacks. It has black glazed pan tiles to the Old High Road and garden façades, and red pan tiles elsewhere. Rendered façades with mullioned and transomed casement windows of probably later twentieth century date.



Freedom Works, Old High Road

Single storey later nineteenth century workshop building attached to southern end of two gabled ranges. Freedom Works has painted brick facades with twentieth century casement windows within what appear to be much earlier openings. Oculus within each gable containing a radial pattern frame the northern one boarded over. Pan tile roof. Prominently located opposite the west tower of the parish church.

For garden walls to rear see High Street (South Side) - Bowling Green



Yoxford Garage, Old High Road

Yoxford Garage, Old High Road Range of outbuildings now used as a car repair garage which use makes a good contribution to the character of the conservation area. Probably originally associated with the now demolished

Three Tuns Hotel which stood on the corner of Old High Road and High Street. Early to mid- nineteenth century, or earlier origins but now much altered. A similar shaped range is shown on the 1839 tithe map. The garage's elevation to Old High Road is partly of painted brick and partially rendered, some of the painted brick sections appearing to be of relatively modern brick infill. Weatherboarded northern return gable with boarded first floor taking in door. Lower rear range mostly red brick with some weatherboarding. Southern gabled return elevation of red brick. Red pan tile roof. Boarded doors to southern end, large door openings at northern end with sheet metal doors.



Red House, Old High Road

Red House, Old High Road An elegant red brick villa with a hipped late twentieth century concrete pan tile roof and a pronounced overhang to the eaves. Despite its early nineteenth century appearance, it probably dates from the 1840s as it does not appear to be shown on the 1839 tithe map. The conservatism of its design is typical of urban houses built in eastern Suffolk during the period. Sixteen-light hornless sash windows in moulded frames. Gault brick wedge shaped lintel and shutters to ground floor window. Elegant wooden latticed porch with flat lead covered roof resting on a brick plinth; possibly of early twentieth century date. Arched door opening within. Northern return elevation blind save for one small late

twentieth century ground floor casement window. Southern return elevation again with small pane hornless sash windows beneath gault brick wedge shaped lintels to the ground floor. Decorative twentieth century iron railings on dwarf wall to street frontage. The Red House is a key building within the setting of the church and churchyard.

Nos. 1 & 2 Tuns Cottage, Old High Road, and boundary wall to west side of garden of No.2. A later nineteenth century semi-detached red brick pair of cottages with simple wooden bargeboards to the gable ends. Located to the rear of Red House. Altered c2010 when the external joinery was replaced. Shallow arched lintels to windows on southern (rear) side, plaster wedge shaped lintels to the north (front). The window frames are early twenty first century PVCu casements. Glazed doors to front and rear. Lean-to porch with red pan tile roof on southern (rear) side. Good late nineteenth century red brick garden wall to west side of garden of No.2 bordering onto Grove Park. Square section piers with stone pyramid shaped caps.



Vine Cottage, Old High Road from the Churchyard

Vine Cottage, Old High Road (grade II). An early nineteenth century dwelling of colour washed brick. The roof slope facing the churchyard is of Welsh slate but that to the rear is of red pan tiles. Central red brick ridge stack. Two storey four bay façade to Old High Road largely hidden behind dense planting. Sixteen light inset sash windows with narrow glazing bars. Flat brick arched lintels; the

ground floor has French windows with paired louvred shutters, the entrance door of similar design within a timber trellised porch. To the left-hand side is a nineteenth century conservatory with semi-circular headed sash windows with curved glazing bars to the upper panes.



Grove Cottage from an Edwardian postcard

Grove Cottage, Old High Road A substantial dwelling standing in mature landscaped grounds and fronting onto what was once a drive leading from Grove Place to St Peter's Church. Gabled return elevation to the Old High Road. The house consists of two parallel ranges, the front range of which appears on the 1839 tithe map. The distinct single storey rear range is probably of mid nineteenth century date. Its small-paned hornless sash windows replaced in the late twentieth century.

Park Place



Nos.1-3 (cons) Park Place

No.1, Bella Vista No.2 and Lavender Cottage No.3 Park Place and associated Garden Walls A later eighteenth, or early nineteenth

century terrace of three cottages. Marked on the 1839 tithe map. Prominently located on the edge of the churchyard and with a secondary elevation to Old High Road. Nos. 1 & 2 take the form of a larger symmetrical single dwelling with a central arched door opening (belonging to No.2) surrounded by casement windows. The original design has however, been somewhat eroded by the painting of the terrace in different colours and inappropriate window replacements. Welsh slate roof and red brick chimneystacks. No.1 is accessed from the terrace's gabled Old High Road return elevation. It is of painted brick with a central doorway within a gabled twentieth century porch. Four light casement windows. Shallow pitched Welsh slate roof with overhanging eaves. Single storey rear range projecting towards the churchyard with a red brick return elevation.



No. 1 Park Place from the Old High Road

No.2 is rendered, with six-light centrally opening casement windows and a panelled front door with a glazed semi-circular over-light. No.3 is slightly lower, with small pane casement windows beneath shallow arched lintels. Three bay two storey façade, with a central arched door opening. The terrace has good red brick garden walls to the Old High Road and principal elevation. The high rear wall to the churchyard appears to have been largely rebuilt in the twentieth century.



Nos 4 & 4a Park Place from the Churchyard

Nos. 4 'Park House, No. 4a and No.5 Park Place A group of three cottages which form an important feature within the setting of the parish church. L- shaped block of probably later eighteenth century date of two storeys with attics. Rendered façades and twentieth century casement windows. Dentilled eaves cornice and concrete pan tiled roof. No.4 with lean-to twentieth century glazed wooden porch. No.4a is the most altered of the three and now has PVCu windows within altered openings. Boarded front door. No.5 has wedge shaped lintels to the windows on the principal façade. Twentieth century door with glazed panels within arched opening. Twentieth century single storey rear addition with partially glazed door and casement windows.

Barn Meadow, No.6 Park Place A mid nineteenth century painted brick dwelling of two storeys, which was originally a semi-detached pair of cottages. It was converted to a single house prior to the publication of the 1977 1:2,500 Ordnance Survey map. The façade facing the High Street appears to be of stone rubble with brick dressings. Central red brick chimney stack on what was once the spine wall between the two cottages. Six light centrally opening casement windows. Metal framed porch of twentieth century date. Twentieth century single storey weatherboarded outbuilding.

[illegible]



The western end of the High Street looking east from Suffolk House towards the parish church

6. Character Area 3: The High Street, West of the Griffin Inn

6.1 Character Summary

This part of the Yoxford Conservation Area is more urban in its character than the rest of the village, having very much the feel of a small market town. An almost continuous building line, and similarities in the age, scale, and massing of many of the buildings combine to give the area a unity not evident elsewhere in the village. Here the village is effectively only one street wide, the rear gardens of the houses backing onto one or other of the country house parks which frame it. Although some of the buildings have changed significantly there has been less demolition in this part of the village than elsewhere.

The houses and shops are primarily of two storeys and faced in painted or rendered brickwork. The façades of the houses are mostly of later eighteenth and early nineteenth century date. Some of these façades however are known to disguise much earlier timber framed structures, and it is highly likely that other early timber framed buildings await discovery. Some fine nineteenth century gault brick structures can also be found.

In the mid twentieth century houses were built on part of the former grounds of Hope House which lay on the northern side of the High Street. The eastern section of this land which allows open views from The Red House across Cockfield Hall's park was however carefully preserved as open space. These houses are set back some distance from the road and have a neutral impact on the Conservation Area.

Commercial and retail uses along the High Street, where they are found, make a very important contribution to the character of the Conservation Area in the centre of the village and should be retained and supported.



An early twentieth century view looking east along High Street from Magnolia House, before the demolition of the Three Tuns Hotel the church was not as prominent as it now appears.

6.2 Key Views

The views east along the High Street towards the church are amongst the most attractive in the Conservation Area. Until it was destroyed by fire however, it was the Three Tuns Hotel rather than the church which visually terminated views along this part of the High Street, the Church spire only rising above its roofline. There are also memorable short views from various spots on the northern side of the High Street of individual clusters of buildings on the southern side.



Looking west along The High Street towards the former Beehive Inn

One of the most surprising views is that from the park of Cockfield Hall towards Hope House which was carefully preserved when the land to its west was developed for housing in the mid twentieth century. The fine serpentine wall at the rear of the houses on the north side of the High Street is also visible from the park.



Looking north east along the High Street from Wisbech Cottage

6.3 Development and Buildings

At the far western end of the High Street a significant group of early buildings survive that make a picturesque and highly attractive contribution to the character and appearance of the conservation area. Wisbech Cottage is a two-cell timber framed dwelling of mid to late sixteenth century date, whilst the charming sixteenth century timber framed Old Beer House also stands close by. These two buildings, and the seventeenth century Coal Yard House are grade II listed, as is the partially sixteenth century Minsmere House, Minsmere Cottage, and Hope House. The partially timber framed Rose Cottage is not however listed; this externally altered building has a complex building history which is worthy of detailed investigation.

Other so far unidentified earlier structures may also exist behind the restrained late Georgian facades of the houses on the High Street. The Coal Yard House retains good quality later seventeenth century brickwork to its characteristic Flemish gable. The bulk of these early structures may originally have been orientated east-west rather than north south. Two houses the Coal Yard House, and Riverside Cottage are still orientated in this

fashion and Wisbech Cottage still has the appearance of being constructed to face east.



Fine mid eighteenth Century doorcase and early nineteenth century shop fascia at Craig House, High Street

Relatively few of the eighteenth century dwellings in this part of the village were either

built or rebuilt for prosperous owners, most being smaller cottages or dwellings. Hope House, Craig House, and Magnolia House were however, all remodelled and partially rebuilt for relatively high-status occupants during the early to mid-eighteenth century their handsome symmetrical facades disguising timber framed structures of probably sixteenth century date. As elsewhere in Yoxford, eighteenth and nineteenth century garden walls play an important part in both the overall character of the Conservation Area and the setting of individual listed buildings. Magnolia House and Hope House retaining particularly fine examples.

Three white or gault brick villas were constructed towards the middle of the nineteenth century. Each has a symmetrical classical façade and all were originally detached. Milestone House, the nineteenth century part of Angel House, and Suffolk House are also faced in white brick. Elsewhere white brick is used for decorative effect as at the late nineteenth century Hope Cottages.

A band of pargetted decoration was reused at the Old Vicarage on High Street when a cottage was demolished in this part of the village c1890. It was not however, until after the Second World War that the large house known as Starlings in the High Street gained its pargetted decoration. The render being added at that time to disguise the existence of a former shopfront.

Small pane metal casement windows were once common to many of the houses on the High Street, on a number of properties however these have either been replaced with late twentieth century wooden casements or horned sashes with thick glazing bars.



Plain tile roof to the sixteenth century Wisbech Cottage.



The recently built shop between Merivale and Barnsdale on the High Street, one of the most successful new buildings in the Conservation Area.

There are relatively few surviving buildings which were not originally built as dwellings. The large shop now known as Suffolk House, was probably built late in the second quarter of the nineteenth century as purpose built retail premises. The former Blois Arms (now Angel House) was partially rebuilt at the very end of the nineteenth century in a free late seventeenth century style. The most unusual group, however, is the purpose built former builders and joiners yard and their associated counting house now known as Milestone House and Cotton's Yard.

6.4 Significant Open Spaces and Trees

There are very few public open spaces within this part of the Conservation Area or trees which are located within the public realm.

Amongst the most aesthetically significant private gardens is probably that of Magnolia House, which was designed by the landscape architect and author Mark Rumary (1929-2010). It sits within attractive swept early nineteenth century red and gault brick walls. The Red House also has extensive mature gardens contained within eighteenth or early nineteenth century high red brick walls. The grounds of the Red House continue on the opposite side of the High Street where views to and from the park of Cockfield Hall are preserved.

As elsewhere in Yoxford it is the two great parks of The Grove and Cockfield Hall which frame this part of the Conservation Area which here is a narrow linear one. The remaining open land opposite Hope House and at the rear of the old Coal Yard House is highly visible from the park of Cockfield Hall.

Structures making a positive contribution to the Conservation Area

High Street (North Side)



Merivale, High Street

Merivale, High Street An early to mid-nineteenth century white brick villa with a symmetrical classical façade to the High Street. Of two storeys and three bays, with a central arched door opening set within an arched recess. Four panelled door with semi-circular stained glass fan light above. Recessed sixteen-light hornless sash windows with decorative wooden hoods. The lintel of a further now blocked window opening survives above the door. Shallow pitched Welsh slate roof with stacks to gable ends and overhanging eaves. Late twentieth century two storey white brick shop addition to the left constructed in a sympathetic style.



Barnsdale, High Street

Barnsdale, High Street An early to mid-nineteenth century white brick villa with a symmetrical classical façade to the High Street. Of two storeys and three bays with a central arched door opening set within arched recess. Semi-circular stained glass fanlight and a six-panelled door. Sixteen light hornless sash windows with decorative wooden hoods. Welsh slate roof with stacks to gable ends. Blind window opening above central doorway. Good dwarf wall with railings to the front. Former red brick boundary wall incorporated in side elevation of addition.

Both Merivale and Barnsdale are well maintained with well preserved characters which make a good contribution to the streetscene and Conservation Area.



Craig House, High Street

Craig House, High Street (grade II). A substantial house and shop which probably has a sixteenth century core. Formerly known as Yoxholme. Distinguished mid eighteenth century façade to the High Street. Timber framed core, colour washed brick façade. Steeply pitched twentieth century concrete pan tiled roof mostly hidden behind a high parapet.

The High Street façade is of two storeys and five bays, with hornless twelve light sashes in flush frames, flat brick arches. Central doorcase with fluted pilasters and an enriched frieze and cornice. Six-panelled door with raised and fielded panels, the upper two panels glazed. To the right-hand side is a fine early nineteenth century shopfront with two slightly bowed sixteen-panel windows. The fascia has sunk pilasters (originally with decorative infilling), a frieze and a dentilled cornice. Inset doorway with glazed door and rectangular fanlight with diagonal glazing bars; the original internal mechanical window blind system survives. The timber framed and rendered wing to the rear was restored in the early 1980s. Hooped iron railings to High Street. (See 1948 NMR photo AA48/8947 for shop front complete with enamel signage etc).



Craig House, High Street c1920 with the original decorative infilling to the pilasters on the shopfront.



Suffolk House, High Street

Suffolk House, High Street A shop with living accommodation above of two storeys and eleven bays. Two distinct sections. The eastern section is probably of mid-nineteenth century date but considerably altered. It is built of gault brick with a painted façade and a high parapet. Old photographs show the eastern range with obelisk shaped finials to the parapet which appear to have been removed before 1920. There was also applied

plaster decoration imitating wedge shaped lintels above the windows. The hornless small pane sash windows to the right-hand end appear to be shorter than those shown on early twentieth century photographs.



Suffolk House, High Street c1910

The left-hand (western) four bays were once a separate building. Large opening beneath a flat lintel to the ground floor. Early twentieth century photographs show a considerably taller structure with a high parapet concealing a gable end. This structure appears to have been almost entirely rebuilt sometime in the mid -twentieth century.

The existing ground floor uses – currently an antiques premises and café and kitchen – make an important contribution to the character and appearance of the conservation area in the centre of the village.



Coach House Cottage and The Old Wool Shop, High Street

Coach House Cottage and The Old Wool Shop, High Street A semi-detached pair of cottages of probably early nineteenth century date. Coach House Cottage retains a good early nineteenth century shop window. The Old Wool Shop also has a former shop window but its joinery has been replaced. Originally built as at least five small cottages, the front door to Coach House Cottage originally led to a passage from which two further small cottages could be accessed. These three cottages have been remodelled to form one house.

The novelist Rosamond Lehmann (1901-1990) lived here from c1971 until shortly before her death. On visiting her in 1974 the diarist James Lees Milne wrote 'It reminded me of the shop in *Alice Through The Looking Glass*, and Ros of the old women who turned into a sheep.' The large red brick outbuilding at the rear of Coach House Cottage was converted into a guest annexe by Rosalind Lehmann in the 1970s.

The Old Wool Shop also appears to have been at least two cottages. Built in red brick which is now painted. Red pan tile roof with two red brick ridge stacks. Two nineteenth century bay windows which formerly lit a shop with small pane casements and flat lead roofs, twentieth century casement window to the right-hand end. Shallow arched lintels to doors. Coach House Cottage has a four-panelled door with a blind recess above, and a single nine-light sash window on the first floor. Later twentieth century casement windows to the first floor of The Old Wool Shop.

This pair of dwellings is important for their picturesque character and the historic association with Lehmann, a distinguished English novelist of the twentieth century.



Rosslyn House, High Street

Rosslyn House, High Street A semi-detached house with a symmetrical gault brick façade of three bays to an otherwise primarily red brick building. Probably constructed in the second quarter of the nineteenth century. Shallow pitched concrete tile covered roof, replacing Welsh slate. Central panelled door with rectangular over-light. Nine-light hornless sash windows. Full width red brick rear range beneath cat slide roof. The building is well maintained and its well preserved character makes a good contribution to the streetscene and Conservation Area.



Angel House, High Street

Angel House, High Street Formerly the New Inn and from c1955 the Blois Arms Public House (closed c2007). It was a beer house by 1844 and certainly called the New Inn by 1861. Now a single dwelling. Of two distinct building phases. The western section appears to be of early to mid-eighteenth century date, the eastern was probably built c1900 for Adnams Brewery.

The western section has horned twelve light sash windows and a steeply pitched roof with a recent covering of red plain tiles. In the centre of the roof slope fronting the High Street is a substantial flat roofed dormer which appears on c1910 photographs. Single red brick chimneystack. To the rear a single storey wing of apparently eighteenth century date appears to have recently been demolished, and replaced with a new larger addition.

The eastern c1900 section is built of gault brick with stone dressings but again now has a painted facade. Symmetrical classical Queen Anne Revival style façade with string course and decorative raised brick panels beneath the windows. Twelve-light horned sash windows, and a partially glazed small painted front door. Gault brick chimneystack.



Ivydene, High Street

Ivydene, High Street A detached dwelling of apparently later eighteenth century date, which is now much altered. Its appearance has in fact changed considerably since the last Conservation Area appraisal was undertaken. Three bay rendered main block with gabled projecting cross wing to the eastern end. Red pan tile roof and red brick chimneystacks. An iron latticed porch illustrated in the last appraisal has been removed and the black pan tiled roof covering has been replaced by one in red pan tiles. Door with hood supported on finely carved consol brackets. The bulk of the house's windows are later twentieth century casements.



Ratty's Retreat and Riverside Cottages, High Street

Ratty's Retreat, Nos. 1-2 Riverside Cottages and outbuilding to east A terrace of three cottages with rear outshots, now rendered and with a shallow pitched plain tile roof. The shallow arched lintels to the windows and doors remain un-rendered. Each cottage has a single six-light casement window to the first floor and a four-panelled door beneath a segmental arched lintel. The central cottage has a substantial bay window to the ground floor whilst the outer cottages have again a single six-light casement. Ratty's Retreat appears to have a rear outshot located at its eastern end. To the east of the terrace is a gabled outbuilding of possibly early nineteenth century date which was once a shop. Red pan tiled roof and large garage doors, walls of painted brickwork.

Riverside Cottage, High Street A small cottage standing at a right angle to the High Street and facing west. The cottage is rendered with twentieth century casement windows and a single gabled dormer. Probably of early nineteenth century date.



Chapel House, High Street

Chapel House, High Street A red brick former Primitive Methodist chapel and attached manse of 1856, which was constructed in a remarkably conservative style for its time. The chapel has a three-bay gabled façade with a central arched doorway with radial fanlight date plaque and oculus above. The doorway is flanked to either side by large arched windows which rise through the full height of the facade. The western side elevation to the chapel is rendered.



Detail of fanlight, Chapel House

The Manse is of two storeys with small pane casement windows and a central six-panelled door. Simple spear railings to front. (The First World War memorial from the chapel is now within the parish church). Christopher Stell, *Nonconformist Chapels in Eastern England* (English Heritage, London, 2002) p314.



The Coal Yard House, High Street

The Coal Yard House, High Street (grade II). A seventeenth century timber framed and rendered house standing at a right-angle to the High Street. Probably altered and embellished in the later seventeenth century and converted into two cottages in the later

eighteenth. Now a single dwelling. An L-shaped block, the rear outshot being of a single storey and retaining a late nineteenth century shop fascia. Of two storeys and three wide bays. Fine red brick Dutch gable to the High Street possibly of later seventeenth century date. The brick end gable wall is further embellished with string courses. Wrought iron strengtheners in the form of the letters 'T' and 'L'. The front and rear elevations are rendered and have small pane casement windows. Red concrete pan tile roof, replacing plain tiles shown on a 1948 National Monuments Record photo (AA49/4584). Red brick chimneystacks.



Outbuilding at Coal Yard House



Nineteenth century former shop to the rear of the Coal Yard House

To the rear (west) is a single storey weatherboarded barn which may be of later eighteenth or early nineteenth century date.

Coal Yard House formed the western edge of the village on the north side of the High Street until the twentieth century.

High Street (South Side)



Magnolia House, High Street

Magnolia House, Outbuildings to rear and Garden Walls, High Street (grade II). A substantial detached house with a sixteenth or early seventeenth century timber framed core. Its colour washed brick façade to the High Street is of early nineteenth century date. Side elevations part plastered and partly of red brick. Red plain tiled roof containing a row of three small flat roofed nineteenth century dormers which light the attics. Symmetrical three bay, two storey principal façade with hornless nine-light sash windows, with flat brick arched lintels. Two substantial red brick chimneystacks. A two storey red brick range to the rear is visible from the High Street. This has a red pan tile roof and casement windows. Further single storey red brick range with a black pan tile roof to the rear.

Single storey range of outbuildings mostly of red brick with Welsh slate roofs now adapted to form garages. Adjoining is a red brick single storey former stable with a red pan tiled roof and dormer to hayloft above containing a boarded taking-in door. This structure was also altered in the twentieth century.

Magnolia House is reputedly the former dower house to Grove Park. David Seekings, *A brief History of Yoxford and a Stroll Through the Village* (Yoxford, 2012).



Garden Wall at Magnolia House, High Street

Fine twentieth century garden designed by the landscape architect and author Mark Rumary (1929-2010) contained behind fine early nineteenth century red and gault brick walls. The red brick wall to the street projects to the pavement line and has a symmetrical swept cap to either end, a design feature which is repeated on the eastern return section which fronts onto The Griffin Inn. A formerly boarded door in the short western return section which links the front wall to the house has been replaced with a small window. This lights the rear section of a large conservatory. A further lean to conservatory is attached to high gault brick rear wall.



Magnolia House and Garden Wall, High Street

The dwarf red brick wall to the immediate front of the house does not appear on early twentieth century photographs and is probably of later twentieth century date.



Magnolia House garden walls to the rear of Haven House

To the rear of the adjoining Haven House are further garden walls which appear to belong to Magnolia House. They appear to be of mid to late nineteenth century date and are reinforced with square section piers and shallow buttresses. Chequered brickwork.



Yoxford Cottage, High Street

Yoxford Cottage, High Street A small early nineteenth century semi-detached dwelling of considerable character and charm, which is attached to the eastern end of Haven House. Shown as a separate dwelling on the 1884 1:2,500 Ordnance Survey map. Red pan tile roof, rendered brick walls, and a red brick chimney stack. High Street frontage of a single bay, with a twelve-light horned sash to the first floor. Below a columned porch with a boarded door within and large casement window with gothic glazing



Haven House, High Street

Haven House, High Street A semi-detached dwelling which is probably of later eighteenth century date. Built of painted brick with a red plain tiled roof and a central red brick ridge stack. Symmetrical three bay, two storey High Street façade. Late twentieth century horned sash windows to the first floor replacing small pane leaded casements shown on early twentieth century photographs. Nineteenth century fifteen light casements below, that to the left of the door replaces a former shop window shown on Edwardian photographs. Gauged brick arched lintels to window openings. Centrally placed four-panelled front door, with later twentieth century canopy supported on decorative swept brackets. Above the door is a blind opening which is embellished with a high quality late twentieth century mural.



Haven House, High Street c1910 from a postcard

Intriguingly shown as a pair of cottages (or more likely a cottage and a separate shop) on the 1884 1:2,500 Ordnance Survey map. If this is correct, then the front door to one of the properties must have been on the western return elevation. Shown as a single dwelling on the 1904 1:2500 map.

For the detached outbuilding at the rear see Milestone House



Milestone in front of Milestone House, High Street

Milestone in front of Milestone House, High Street (grade II). An early nineteenth century milestone which is wedge shape in section, and with its outer inscribed face curved; about one metre in height. Inscribed 'FROM LONDON 93 miles to HEVENINGHAM HALL 5'. Two lead-filled cavities may indicate that the stone was also used as a tethering post for horses.



Rosemary Cottage, High Street

Rosemary Cottage, High Street. A detached house of three bays and two storeys, with now rendered brick façades and a red pan tile roof. Probably of early to mid-nineteenth

century date. Rosemary Cottage stands directly behind Milestone House. It has late twentieth century casement windows to the first floor, and recently replaced horned sashes below. The new units are however probably within the original openings. Twentieth century porch to centre with pan tile roof. Red brick stacks to gable ends. Small two storey gabled outshot to rear. Twentieth century lean-to conservatory to rear. Outbuildings appear to be nineteenth century.



Milestone House, High Street

Milestone House and Cotton's Yard, High Street Formerly known as Veranda House. A pair of houses and attached former workshop of early nineteenth century date, which together form one of the most memorable complexes on the High Street. There are further workshops to the rear.



Balcony at Milestone House

Reputedly originally built as a carriage repair and construction workshop, however a builder and carpenter's yard owned by the Cotton family operated from the complex by the mid nineteenth century. It would appear more likely that the present building's

extraordinary palette of facing materials results from the Cotton's desire to illustrate their prowess in various construction techniques. The master carpenter Ezra Cotton (1793-1862) had premises in the Great Street at Yoxford, by 1851 and there is a strong likelihood that this was Milestone House. The two houses appear to have become one by the later nineteenth century, and once housed the village's Mechanic's Institute, library and reading room.

Milestone House is faced in white brick and stone and its shallow pitched Welsh slate roof is largely hidden behind a high parapet. The High Street façade is of two storeys and four bays. At the eastern corner is a wide pilaster capped at parapet level with a carved recumbent lion. At the western corner, the pilaster is only evident at parapet level but is again capped by a lion. In the centre of the parapet is an anthemion. Two further ball finials which were located roughly above the outer edges of the balcony have now lost their stems. Elaborate first floor enclosed balcony of painted cast iron with a lead roof, which rests upon the two pillared porches.



Milestone House and Cotton's Yard c1918

The centrally opening casement window with narrow margin lights to the far left-hand side on the first floor is shown on early twentieth century photographs, which also appear to show that there was once a similar window

below it. Gault brick elevations with stepped gables to the east and west.



Converted Workshop to rear of Milestone House

A detached nineteenth century red brick workshop stands to the south-east of the rear elevation, at the rear of what is now Haven House. Latterly a pottery, it was converted to ancillary domestic accommodation c2015. Of two storeys, and one gabled bay. It has a former garage opening to ground floor and a single casement window above, in what may have originally been an opening for a taking-in door. Two bay return elevation with substantial small pane casement windows to first floor, single storey lean-to below. To the rear of this outbuilding are impressive nineteenth century garden walls, for a discussion of which see *Magnolia House*.



Cotton's Yard, High Street

Cotton's Yard is an early to mid-nineteenth century former workshop range constructed of red brick with a red pan tile roof. Double pile with twin gables to return elevations. It is now a separate dwelling. The ground floor was converted to residential use c1995. Further alterations c2004 which probably included the rebuilding of the formerly corbelled eaves cornice and a glazed extension at roof level infilling the valley between the two gables.



Detail of a 1918 view of Cotton's Yard

The former workshop is of two storeys with attics and with a three bay principal façade to the High Street. A large wooden bressumer runs across the principal façade directly above

the ground floor window openings. The central classical doorcase and door, and the left-hand window date from c1995 and replace a part of what was once a continuous set of doors occupying the left-hand side of the ground floor.

A further small gabled and weatherboarded outbuilding of a single storey once stood on the High Street frontage, between Cottons Yard and Stanhope. The name Cotton's Yard reputedly is derived from Ezra Cotton a carpenter and builder who occupied these premises and Milestone House in the late nineteenth and early twentieth century. The Cotton family were prominent builders in the parish during the nineteenth century and were responsible for building the north aisle of the church to Henry Roberts' design.



Stanhope, High Street

Stanhope, High Street A small detached, nineteenth century cottage of painted, and partially rendered brick, which retains much of its nineteenth century external joinery. Its render is scored to imitate ashlar blockwork. The house is roughly square in shape and of two storeys. The cottage has a six-panelled front door and a mixture of casement and horned sash windows. The first-floor windows are horizontal sliding sashes. Tall red brick chimney stacks and an overhanging hipped Welsh slate roof. The house makes a pleasant contribution to the streetscene is notable for its good condition and the survival of early joinery.



Trompe l'oeil Decoration, Stanhope, High Street

The eastern face of the cottage is elaborately painted with trompe l'oeil decoration in the form of a second polite façade with a central doorcase flanked by casement windows, figures appear looking out of the upper openings. The western return elevation is largely blind. Single storey brick, open-fronted outbuilding to the rear not included.



Rose Cottage, High Street

Rose Cottage, High Street A puzzling and now much altered building which appears to have been three separate houses in the nineteenth and early twentieth centuries. Rose Cottage is at least partially timber framed although there is now little evidence of this externally. Internally however, timber framed partitions and considerable other framing survives. The house possibly started life as a single relatively high-status dwelling in the seventeenth century. It still retains a substantial stack at its eastern end, which is now capped with a nineteenth century chimney. Rendered with a black pan tile roof and later twentieth century casement windows.



Stanhope with Minsmere Cottage beyond c1918. Note the now demolished range between the two structures.

A further structure which occupied the High Street frontage of the site by Minsmere Cottage has been demolished. Shown as a single dwelling on the 1977 Ordnance Survey map. To the right adjoining Minsmere Cottage is an attractive twentieth century brick wall containing an arched gate way which leads into the rear garden.



Minsmere Cottage (left) and Minsmere House (right), High Street

Minsmere Cottage and Minsmere House, High Street (grade II). A house and cottage with a c1800 façade disguising a much earlier timber-framed, multi-phased building. The rear range appears to be of sixteenth century date, that to the front is probably seventeenth century. Principal façade of brick which has recently been painted and with a later twentieth century red concrete pan tile

roof. Rendered side elevations. Of two storeys with attics lit by eighteenth or early nineteenth century pedimented dormers which are partially hidden behind a parapet. Below the parapet is a good wooden cornice with modillions. Casement windows of considerable age.



Minsmere House, High Street c1918

Minsmere House has a central doorcase with pilasters and a reeded frieze and a central rectangular plaque containing an oval frame. Six-panelled door. Minsmere Cottage a slightly simpler doorcase, both appear to be original. The listing describes a Royal Exchange Assurance Co fire mark of 1801-02, which may also be the date of the re-fronting. A c1918 photograph shows a further structure attached to Minsmere Cottage, this appears to have been of a single storey with rendered walls and gothic casement windows.



Yew Tree Cottage and Yew Tree House, High Street

Yew Tree Cottage and Yew Tree House, High Street A now much altered early nineteenth century brick built semi-detached pair of dwellings, which until the later twentieth century also functioned as shops. Now rendered and with later twentieth century casement windows. Concrete pan tile roof with beneath a good quality wooden modillion cornice. Substantial centrally placed brick ridge stack.



Yew Tree Cottage and Yew Tree House c1920

Early twentieth century photographs show a central pair of doorways which were similar to those at Sunnyside, High Street (qv) which

were once flanked by shop windows. All of these features have now been removed. Above the shop windows were originally small-paned, hornless sash windows. Good two storey early nineteenth century red brick outbuilding to rear. Yew Tree Cottage and Yew Tree House occupy a highly sensitive location within the High Street adjacent to the Gill Minsmere House, and Minsmere Cottage.



Starlings, High Street

Starlings, High Street A later eighteenth century building. The principal range is of two storeys with a projecting single bay wing to the left. Rendered with restrained probably mid-to-late twentieth century parge decoration. Projecting hipped Welsh slate roof and tall red brick chimneystacks. Six panelled front door within doorcase with pilasters. Casement windows with leaded lights which appear to be those shown on early twentieth century photographs.

The projecting left hand bay formerly contained a shop front with a central door flanked by small pane casements. A casement window on the first floor has also been removed. The upper windows on the eastern (left-hand) elevation appear to be those shown on Edwardian photographs. The lower casement is however a replacement for a pair of small hornless sashes.



Starlings before the removal of the shopfront with Wades beyond. From a c1920 postcard

Painted brick rear wing rendered with a Welsh slate roof. Twentieth century single storey weather-boarded addition.



Wades, High Street

Wades, High Street A small cottage of painted brick with a two bay gabled elevation to the High Street. Probably of early to mid-nineteenth century date, and preserving its original window openings intact. The external joinery has however largely been replaced. Small pane late twentieth century casement windows. Lean-to single storey range to side containing four panelled front door. Twentieth century iron porch.



Wisbech Cottage, High Street façade

Wisbech Cottage, High Street (grade II). Probably originally a small, two-cell timber-framed and thatched cottage of mid to late sixteenth century date. In the early twentieth century known as Clement's Cottage. Now rendered with a plain tile roof and casement windows with leaded lights. Originally consisting of a hall, with a cross-passage and a service bay. Inserted seventeenth century chimneystack with a probable nineteenth century upper section. Extended to left in seventeenth century when the property was also probably converted into two very small dwellings. It appears to have remained as two cottages until the later twentieth century. Further small eighteenth century range to right. A 1908 painting of the house by Charles Paget Wade is preserved within the National Trust's collections at Snowhill Manor.



Wisbech Cottage from the north east



Hope House, High Street

Hope House, and garden walls to the rear, High Street (grade II). A substantial detached house which is probably of sixteenth century origins, with a fine symmetrical early eighteenth century façade to the High Street. The building forms one of the most imposing and grandly scaled buildings within the village centre. The earlier rear range is timber framed. The eighteenth century front section faced in colour washed red brick. Dutch gables to side elevations with substantial red brick chimneystacks placed directly behind. Of two storeys and five bays with twelve light hornless sash windows in flush frames.

The stylish mid nineteenth century Roman Doric porch with fluted columns described in the statutory list has recently been replaced. In the 1870s or 1880s the house became part of the Sibton Orphans Home which aimed to 'provide maintenance and education for orphaned girls and boys of a superior class from all parts of England'. The orphanage was founded by Margaret Green of Sibton Abbey c1866. By the early twentieth century the house was a Blything Poor Law Union children's home. The home had closed by 1929.

Substantial walled garden to the rear and eighteenth or early nineteenth century garden wall attached to right hand gable. Subsidiary buildings not visible from the road but may be of architectural interest.



Old Beer House, High Street

Old Beer House, High Street (grade II). A sixteenth century T-plan structure which in the nineteenth century was reputedly a beer house called the Maid's Head (this has however proved difficult to corroborate) In the later nineteenth century it was two cottages.

In the mid-twentieth century it was owned by and reputedly restored and converted to a single dwelling by the arts and crafts architect, craftsman, and poet, Charles Paget Wade (1883-1956). Wade is best known for his restoration of Snowhill Manor which he gave to the National Trust.

A rendered and colour-washed timber framed structure with a twentieth century plain tiled roof to the front range and earlier plain tiles to the rear. Of a single storey with attics lit by gabled dormers with plain wooden bargeboards and small pane casement windows. Its High Street façade is of three wide bays with central paired doorways with two-panel doors and a small segmental headed staircase window above. In the centre of the roof above the doorways is a red brick ridge stack with panelled sides. Left hand gable with three casement windows, two of which have square leaded panes. Rendered rear wing with original red brick gable end and three dormers.

Hope Cottages, High Street A terrace of four red brick cottages with elaborate gault brick pilasters and dressings. It has a shallow pitched Welsh slate roof with ridge stacks to the inner spine walls between the cottages.



Nos. 1-4 (cons) Hope Cottages, High Street

The terrace is shown on the 1884 1:2,500 Ordnance Survey map and was probably built in the 1870s for the Wade (Yoxford Place) estate. The window and door openings have survived intact, but all of the original window joinery in the terrace's High Street façade has been replaced. Most of the doors are also of later twentieth century date. Elaborate late nineteenth century bargeboards survive to the gable ends. At each corner and in the centre of the façade are red and gault brick pilasters articulated in the manner of quoins.

This terrace makes a good contribution to the conservation area by adding to its variety of architecture.



Blenheim House, High Street

Blenheim House, High Street A red brick built detached house which was built on land carved out of the tree belt surrounding Grove Park in the early twentieth century. Reputedly built for an employee of The Grove which

stands in the trees to its rear. In a restrained but inventive Tudor vernacular style with small pane casement windows, overhanging eaves and an early twenty first century replacement Welsh slate roof covering. Simple wooden bargeboards to the gables. Sensitive extended in the early twenty first century.

Character Area 3: Summary Map



7. Character Area 4: Cockfield Hall and Parkland



The Grade I listed Cockfield Hall looking south

7.1 Cockfield Hall Park and the core of its historic parkland

The southern part of Cockfield Hall's park was previously within the Yoxford Conservation Area prior to its extension, as were a pair of lodges and an elegant early nineteenth century foot bridge. The park's historic core is identified within East Suffolk Council's Supplementary Planning Guidance SPG 6 as being of historical and aesthetic significance.

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/supplementary-planning-guidance/historic-parks-and-gardens/>

Landscape park C27 ha having evolved from early C19. Formal gardens and pleasure grounds. Former manor house. North wing C16, remainder rebuilt C17 (probably 1617) with C18 alterations. House lies to west of Main Park. Behind house is gatehouse, mid

C16, forming entry into walled enclosure containing dairy range, probably C16, coach house and barn, early-mid C19, neo-Tudor style, and large, octagonal dovecote of mid C19. Gardens and pleasure grounds lies to south and west of house with free standing trees including cedar shrubs and topiaried yew hedge. Woodland belt lies to south of gardens, and within small area of land to south of river. Within grounds to west of house is a formal stretch of water, possible remnant of moat or stews, both recorded in C15. A semi-circular lawn, containing two topiaried yews lies to the east of house separated from park by ha-ha. Parkland lies to east of hall and is divided. Immediately to east is parkland of roughly triangular shape known as "Old Bridge Meadow", with a number of free standing trees and new planting. Along northern side is main concrete drive to hall lined on northern edge by mature trees, including copper beech. In north-eastern corner are areas of concrete amongst horse

chestnuts; testament to the park being military occupied in World War II. To the south-east of “Bridge Meadow” is “Middleton Meadow” separated by a fenced public right of way. This park land area is now under arable use. With only a few free standing trees remaining. Tree belt lies along eastern edge, abutting A12. River forms southern boundary with views across adjacent water meadows into Yoxford village and vice versa. Evidence of new copse planting in western corner. To west of park, south of the river is wood through which pathway lies, formerly the carriage drive from Hall to church/village, created in late C18. Yews line route. River is crossed by bridge with iron railings and open work columns now in poor state of repair. At western village entry lie iron gates displaying Blois Fleur-de Lys. To east of gateway lies lodge- mid C19 neo-Tudor style whilst on western side lies ‘dummy lodge’ and manor house (grocers’ store) similarly displaying neo-Tudor style façade. Carriageway ceased late C19, with eastern drive, from A12 (T), being utilised. That entry marked by lodge, early C19 of Cottage Ornee style. Iron gates similarly display Blois Fleur-de Lys. To north of main drive is outer park, probably “Holme Meadow”, now in arable, possibly being 1948. Remnants of parkland remain, including two free standing trees- oak and horse chestnut, a thin belt and wood along northern edge and a tree belt along western edge. Including mature lime avenue.

An area to the west of the Hall which was enparked in the mid nineteenth century falls outside of the Conservation Area and the area protected by SPG6, as does a former detached area of parkland to the east of the A12 which is now in agricultural use.



A mid nineteenth century estate map with Cockfield Hall park marked in green. Quite a large area to the west of the hall was not added to the park until later in the nineteenth century and this land falls outside the Conservation Area.

7.2 Cockfield Hall buildings and structures

The park forms the setting of a number of listed buildings, including the grade I listed Cockfield Hall and its grade II* gatehouse. Footpaths lead from the village across the eastern park, and the parkland itself envelopes the rear gardens of houses on the northern side of the High Street.



Three Grade II listed stable court buildings at Cockfield Hall

The following nationally designated structures are within the character area.

- The grade I listed Cockfield Hall,

- The grade II* listed Cockfield Hall Gatehouse
- The grade II listed cottage orne lodge on the A12 and its associated gates and gate piers.
- The grade II listed Dairy Cottage and former stable.
- The grade II listed sixteenth century gateway.
- The grade II listed dovecote
- The grade II listed coach house and barn
- Grade II listed garden walls.
- Grade II listed early nineteenth century gateway to north-west of the Hall
- Grade II listed sixteenth century gateway to south east of the stable court.

Statutory List Descriptions of the additional structures included within the Conservation Area.

Cockfield Hall, Grade I (group value). Former manor house. North wing mid sixteenth century, for Sir Arthur Hopton; remainder of house rebuilt early seventeenth century (probably 1613) for Sir Robert Brooke; main range altered in the late eighteenth, and early-mid nineteenth century (including addition of third floor and an extra bay to the facade); south side altered and rebuilt mid twentieth century following bomb damage. Red brick, plain tiles. Main range of three storeys; symmetrical facade with seven window range, 3:1:3, the bays separated by coupled brick pilasters; giant brick pilasters with moulded brick and stone pinnacles to quoins and centre bay, brick bands at second floor and eaves levels, wavy parapet with tall shaped gable to centre bay with coat of arms within; ground and first floors with inset eight-pane sash windows, segmental arches, stuccoed hood moulds over ground floor windows; two-light casement windows to third floor. Single storey entrance porch: panelled pilasters with elaborate moulded

brick and stucco pinnacles; segmental arch over former doorway, now replaced by sash window. Right hand return front with original mullion and transom windows. North wing substantially in its original state: two storeys and an attic; three bays to south with pilasters between, moulded brick bands at first and second floor levels and a moulded brick band above each attic window; eighteenth century casement windows with square leaded panes, central doorway with 6-panel fielded door in original frame, rectangular fanlight; all the openings have raised rusticated surrounds; three crowstepped gables with square enriched moulded brick pinnacles between and on each apex. Gable end to north with similar detailing and original windows with diamond leaded glass. West front with two overhanging attic gables and external stack with three detached octagonal flues with moulded bases and linked star caps. Interior: North wing with good early seventeenth century oak staircase with turned balusters, half balusters against wall and square newel posts with pierced finials; two carved stone fireplaces; a first floor room with four ovolo-moulded ceiling beams forming a square centre panel, none of the beams spanning the whole width of the room; painted panelling to drawing room (first floor). Main range east drawing room with very fine early seventeenth century ornamental plaster ceiling; one first floor bedroom with parts of a sixteenth century plasterwork frieze; great hall rebuilt 1896 by E.F. Bishopp in Jacobean style with much richly carved woodwork. Lady Catherine Grey, sister of Lady Jane Grey and great grand-daughter of Henry VII, was brought to the house in 1567 where she died the following year. *Country Life* 5.4.1924.



The GII Gatehouse at Cockfield Hall*

The Gatehouse, Cockfield Hall. Grade II* (group value). Mid sixteenth century. Rectangular plan with staircase projection to rear. Red brick, formerly plastered, with plain tiled roof. Two storeys. Symmetrical facade to north with a ground floor window to each side of the entrance arch and a single window above; mullion and transom casement windows with diamond leaded panes, splayed reveals, square hood moulds; four-centred moulded entrance arch with square hood mould over. Crowstepped gables; each gable has an external stack with a single circular flue enriched with moulded brick ornament, the caps missing; the shoulders of the stacks have further crow-stepping. Inside the entrance arch is a recess containing a terracotta bust of a man in a sixteenth century costume; this was brought here from Westwood Lodge, Blythburgh. First floor with original panelling and one stone fireplace; unusual wood corbels in the form of carved heads have been added to support the end roof trusses.

Dovecote, Cockfield Hall. Grade II (group value). Dovecote of mid nineteenth century date. Red brick, plain tiles. Octagonal, with brick buttresses to the angles, each surmounted by a moulded brick pinnacle; crenelated parapet. Two slatted openings to opposite faces, boarded door; small octagonal timber turret to apex of roof. Inside are thirteen tiers of brick nesting holes and a working potence.



The GII listed Darsham Road Lodge to Cockfield Hall

Cockfield Hall Lodge, Darsham Road. Grade II. Eastern lodge to Cockfield Hall. Early nineteenth century. Brick, roughcast render, thatched roof. Single storey. Cottage Ornee style. Casement windows with four-centred arches, Y tracery and hood moulds; four-centred arched doorway, boarded door with cover fillets. Splayed end to front with overhanging roof supported on rustic timber columns. Internal half-octagonal stack.

Dairy Range, Cockfield Hall. Grade II (group value). Part former stabling, part residential (*Dairy Cottage*), part general storage including game larder. Probably sixteenth century, with much later alteration, notably the early-mid nineteenth century east facade. Timber framed, mostly plastered except east facade to courtyard which is red brick; roof mainly plain tiled, some pantiles to south. A single long (40m.) range. Two storeys with an attic floor to the south. Various windows and doors which are mostly of twentieth century date; all openings to east facade have square hood moulds; to the north east a three-centred arched opening to the stables. One diamond mullion window survives at the south end, which would appear to be the least altered.

Coach House and Barn, Cockfield Hall. Grade II (group value). Coach house and barn. Early-mid nineteenth century. Red brick, plain tiles. Neo-Tudor style. A single long (36m.) impressive range, with symmetrical south facade towards Cockfield Hall. Square buttresses to quoins surmounted by moulded

brick pinnacles, crowstepped gables with apex pinnacle. Two cart entrances set forward with crow-stepping which is similar to that of the main gables, three-centre moulded brick arches, the moulding continuing along the facade; boarded doors; within each gable is a circular slatted opening with semi-circular hood-mould over. The bays resulting from the cart entrances are further divided by brick pilasters. Moulded brick eaves band, crenelated parapet.

Walling to north and west of Cockfield Hall Gatehouse. Grade II (group value). Walling enclosing an irregular shaped garden area between the north wing of Cockfield Hall and the gatehouse. Mostly of mid sixteenth century date, part heightened in the eighteenth or early nineteenth century; the west section is entirely of eighteenth to nineteenth century date. Red brick, brick copings, some dark headers to east section. Height 2.5 - 3 m.

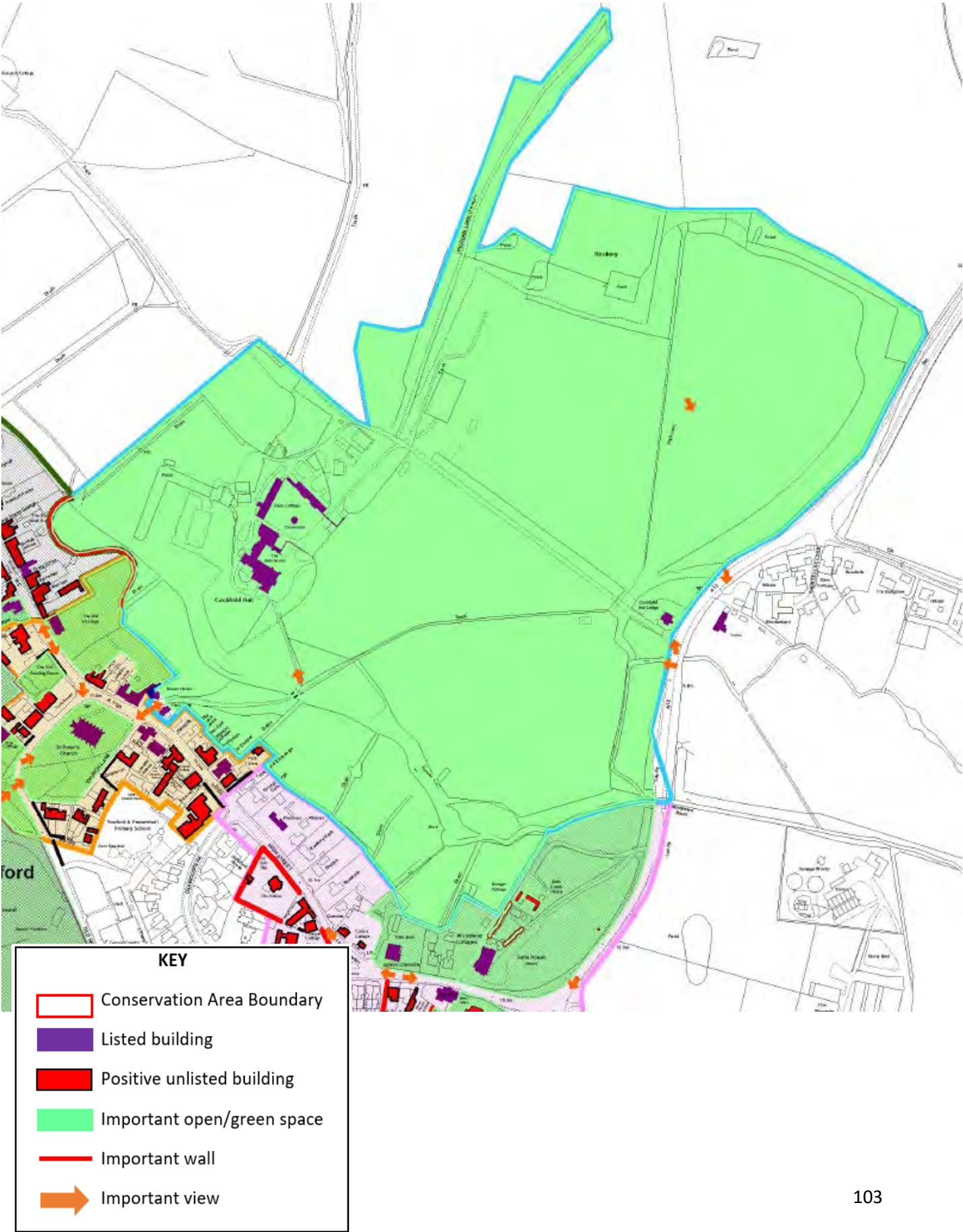
Gateway immediately north west of the Coach house and barn, Cockfield Hall (including adjoining walling). Grade II (group value). Gateway. Early-mid nineteenth century. Red brick, plain tiles. Neo-Tudor style. Three-centred moulded entrance arch with hood mould over. The corners have square buttresses with moulded brick pinnacles; crowstepped gables with moulded brick apex pinnacle. Early-mid nineteenth century

walling joins the gateway with the dairy range to the west and the coach house/barn to the east.

Gateway immediately south east of coach house and barn, Cockfield Hall (including adjoining L-shaped section of walling to south east). Grade II (Group Value). Gateway. Mid sixteenth century, the upper parts restored. Red brick with traces of plasterwork, plain tiles. 3-centre moulded entrance arch with square hood mould over. The corners have square buttresses with moulded brick pinnacles; crowstepped gables with moulded brick apex pinnacle. Mid sixteenth century red brick walling c. 3m. high joins the gateway to the coach house/barn to the north west and the garage building to the south east, where it extends for a further 12m. to the north east.

Gateway 20m. west north west of Cockfield Hall Gatehouse (including adjoining walling), Grade II (Group Value). Gateway. Early-mid nineteenth century. Red brick, plain tiles. Neo Tudor style. Three-centred moulded entrance arch with hood-mould over. The corners have square buttresses with moulded brick pinnacles; crowstepped gables with moulded brick apex pinnacle. Early-mid nineteenth century red brick walling adjoining: to south east, a section c.15 m. long; to north-west a section c.10 m. long with a mid sixteenth century section c.10 m. long at right angles which extends to the gatehouse.

7.3 Character Area 4 Summary Map



8. Character Area 5: Grove Park, Yoxford Place and Little Street west of Yoxford Place

8.1 Grove Park and its historic parkland

This area of land backs onto the rear of the plots of houses on the southern side of the High Street and the western side of Old High Road and is almost all later eighteenth and early nineteenth century parkland. This parkland surrounds The Grove, a primarily later eighteenth-century mansion, and is identified within East Suffolk Council's SPG6 as being one worthy of preservation.

The parkland at The Grove was probably originally laid out in the mid-1770s at the time

of the remodelling and enlargement of the late C16th predecessor to the house. Sarah Spooner has identified the closure of a public right of way across the park in 1775 as an indicator that the parkland's formation was in progress at that time. The park was further extended to the east in the 1780s to meet the new turnpike road (A12). The reorientation of the park towards the A12 may be one of the reasons why part of the north-western section of the park had been returned to arable cultivation by the 1840s. The eastern part of the park is now itself in agricultural use, but its structure and mature trees have been preserved. A twentieth century belt of shrubs and trees now screens the garden façade of the house from this part of the former park.



Grove Park, south elevation

Grove Park is identified within East Suffolk Council's Supplementary Planning Guidance SPG 6 as being of historical and aesthetic significance.

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local->

[plan/supplementary-planning-guidance/historic-parks-and-gardens/](http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/supplementary-planning-guidance/historic-parks-and-gardens/)

Landscape park c28 ha having evolved from late C18. Formal gardens and pleasure grounds.

House, originally late C16; rebuilt 1770s possibly by James Wyatt. House lies in centre of park garden and pleasure grounds to north, west and south. Mostly laid to lawn with number of mature trees and shrubs grouped into clumps. Walled kitchen garden. Early C19 lies to north at some distance from the house located within belt of trees which occurs along the majority of the western edge to park. Within walled garden glasshouses remain as does evidence of cross axis pathway. Coach house and Victorian water tower also located within western- tree-belt. Parkland of roughly triangular shape with eastern boundary fronting edge of Yoxford village. Important views gained across park from Old High Road and High Street between buildings. Parkland divided north and south. Northern parkland enclosed to east by tree belt along village edge (Tree Preservation Order No 74 ESCC). Evidence of new planting in belt. Freestanding Limes are major tree species within northern park. Access via curved driveway of 0.4 km with an entry at junction of High Street/Strickland Manor Hill. Entrance defined by stone gateway. No evidence of lodge although Plantation Cottage, probably C17 located within western tree belt just off Strickland Manor Hill. Southern park now reverted to arable although parkland trees remain including a few specimen Sequoia, Beech and Lime. Some trees are in poor condition. In C19 curved drive continued to south-eastern corner of park allowing drive to be of maximum possible length. Entrance of stone gateposts remains although drive is no longer extant. Pedestrian access to church remains along northern part of the southern park. Village cricket ground located within southern park, adjacent to Old high road and planning consent exists for village bowl green to the north of this ground. Buildings are kept to a minimum, and boundary treatment respects the open character of the Park, the essential qualities of the park remain.

Significant area of land c20.5 ha to north-west of park formed parkland in late C18 although reverted to agriculture early C19 and no longer displays a remnant of its former character.

8.2 Grove Park buildings and structures

Grove Park, (formerly The Grove), Strickland Hill (grade II). A country house of late sixteenth century origins which was rebuilt in the 1770s for Eleazar Davy, possibly to the designs of James Wyatt; the roof structure is dated 1777. To the west is a substantial largely nineteenth century three storey wing.

The house is built of red brick, which was formerly rendered and colour-washed. It is of two storeys and has moulded stucco string courses at first floor and eaves levels, a flat parapet, and a Welsh slate roof.



Grove Park in its parkland – a view from the roof

The principal range has an entrance façade of seven bays, consisting of a three-bay pedimented central section with two bay wings which break forward by one bay. Beneath the pediment is a blank central panel which is flanked by sash windows with glazing bars in flush frames, beneath flat brick arches. The windows to the return walls of the wings and to the ground floor of the left-hand wing are dummies. Central doorway with mid to late nineteenth century enclosed brick porch, containing a six-panelled door with raised and fielded panels, portico on cast-iron columns (dismantled at time of last listing survey). Pediment over centre recess with roundel in tympanum.

Garden front (facing south) of seven bays, with a central three-bay pedimented central section flanked by panelled stucco pilasters. The pediment has a roundel in the tympanum. Inset sash windows with glazing bars, flat brick arches, blind boxes to ground floor; central doorway with glazed double doors, pilasters, hood on consoles and large rectangular fanlight (all late nineteenth century). Service wing to north of three storeys and three bays.



Garden Façade, Grove Park

Curtilage structures of significance include the:-

Walls and gate piers to Strickland Manor Hill
Low walls with integral square-section gate piers flanking the drive entrance to Grove Park on the corner of High Street and Strickland Manor Hill. Red brick with gault brick dressings, and probably of mid nineteenth century date. The southern-most section on Strickland Manor Hill is of stone rubble with gault brick dressings. Dressed stone cap.



Vinery and glass house, Grove Park

Walled Garden and Glasshouses, Grove Park
Red brick walled garden of late eighteenth or early nineteenth century date with a large range of lean-to c1900 glass houses which appear to have been built as a vinery and greenhouse. The walled enclosure is shown in its present form on the 1840 tithe map but appears to have been partially rebuilt c1900 when the brick buttresses were also probably added. Possibly worthy of statutory listing. The central entrance section of the glass houses projects and is taller with a canted end and decorative cast iron ridge pieces. The lower northern section stands away from the wall and has a red brick rear elevation. Twentieth century decorative iron gate to principal doorway within walled enclosure. Bettley, James & Pevsner, Nikolaus. *The Buildings of England, Suffolk: East* (London, 2015) p614



Entrance to Walled Garden, Grove Park

Water Tower Probably of early twentieth century date and of timber framed and weather boarded construction. Now in poor repair.



Former Stable, Coach House and Kennels, Grove Park

Former Stable, Coach House and Kennels, Grove Park A pedimented single storey early nineteenth century stable block of red brick. Red pan tiled roof with wooden louvered ventilators to the ridge. Dentilled brick eaves cornice. Sixteen-light hornless sash windows. The two-storey section has a Welsh slate roof and a twentieth century pedimented doorcase. Former carriage entrance infilled with a row of small paned sashes. Latterly partially converted to a dwelling. To the south a single storey early nineteenth century former kennel range of red brick, with a red pan tiled roof and a decorative wooden bellcote. Located to the immediate south of the walled garden. Bettley, James & Pevsner, Nikolaus. *The Buildings of England, Suffolk: East* (London, 2015) p614



Ice House, Grove Park

Ice House, Grove Park Standing in a covert to the south of the drive at the western edge of the park close to Strickland Manor Hill. It is built of red brick, circular in plan, and probably dating from c1800. Now overgrown.



Screen wall to south-west of mansion, Grove Park

Screen wall to south-west of mansion, Grove Park Red brick three bay serpentine screen wall with central breakfront containing an arched entrance. Designed to disguise former service yard to the rear of the mansion.



Service courtyard to rear of Grove Park

8.3 Yoxford Place and Little Street west of Yoxford Place

To the west of The Grove is a further grade II listed mansion now known as Yoxford Place, with its grounds and subsidiary buildings. Yoxford Place was formerly the home of the Wade family and of the architect and artist Charles Paget Wade who later restored Snowhill Manor Gloucestershire (now National Trust). Wade was a colleague and friend of the Arts and Crafts architects Mackay Ballie Scott, Barry Parker, and Raymond Unwin. The Wades are believed to have built or restored several cottages in the village.



Yoxford Place from a photograph of c1940

Yoxford Place (formerly known as Elmsley and The Red House), Little Street Grade II. A substantial detached house with a possibly seventeenth century core. It was largely rebuilt 1770 for Eleazar Davy, who was in that year sheriff of Suffolk; mid-late nineteenth century rear wing. Red brick, part plastered to rear. Hipped plain tiled roof with three shallow-pedimented dormers. Two storeys and an attic. Five bay range (excluding canted bay), with inset sashes with glazing bars, flat brick arches; to the left-hand side a full-height canted bay window with plate-glass sashes. Doorway with good six-panelled door, raised and fielded panels with moulded surrounds, semi-circular fanlight with intersecting glazing bars. Portico with fluted Doric columns and pilasters, and an entablature. *Bibliography* Bettley, James & Pevsner, Nikolaus. *The Buildings of England, Suffolk: East* (London, 2015) p614. Howard Jonathan A *Thousand Fancies, The Collection of Charles Wade of Snowhill Manor* (Stroud, 2016). Jessop, Michael *Days Far Away, Memories of Charles Paget Wade 1883-1956* (Tewkesbury, 1996)



Little Street Boundary Wall to Yoxford Place

Former stable block and outbuildings, Strickland Manor Hill. Probably of early to mid-nineteenth century date, the stable is of nineteenth century red brick, and partially weatherboarded single storey range of outbuildings with a red pan tiled roof. Discussed and illustrated in Jessop, Michael *Days Far Away, Memories of Charles Paget Wade 1883-1956* (Tewkesbury, 1996) p11-15. red brick has a red pan tiled roof. To the south east of the stable is a further detached early nineteenth century red brick, and partially weatherboarded single storey range of outbuildings with a red pan tiled roof. Discussed and illustrated in Jessop, Michael *Days Far Away, Memories of Charles Paget Wade 1883-1956* (Tewkesbury, 1996) p11-15.

There is a prominent red brick early nineteenth century garden wall to Little Street, and there is also a good early nineteenth century red brick walled enclosure on Strickland Manor Hill adjacent to the former stable block. This is described in Charles Paget Wade's memoirs as a kitchen garden.

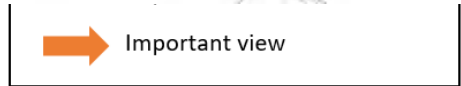


The Cottage, Little Street

The Cottage, Little Street and railings A semi-detached pair of cottages built of red brick with elaborate gault brick dressings. Now a single dwelling. Shallow-pitched Welsh slate roof with decorative ridge tiles. Central ridge stack rising from spine wall with decorative cap and further chimney tack to rear. The structure is shown on the 1884 1:2,500 Ordnance Survey map and was probably built

in the 1870s for the Wade (Yoxford Place) estate. The window and door openings have survived intact, as have a number of the original plate glass hornless sashes. Elaborate late nineteenth century bargeboards to east and west gables, similar to those at Hope Cottages on the High Street were also probably built for the Wades. Blind lancet windows to the eastern and western gable apices. Small late twentieth century single storey lean-to addition to eastern gable. Converted to a single dwelling prior to the publication of the 1978 Ordnance Survey map. Good set of decorative railings to Little Street.

8.4 Character Area 5 Summary Map



9. Character Area 6: Rookery Park and Parkland and Middleton Road



The Rookery c1910

9.1 Rookery Park and Parkland

Rookery Park is identified within East Suffolk Council's Supplementary Planning Guidance SPG 6 as being of historical and aesthetic significance.

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/supplementary-planning-guidance/historic-parks-and-gardens/>

Undulating landscaped park c35 ha evolved since early-mid C19. formal gardens and pleasure grounds.

House - early C19, located east of centre of parkland surrounded by garden and pleasure grounds lawn to north contains formal circular arrangement of low Yew hedge together with symmetrically planted Yew specimens. Lawn separated from Park by iron railing. To south of house are square lawns with perimeter pathways. Further south the pleasure grounds extend to include existing canal-like piece of water (pre-1839). Within grounds are

substantial planting, both of trees and shrubs including specimen Lebanon Cedars, Scots pine and Sequoias, together with deciduous trees. The eastern edge of grounds provided by brick walling. Long curving driveway of 0.5km traverses northern park from north-western entry. Entrance marked by lodge recently renovated. North of drive landform gently undulates. Unclear whether two narrow linear lakes of late C18 remain. Narrow tree belt in a horseshoe planting arrangement Shield Park and house from rookery Cottages, late C16/ early C17 and The cottage. Belt includes significant coniferous planting. Throughout northern park are individual free standing trees and clumps. Along north western boundary again shielding house from Yoxford Village, is Pins Wood, mainly Beech, which curves into park at southern end. Ancient causeway, Love Lane runs along western edge of wood. Southern and western parkland occupies higher, undulating land allowing commanding views of park and adjacent parks of Grove Park and Cockfield Hall, together with village. Within

this area of parkland are numerous free standing, and clumps, of trees, mainly Oak together with pre C19 Park Oaks. Such Oaks are quite numerous in south providing possible evidence of an ornamental landscape of C18 about the Rookery which had either been allowed to decay or put to other uses, particularly as a notable agriculturalist owned the park 1808- 1883. Running through centre of southern park, of west-east orientation is a significant hedgerow marking an ancient field boundary. A thin belt of Oaks marks the southern edge of the park.

To the south of Rookery Park lies Rookery Farm which is surrounded by a particularly pleasing landscape, possessing Oaks in similar age to those found in the park.

Although not part of the original parkland, an area of land to the immediate east of the historic parkland up to the railway line (that includes Long Covert)



Rookery Park as shown on an 1888 lithograph (Suffolk Record Office)



Detail of a c1820 map showing The Rookery and its stable. Only the area to the south of the house is shown as parkland.

The area covered is located to the immediate east of the public footpath known as Love Lane and includes Pins Wood. It also borders the south side of Middleton Road. It is that shown as gardens and park on the 1888 sales particulars.



The grounds of Rookery Park as shown on an 1888 map contained within sales particulars.

9.2 Rookery Park buildings and structures

A substantial classical country house which was rebuilt c1810 for the Howlett family. It was extended c1840, and again altered and extended between c1890 and c1910. This later work was possibly done for the stockbroker Edward Leigh Heseltine who later moved to Ashmans Hall Beccles. Formal garden to north of c1920.



Southern façade of Rookery Park before c1910 alterations.

Rookery Park is an early nineteenth century classical white brick mansion on a much earlier site. It was built for the Howlett family, successful land and estate agents c1810. Surprisingly it remains unlisted. A c1820 map in the Stradbroke estate papers (Suffolk Record Office) appears to suggest that only

the area to the south of the house was parkland at that time. All of the area proposed for inclusion is shown however as parkland on the 1840 tithe map.

To its immediate east are a handsome classical early nineteenth century stable block, and further early twentieth century estate buildings.



Southern façade of Rookery Park

The house is faced in gault brick and has a seven bay three storey symmetrical principal (northern) façade. The two end bays are wider, break forward slightly, and have pediments. In the centre is a columned porch of possibly late nineteenth century date. Stone canted bay windows were added to the outer bays c1890 replacing shallow arched recesses like those on the stable block. Shallow pitched Welsh slate roof with projecting eaves.

The northern façade is asymmetrical, with a three-storey pedimented projection at the eastern end containing the principal entrance. This has an arched opening with a partially glazed door set back within it. Eastern end bay pedimented. Early to mid-nineteenth century pedimented classical conservatory to western end with hornless small pane sashes flanked by thin pilasters. This is described in the 1888 sale, as projecting from the drawing room. Between the entrance porch and the conservatory is a further addition of c1840 which was originally of a single storey with a Welsh slate roof, but which now has additional first floor of c1910 which is capped by a balustrade. Further C1910 additions are

attached to the western end of the conservatory and attached to the eastern end of the entrance bay.

The service range to the east is of at least two building dates. The northern gault brick faced section was probably added shortly before the publication of the 1904 Ordnance Survey map, whilst the two-storey red brick range visible on the southern façade is probably of mid nineteenth century date but remodelled c1900. The red brick section has a Welsh slate roof, small pane sashes, and tall gault brick chimneystacks. The northern gault section has stone dressings and is in a free vernacular style with eyebrow dormers and a hipped Welsh slate roof.



The Rookery from Love Lane

Stable at Rookery Park A c1810 gault brick faced classical stable and coach house block standing to the immediate east of the house, which was altered and linked to the house shortly before the publication of the 1904 Ordnance Survey map. Northern façade with recessed central section flanked by projections of two storeys and one bay each. Two storey shallow arched recess to northern façade of each projection, containing a single sash window on each floor. Welsh slate roof. Central recess now with mid twentieth century canopy. The rear elevation appears to be faced in red brick. This range was described in the 1888 sale particulars as a double coach house with stabling for six horses and a harness room. Attached to its eastern end is a wall with south facing nineteenth century lean-to glass houses.

Bibliography Bettley, James & Pevsner,

Nikolaus. *The Buildings of England, Suffolk: East* (London, 2015) p614.

Clock House and Garden Cottage, Rookery Park A c1900 gault brick and Welsh slate roofed range, built around three sides of a courtyard, which is now partially converted into dwellings. Probably built as stabling to replace and supplement accommodations contained within the original block of c1810. It is not shown on the 1891 Ordnance Survey map but shown on that of 1904. The western elevation has the courtyard entrance at its centre.

Balustrade and steps to north of house Built of gault brick, with stone dressings, balusters, and ball finials. The balustrade flanks a short terrace and probably dates from c1890 (it is not shown on the 1884 Ordnance Survey map). At its centre is a flight of stone steps leading down into a formal early twentieth century garden which was created after World War One.

9.3 Middleton Road

On the south side of Middleton Road, and surrounded on three sides by parkland is a GII listed early seventeenth century farmhouse now known as Rookery Cottages.



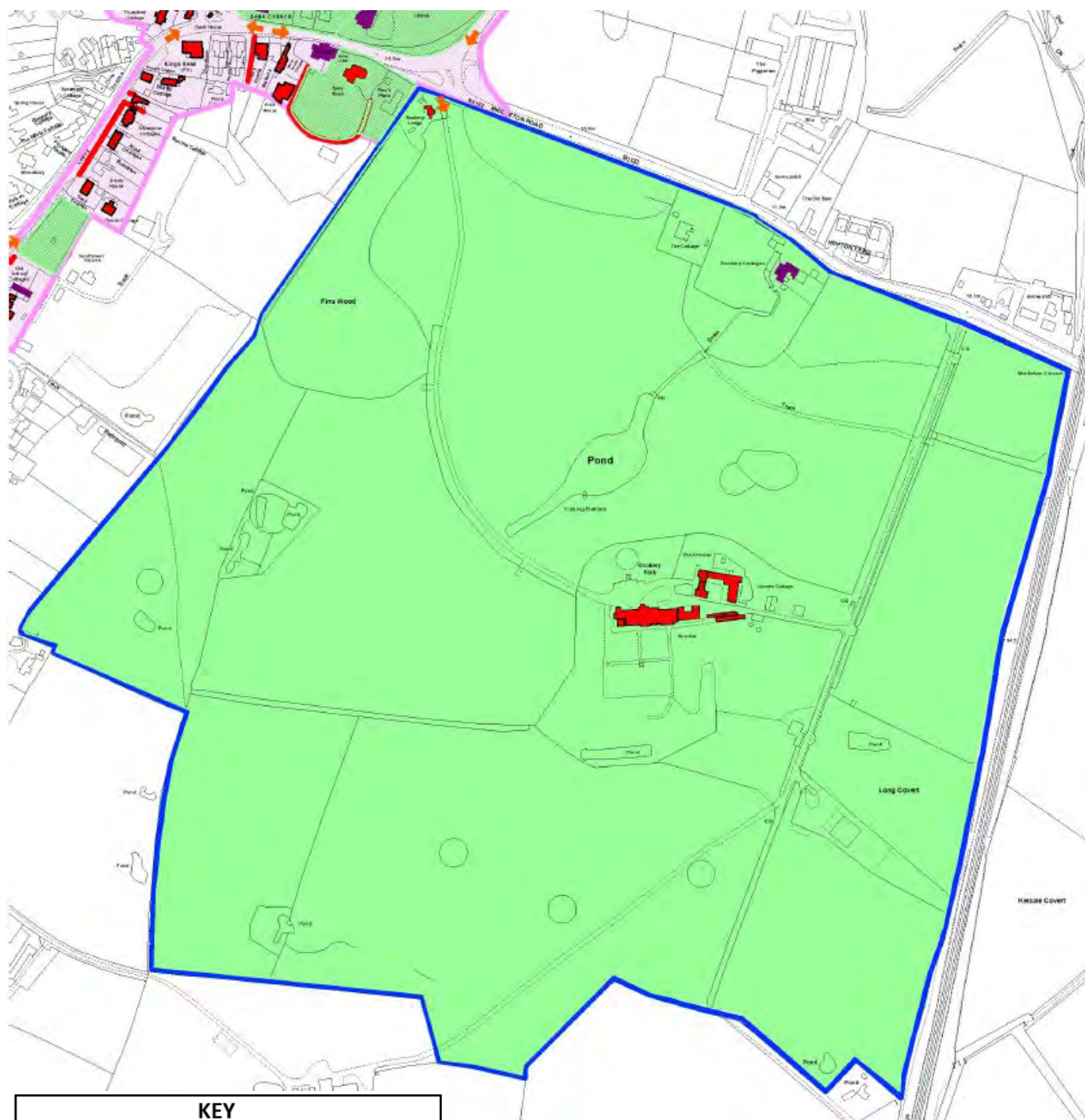
Rookery Cottages, Middleton Road c1910

Nos.1-3 (cons) Rookery Cottages, Middleton Road (grade II). A former farmhouse which was converted to three cottages before World War One. Probably of early seventeenth century date but with a nineteenth century lean-to extension to the rear wing. L-shape plan. Timber framed and plastered, colour

washed brick casing to the two gable ends, black pan tiles to the steeply pitched roof. Front wing single storey and attic, rear wing two storeys. Nineteenth and twentieth century casement windows; one shallow-pedimented dormer to front wing; six-panelled and four-panelled doors, raised and fielded panels, boarded door to rear; external stack to front wing, internal and gable end stacks to rear wing.

The Cottage, Middleton Road A detached red brick cottage with rendered façades constructed c1914, set back from the road within a large garden. The cottage is not shown on the 1905 Ordnance Survey map but is shown on that of 1927. Gabled façade to Middleton Road with casement windows beneath shallow arched lintels. Partially glazed front door. Simple wooden bargeboards and tall red brick chimneystacks. Lean-to single storey addition to the eastern elevation. The Cottage occupies a sensitive site close to the principal façade of Rookery Park and within the setting of the grade II listed Rookery Cottages.

9.4 Character Area 6 Summary Map



KEY

- Conservation Area Boundary
- Listed building
- Positive unlisted building
- Important open/green space
- Important wall
- ➔ Important view

10. Conservation Area Management Plan

Despite the pressure of modern development much of Yoxford's historic character has been retained. The village remains framed by parkland laid out in the late eighteenth and early nineteenth centuries, and many of the larger gardens within the historic core of the village have also survived. The overall quality of its historic buildings is high, and together they form an ensemble of considerable charm which has few rivals in eastern Suffolk. Although small-scale changes have occasionally had an adverse impact on the character and significance of buildings, the village continues to retain many of the special characteristics which justify its Conservation Area designation.

These special characteristics include, the number and quality of its historic buildings, the settlement's linear shape, and the attractive relationship which exists between the older buildings, the spaces between and around them, and the wider mostly designed landscape beyond. Important natural features such as trees and hedgerows also make a major contribution. It is vitally important therefore, that these special characteristics are retained and reinforced.

There are however, other characteristics which can serve to undermine the special qualities of a Conservation Area like Yoxford. These can include large modern street lights, standard concrete kerbs, and large prominently sited highway signs.

The A12 with its extremely heavy traffic is a particularly contentious issue. Road widening measures have in the past contributed to the demolition of historically and architecturally significant structures, whilst large-scale signage and traffic safety measures have not always blended well with the village's historic character. Heavy traffic continues to have a negative impact upon the setting of a number of key listed buildings.

Inappropriate car parking can also have a major impact upon the character and appearance of a Conservation Area. Physical measures to control parking including signage, lining and bollards must be very carefully considered to minimise their impact on the quality and importance of open spaces and street scenes within the Conservation Area, and alternatives should always be considered preferable.

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

Other undesirable changes can include inappropriate alterations and extensions which do not respect the scale, form, and detailing of existing buildings. The inappropriate use of modern materials and details can also cause harm, as can insensitive highway works and signage, unsympathetic advertising and the construction of intrusive walls, balustrades, fences, driveways, garages and other structures. The use of concrete tiles, artificial slates, plastic and aluminium windows and doors, cement render and modern bricks should all be avoided. So too should the use of brown stain on timber joinery, windows and doors as it invariably appears as a discordant feature.

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

10.1 Alterations to Existing Buildings

The particular character of Yoxford, with its restrained late Georgian façades and leafy gardens is particularly sensitive to the cumulative loss or alteration of key features that contribute to the character and appearance of the Conservation Area. Such features include windows, doors, front boundaries, chimneys, and roof coverings. Whereas some conservation areas can benefit from the enhancement of their mixed character, others will be slowly degraded over time through the exercise of permitted development rights. It is proposed, therefore, that a survey be undertaken to identify the extent of existing harmful change and that an Article 4(2) Direction be considered for making in the Conservation Area which will require householders to seek planning permission when changing any of the following features:

- Front windows
- Front doors
- Chimneys
- Roof coverings
- Removal of front boundary walls and railings

An Article 4(2) Direction removes the permitted development rights of householders within a conservation area to undertake works to their houses without planning permission. Such a Direction is only justifiable where erosion of the Conservation Area's character through the cumulative effect of unsympathetic works is happening and may not be relevant in every conservation area. The purpose of a Direction would be to encourage retention and repair of original features or their sympathetic replacement or reinstatement, where necessary. An application for such a planning permission is currently free. The purpose of this proposal would be to encourage retention and repair of original such features or their sympathetic replacement or reinstatement, where necessary.

Residents of the conservation area will be sought their views on the proposal for an Article 4(2) Direction before proceeding with it. 13.2

10.2 The Design and Location of New Development

In a conservation area such as Yoxford the prevailing historic character can make it a challenge to consider what is appropriate for the design of new development. High quality modern design can work well, where thought is given to the architectural and aesthetic sensitivities of its surroundings. The scale and massing of contemporary designs and the avoidance of assertive cladding materials can be key to their success.

Designs based on traditional styles can also be acceptable, whether they follow the local vernacular tradition, or seek to utilize polite classical or other historicist styles. Modern developments based on historical styles are not always achieved well however, especially where the existing building stock abounds in decorative features, or in the case of classical buildings where the carefully calculated proportions of their façades are key to their architectural success.

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. The number and quality of the large gardens within the Yoxford Conservation Area is one of its most

important features. These gardens and their walls and bothies are often of considerable significance in their own right.

Proper account should also always be taken of the impact that new development adjacent to 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.

It should be noted that the historic parks of The Rookery, Cockfield Hall, and The Grove, which form much of the Conservation Area are themselves of considerable historic and aesthetic significance, and that they form the setting of often highly graded listed buildings. Any development to the rear of historic buildings on the A12, High Street and Old High Road, could therefore potentially cause harm to the historic buildings and designed landscapes. The importance of views from the higher ground within these parks should also be considered when siting new development both within, and around the boundaries of the Conservation Area.

10.3 Demolition

Yoxford 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 Yoxford and undermine the Conservation Area. The National Planning Policy Framework (NPPF) contains policies which are designed to safeguard the significance of listed buildings, conservation areas, and of buildings which contribute positively to the conservation area. Individual non-designated heritage assets can be found within conservation areas where they meet the Council's adopted and published criteria. Such heritage assets also merit consideration under the NPPF.

10.4 Enhancement Opportunities

Opportunities to enhance the Conservation Area have been identified by the appraisal including future mitigation of the impact of the A12. Where possible the Council will work, through its enforcement role and in conjunction with other local authorities 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 Yoxford is maintained and protected.

10.5 Landscape and Trees

The positive management and design of the landscape of the Conservation Area is a key consideration in planning related work. This is particularly important at Yoxford where there is a concentration of historically significant designed landscapes many of which date from the late Georgian period.

The historic parks of The Rookery, Cockfield Hall, and The Grove, which form much of the Conservation Area are of considerable historic and aesthetic significance and form the setting of often highly listed buildings. East Suffolk Council has specific planning policies (SPG6) designed to

safeguard these designed landscapes. Other smaller designed landscapes within the settlement may also be worthy of protection under these policies.

Yoxford Conservation Area is particularly fortunate to have fine trees, many of which were carefully chosen and sited for aesthetic reasons within the rolling parkland surrounding the village. Within the village itself, large gardens also contain fine examples of specimen trees which were planted in the nineteenth century. Many of the trees within the Conservation Area, are now over 150 years old, and relatively little planting has been done in recent years to replace them. If more is not done in the next few decades the loss of mature trees will change the character and appearance of the village dramatically, much to its detriment. When tree planting is considered within an historically significant designed landscape it should be informed by an understanding of that landscapes development, and of any designed views within it.

Inappropriate planting (design and species) can detract from the character of the settlement. Using plants which are found naturally within the locality and taking guidance available from the Suffolk landscape character assessment web site (www.suffolklandscape.org.uk) and East Suffolk Council Supplementary Planning Guidance's can be useful tools.

The key consideration regarding trees is to ensure that the spaces they need to grow and thrive are preserved and enhanced. Suitable replacement planting to ensure longevity and succession in the treescape of the settlement will be encouraged in addition to the positive management of existing trees.

Where space for larger trees is not available character can be achieved through other species, climbers and distinctive shrubs. New boundary treatments to property can also provide enhancement to the Conservation Area and here the use of materials which in character with the settlement should be considered. Walls, fences, railings, and hedges (whether native or ornamental) can be carefully chosen to reflect local styles and respond/create a sense of local distinctiveness.

11. Contacts

Advice, information and support can be provided by officers of East Suffolk Council Design & Conservation Service

Tel. 01394 444610

conservation@eastsuffolk.gov.uk

Arboricultural & 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/home>

or by contacting 01284 741230

or emailing archaeology@suffolk.gov.uk

For further information regarding Conservation Areas and Listed buildings please visit the Council's website <http://www.eastsuffolk.gov.uk/planning/design-and-conservation/>

or contact the Design + Conservation Team, Planning and Coastal Services, East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ

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13. Summary of Character Features Map - Yoxford Conservation Area

